

NORTH TRACE DEVELOPMENT LAND FOR SALE GREAT OPPORTUNITY

HIGHWAY 1 & OLD MOORINGSPT RD. SHREVEPORT, LA 71107



- Located on Hwy One – Major North/South Artery connecting North Caddo Parish Communities to the cities of Shreveport and Bossier
- Growing Area including Super Walmart, Spring Market, Popeye's, Urgent Care, banks/credit unions, and new residential developments
- Less than 0.5 miles to I-49 Interchange
- 39,400 + Cars per day at I-49 and Highway One
- Access from Highway One provided by North Trace Drive, a dedicated Municipal Street
- Property Located in the City of Blanchard
- Water & Sewer has been brought to the site
- Current Zoning C-3 and R-A
- 10.019 Total Acres in Development

For information, please contact:

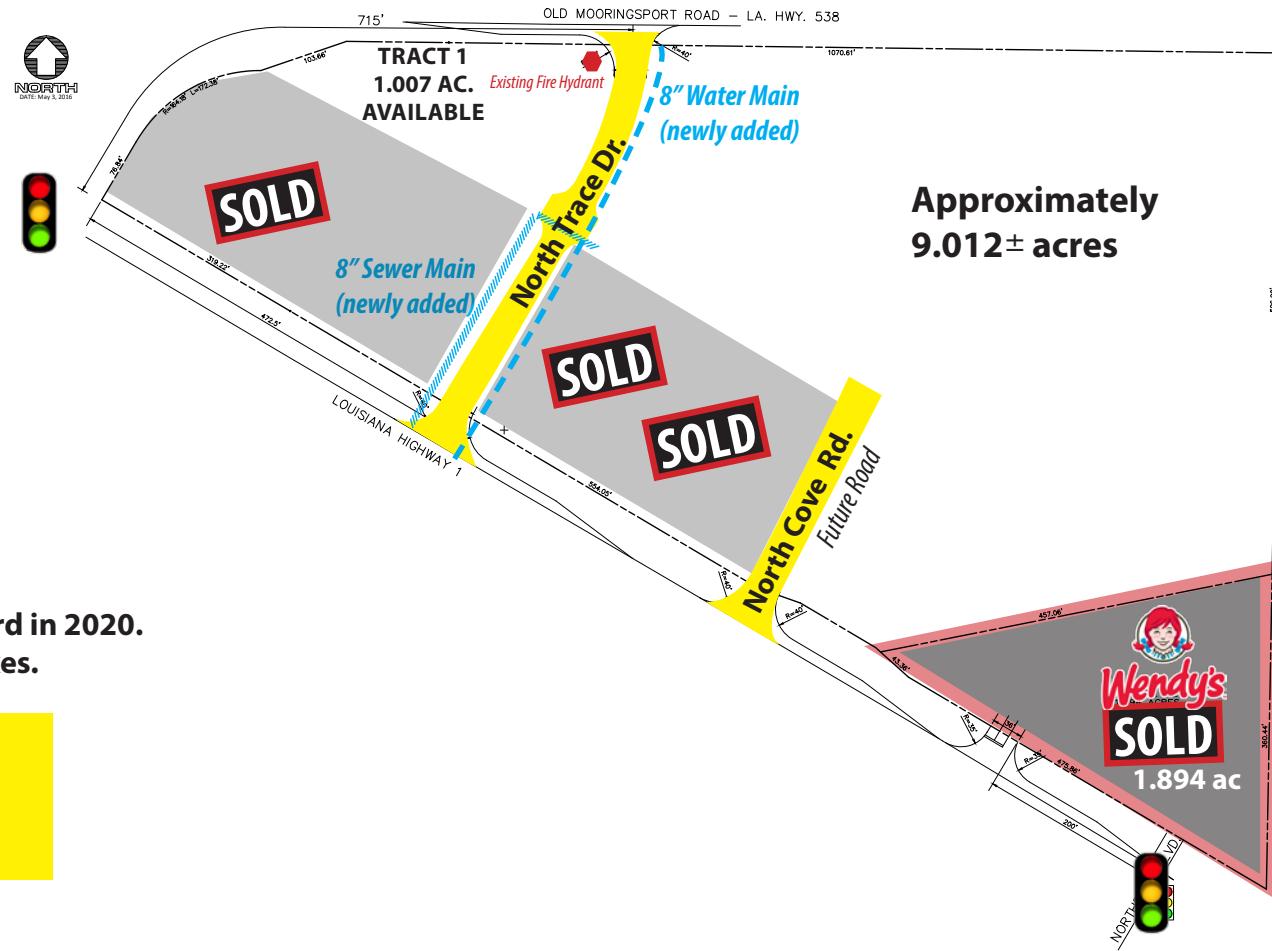
Michele Sauls, Associate Broker

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**TOTAL 10.019 ACRES
NOW AVAILABLE**



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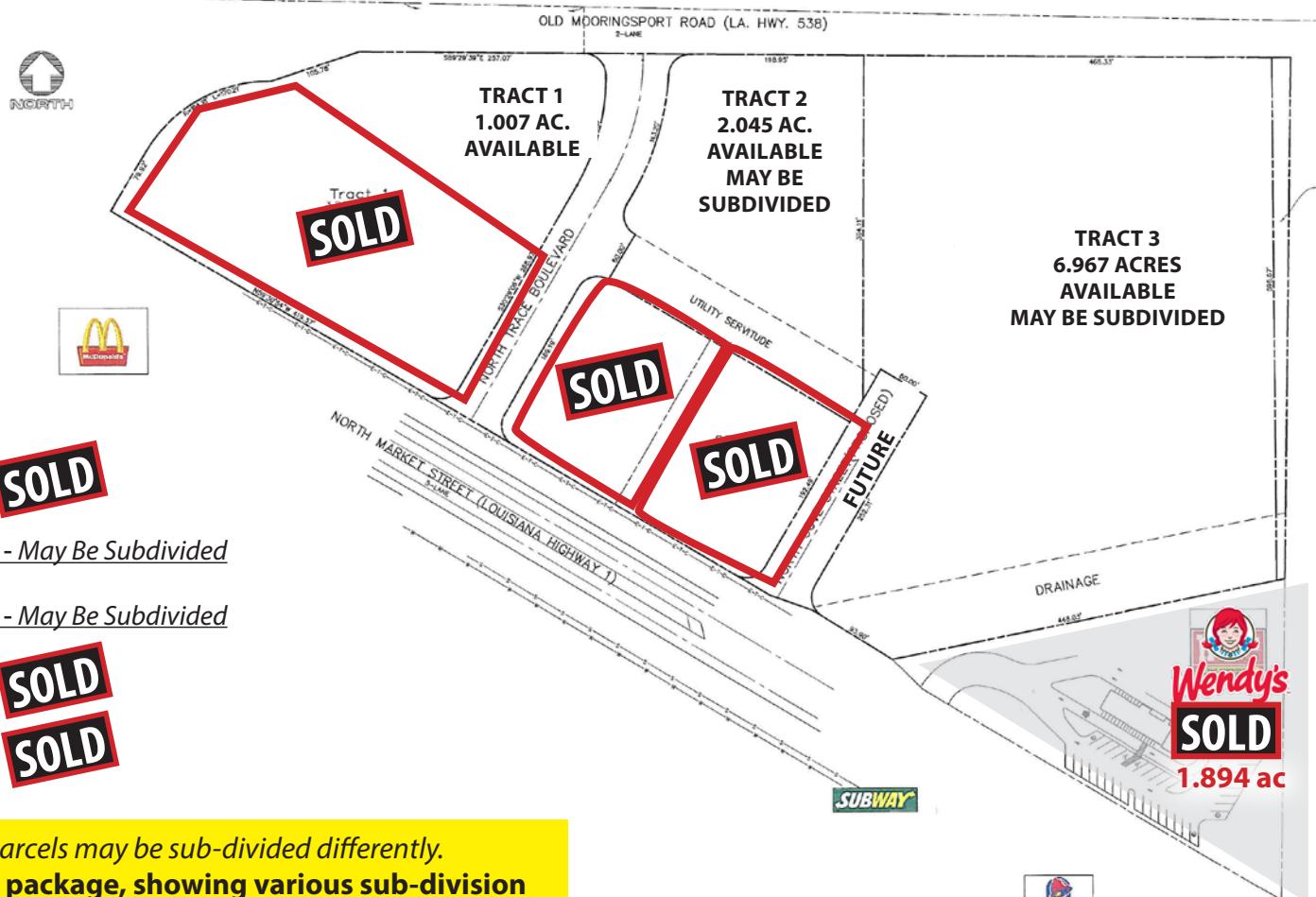
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SCHEMATIC ILLUSTRATION - OTHER SUB-DIVISIONS POSSIBLE

