



1011 Keyser Ave Investment Opportunity

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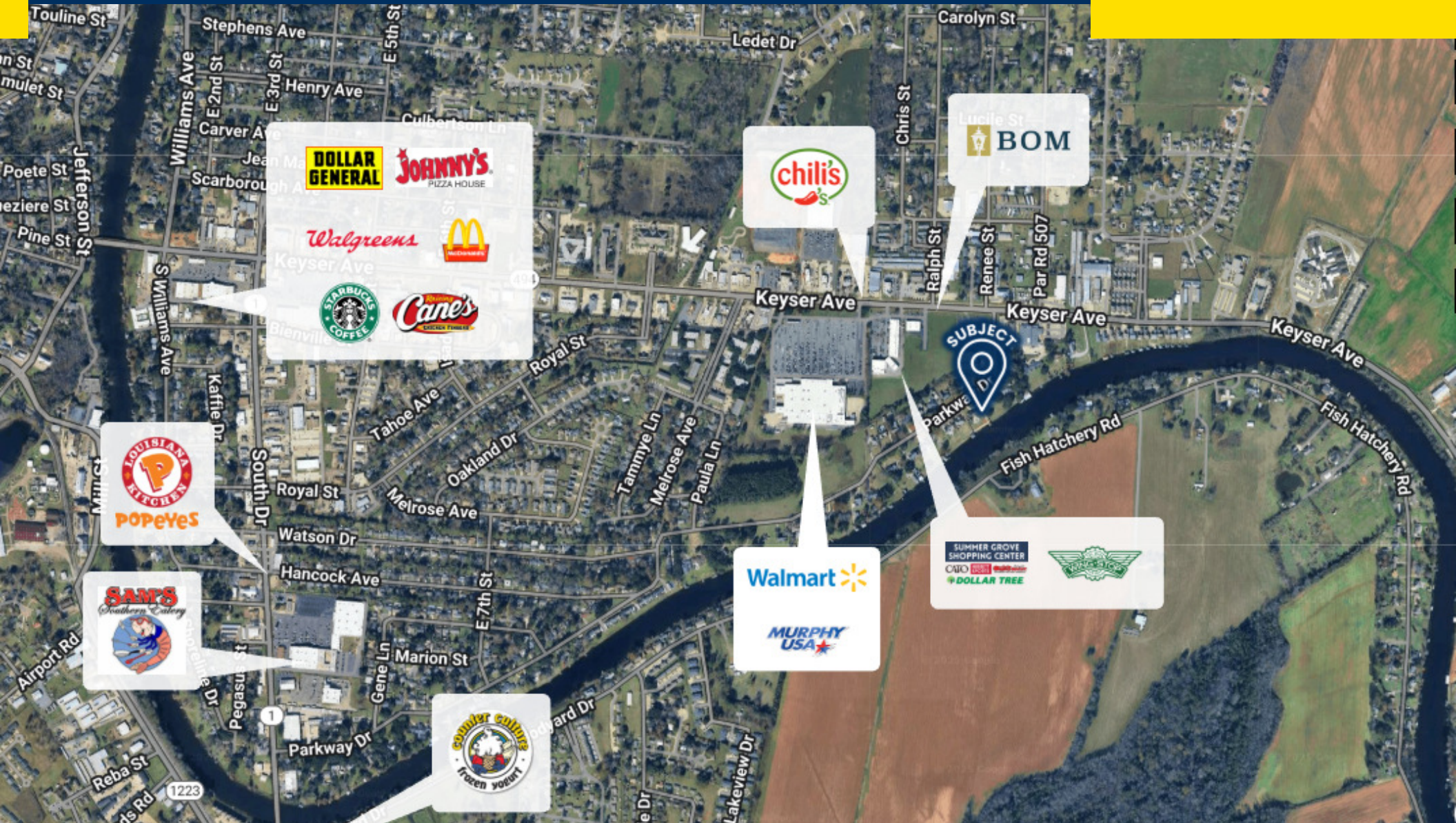


Offering Summary

Sale Price:	\$1,500,000
Building Size:	19,500 SF
Lot Size:	3.37 Acres
Price / SF:	\$76.92
Zoning:	CCBD

Property Overview

Currently the Parkway Cinema 6, this property is located on highly traveled Keyser Avenue, on a corner lot, offering great visibility and accessibility. The building can continue to be used as a movie theater however is ideally suited to be retrofitted for other retail/commercial uses. Also there is a potential opportunity to sell off an outparcel on the Keyser frontage and still retain adequate parking for the theater use.





Location Description

Natchitoches is a historic and steadily growing community of roughly 18,000 people. It is home to Northwestern State University—founded in 1884—with more than 8,500 students contributing to a strong year-round consumer base.

As the oldest permanent settlement in the Louisiana Purchase, Natchitoches blends tourism, higher education, and regional retail in a way that drives reliable economic activity. The city attracts thousands of visitors during its annual Christmas Festival and through its well-preserved riverfront district, while Keyser Avenue serves as one of its busiest commercial corridors with steady retail, restaurant, and service-sector expansion.

Natchitoches Market Highlights

- + Strong Consumer Base:** 8,500+ students at NSU plus stable year-round population drive consistent retail, restaurant, and service demand.
- + Prime Commercial Corridor:** Keyser Avenue is one of the city's highest-traffic retail arteries, connecting directly to I-49 and the Historic District.
- + Growing Regional Hub:** Expanding tourism, university enrollment, and medical services continue to strengthen local spending power.
- + Business-Friendly Economics:** Competitive operating costs, accessible workforce, and steady employer base (education, manufacturing, healthcare).
- + High Visibility + Traffic:** Proximity to riverfront, hotels, restaurants, and major community events increases exposure for retail users.