



17.05 ACRES

CLYDE FANT & STONER AVE.

SHREVEPORT, LA 71129

AVAILABLE FOR SALE

TRACT 1

- 3.002 Acres
- Zoned C-1
- Land not cleared

TRACT 2

- 2.997 Acres
- Zoned C-2
- Land is cleared
- Stoner Ave. Frontage - 236 ft.

TRACT 3

- 6.286 Acres
- Zoned C-1
- Land is cleared
- Clyde Fant Frontage - 805 ft.
- Stoner Ave. Frontage - 232 ft.

TRACT 4

- 4.773 Acres
- Zoned C-1
- Land is cleared
- Clyde Fant Frontage - 776 ft.

ADDITIONAL DETAILS:

- Mineral rights are not included
- Will subdivide
- Minutes from Shreveport Central Business District, Barksdale Air Force Base and major retail

Tract	Acres	PSF	Per Acre	Total
1	3.002	\$4.00	\$174,240	\$523,068
2	2.997	\$5.00	\$217,800	\$652,747
3	6.286	\$6.00	\$261,360	\$1,642,909
4	4.773	\$6.00	\$261,360	\$1,247,471
Total	17.058	\$5.47	\$238,375	\$4,066,195

For more information, contact:

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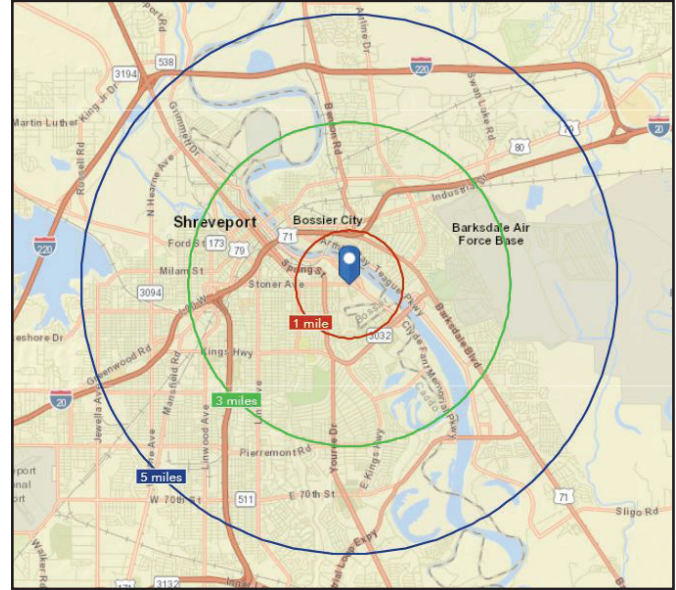
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DEMOGRAPHIC SUMMARY



	1 mile	3 miles	5 miles
Population			
2000 Population	7,189	67,659	141,145
2010 Population	7,234	66,723	137,760
2018 Population	8,236	69,346	141,815
2023 Population	8,541	70,141	142,801
Households			
2000 Households	3,031	28,368	55,610
2010 Households	2,952	28,630	56,150
2018 Total Households	3,374	29,509	57,621
2023 Total Households	3,508	29,806	57,991
2000-2010 Annual Rate	-0.26%	0.09%	0.10%
2010-2018 Annual Rate	1.63%	0.37%	0.31%
2018-2023 Annual Rate	0.78%	0.20%	0.13%
2018 Average Household Size	2.42	2.25	2.36

The household count in this area has changed from 56,150 in 2010 to 57,621 in the current year, a change of 0.31% annually. The five-year projection of households is 57,991, a change of 0.13% annually from the current year total. Average household size is currently 2.36, compared to 2.36 in the year 2010. The number of families in the current year is 32,653 in the specified area.

Average Household Income			
2018 Average Household Income	\$44,056	\$54,829	\$57,270
2023 Average Household Income	\$47,920	\$58,931	\$61,469
2018-2023 Annual Rate	1.70%	1.45%	1.43%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

January 31, 2019



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