**10.019 ACRES
AVAILABLE**

<u>Tract 1</u>	1.007 acres
<u>Tract 1</u>	2.24 acres
<u>Tract 2</u>	2.045 acres - <i>May Be Subdivided</i>
<u>Tract 3</u>	6.967 acres - <i>May Be Subdivided</i>
<u>Lot 1</u>	.800 acres
<u>Lot 2</u>	.921 acres

**For illustrative purposes only - parcels may be sub-divided differently.
Contact us for full schematics package, showing various sub-division opportunities.*



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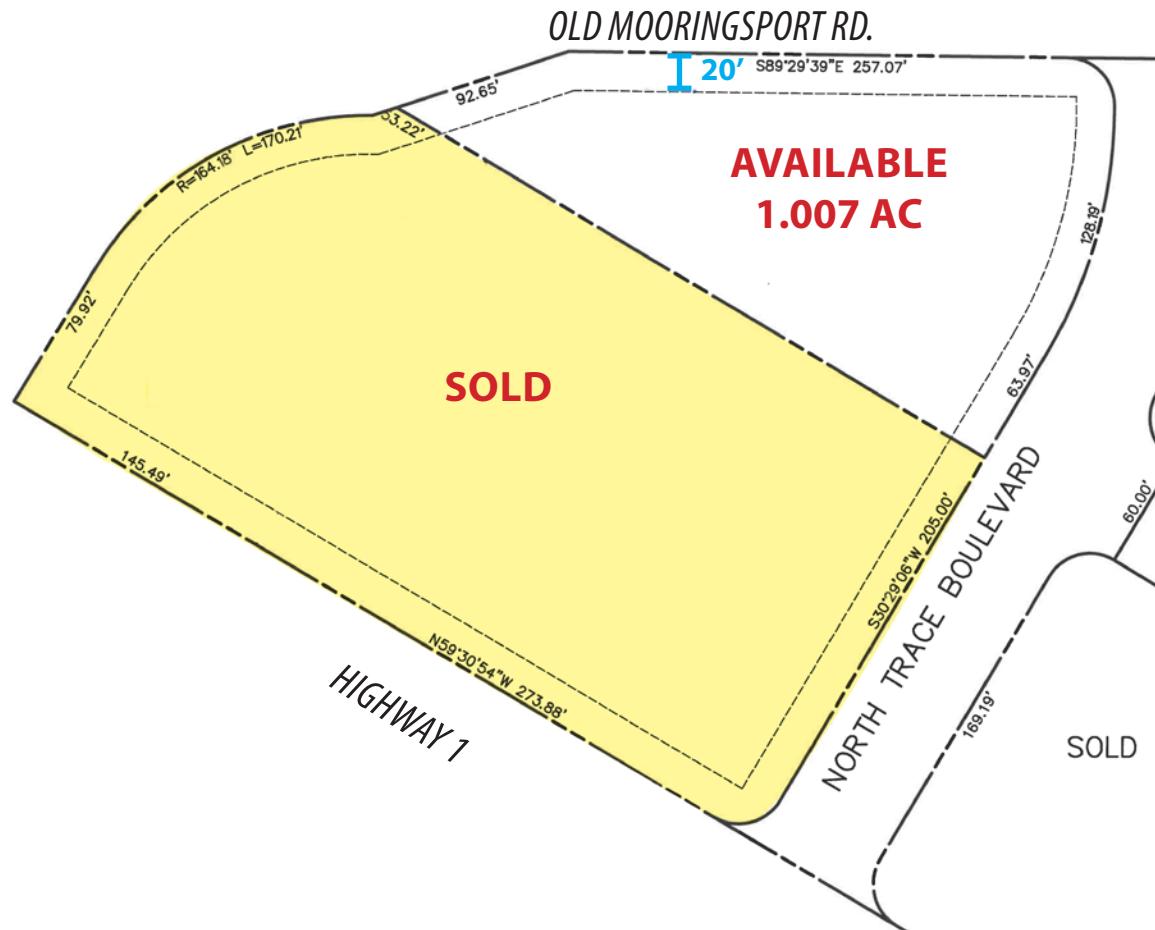
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<u>Tract 1</u>	<u>2.24 acres</u>
Sold	
<u>Tract 2</u>	<u>1.007 acres</u>
Available	



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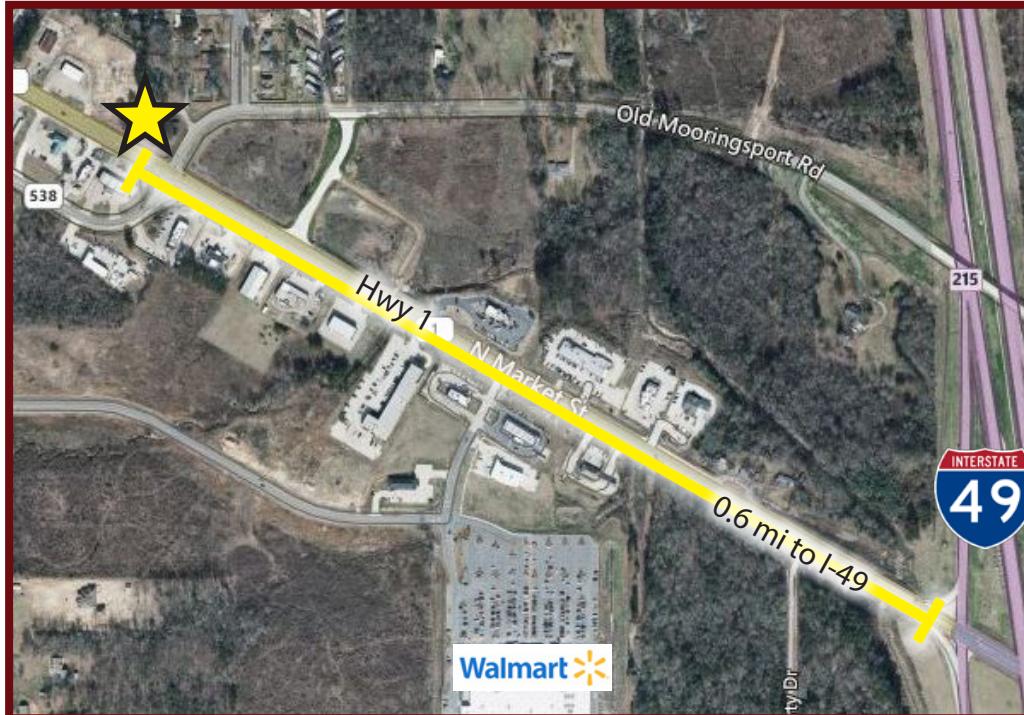
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±0.395 ACRES ALSO AVAILABLE ON NORTHEAST CORNER AT SIGNALIZED INTERSECTION



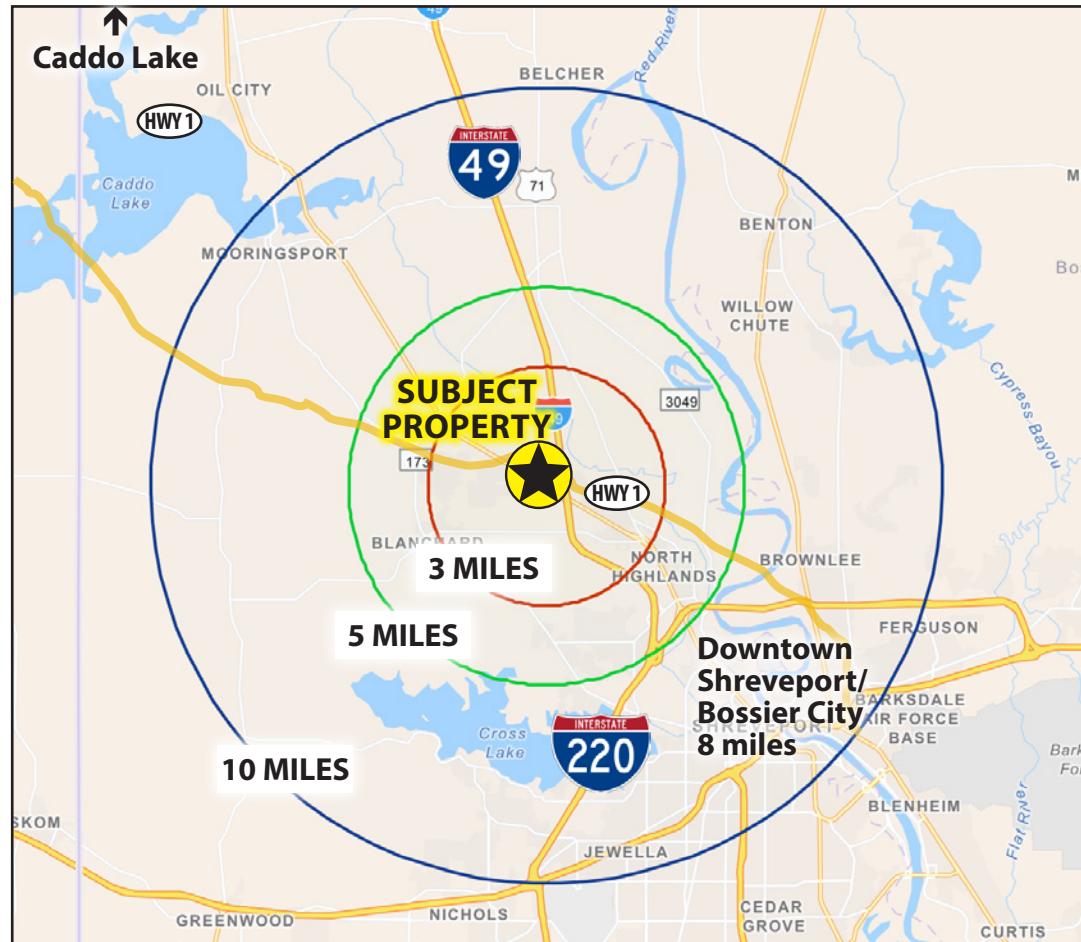
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	1 MILE	3 Miles	5 Miles
Population			
2010 Population	1,280	8,199	23,490
2020 Population	1,253	8,392	22,172
2024 Population	1,186	8,225	21,668
2029 Population	1,163	8,038	21,028
2010-2020 Annual Rate	-0.21%	0.23%	-0.58%
2020-2024 Annual Rate	-1.28%	-0.47%	-0.54%
2024-2029 Annual Rate	-0.39%	-0.46%	-0.60%
2020 Male Population	47.7%	47.8%	47.3%
2020 Female Population	52.3%	52.2%	52.7%
2020 Median Age	39.5	38.7	38.5
2024 Male Population	47.8%	48.1%	48.0%
2024 Female Population	52.2%	51.9%	52.0%
2024 Median Age	40.1	39.1	39.0
Households			
2024 Wealth Index	74	76	65
2010 Households	469	3,217	8,789
2020 Households	449	3,383	8,751
2024 Households	456	3,427	8,759
2029 Households	463	3,466	8,798
2010-2020 Annual Rate	-0.43%	0.50%	-0.04%
2020-2024 Annual Rate	0.36%	0.30%	0.02%
2024-2029 Annual Rate	0.31%	0.23%	0.09%
2024 Average Household Size	2.60	2.40	2.46
Mortgage Income			
2024 Percent of Income for Mortgage	20.3%	20.6%	22.5%
Median Household Income			
2024 Median Household Income	\$62,781	\$62,781	\$51,963
2029 Median Household Income	\$74,329	\$75,757	\$61,886
2024-2029 Annual Rate	3.43%	3.83%	3.56%
Average Household Income			
2024 Average Household Income	\$86,923	\$87,351	\$75,755
2029 Average Household Income	\$105,013	\$104,958	\$91,463
2024-2029 Annual Rate	3.85%	3.74%	3.84%

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 14, 2025

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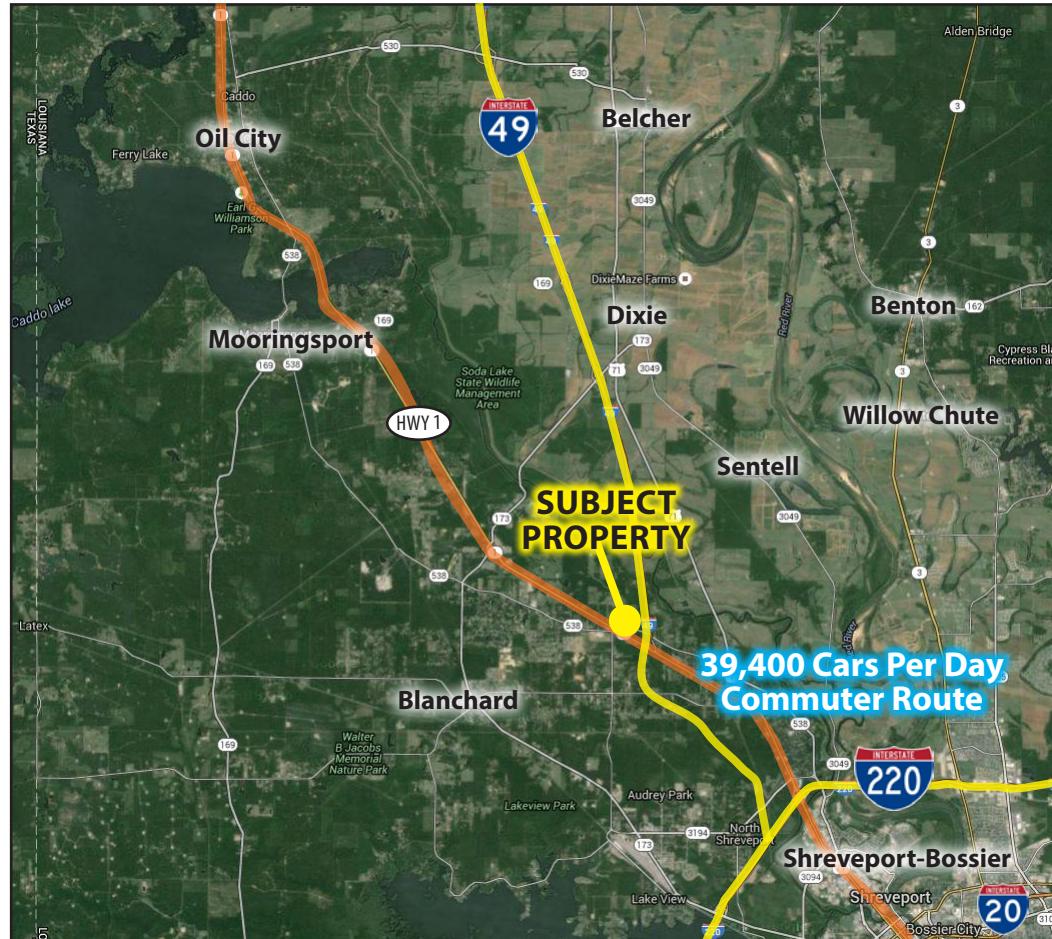
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Property is located on the only MAJOR north-south corridor for all of the communities shown on the area map. Anyone working in the cities of Shreveport/Bossier and living in these communities will travel Highway 1 - twice every work day. The Town of Blanchard is the second fastest growing town in Louisiana.

BLANCHARD, LOUISIANA

Blanchard met three criteria for making number two: Median household income (adjusted for cost of living), education attainment, and property crime rates. Blanchard was only behind #1 ranked Youngsville, Louisiana. Blanchard is celebrated as having well educated, financially secure citizens with a median household income \$99,057 and property crime rate per 1,000 residents of only 1.14%.

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New O'Reilly Auto Parts



New Spring Market



New Corridor Apartments on Roy Road



New Willis Knighton Northwood Medical Plaza



New Wendy's built on Sold 1.894 Acre Tract



New Home Federal Bank on Sold Tract

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