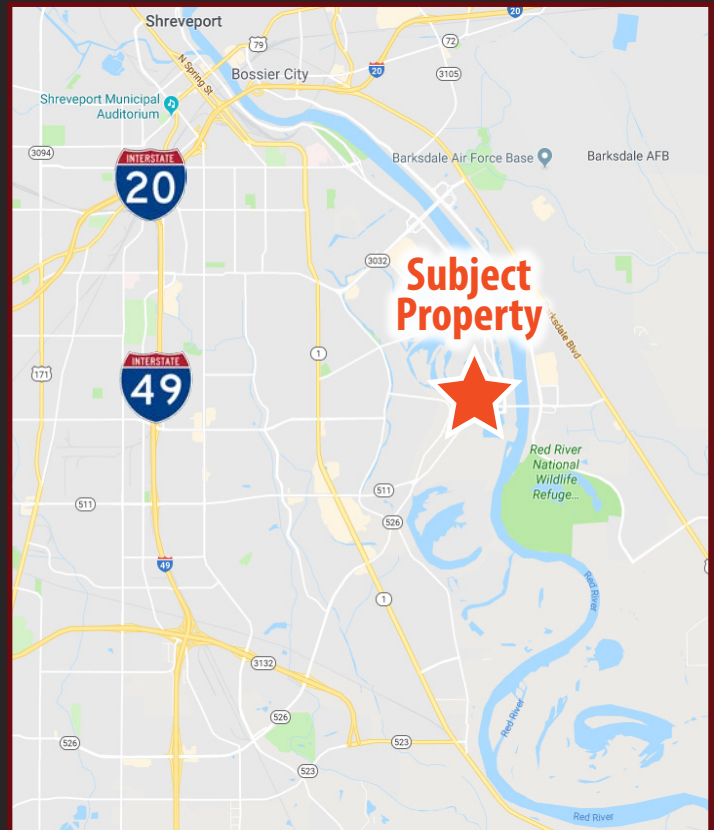




## LAND AVAILABLE FOR SALE

E. 70TH AT CLYDE FANT PARKWAY, SHREVEPORT, LA 71105

- 8.5+/- acres available
- 1,000 feet of road frontage
- Driveway access from East 70th Street
- Cleared, generally level and appears to be well drained
- Excellent access and visibility to Shreveport and Bossier markets
- Zoned C-1 and C-3
- Approximately 20,000 cars per day



For more information, contact:

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# LAND AVAILABLE FOR SALE

E. 70TH AT CLYDE FANT PARKWAY  
SHREVEPORT, LA 71105



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# LAND AVAILABLE FOR SALE

E. 70TH AT CLYDE FANT PARKWAY  
SHREVEPORT, LA 71105

## DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION	3,022	55,038	120,670
TOTAL HOUSEHOLDS	1,435	23,669	51,346
AVERAGE HH INCOME	\$86,257	\$73,652	\$65,584

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,244	46,908	113,696
2010 Population	3,202	52,655	117,428
2015 Population	3,022	55,038	120,670
2020 Population	3,017	57,271	124,101
2000-2010 Annual Rate	3.62%	1.16%	0.32%
2010-2015 Annual Rate	-1.10%	0.85%	0.52%
2015-2020 Annual Rate	-0.03%	0.80%	0.56%
2015 Male Population	47.9%	49.1%	48.5%
2015 Female Population	52.1%	50.9%	51.5%
2015 Median Age	37.4	35.6	35.4

In the identified area, the current year population is 120,670. In 2010, the Census count in the area was 117,428. The rate of change since 2010 was 0.52% annually. The five-year projection for the population in the area is 124,101 representing a change of 0.56% annually from 2015 to 2020. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 37.4, compared to U.S. median age of 37.9.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2015 White Alone	82.0%	75.2%	59.0%
2015 Black Alone	9.7%	15.8%	33.0%
2015 American Indian/Alaska Native Alone	0.6%	0.6%	0.5%
2015 Asian Alone	4.1%	3.4%	2.5%
2015 Pacific Islander Alone	0.1%	0.2%	0.1%
2015 Other Race	1.7%	1.9%	2.3%
2015 Two or More Races	1.7%	2.9%	2.6%
2015 Hispanic Origin (Any Race)	4.5%	5.7%	5.8%

Persons of Hispanic origin represent 5.8% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.3 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2000 Households	994	19,934	46,819
2010 Households	1,519	22,728	49,749
2015 Total Households	1,435	23,669	51,346
2020 Total Households	1,428	24,603	52,889
2000-2010 Annual Rate	4.33%	1.32%	0.61%
2010-2015 Annual Rate	-1.08%	0.78%	0.60%
2015-2020 Annual Rate	-0.10%	0.78%	0.59%
2015 Average Household Size	2.11	2.25	2.28

The household count in this area has changed from 49,749 in 2010 to 51,346 in the current year, a change of 0.60% annually. The five-year projection of households is 52,889, a change of 0.59% annually from the current year total. Average household size is currently 2.28, compared to 2.29 in the year 2010. The number of families in the current year is 29,064 in the specified area.

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# LAND AVAILABLE FOR SALE

E. 70TH AT CLYDE FANT PARKWAY  
SHREVEPORT, LA 71105

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$67,052	\$55,501	\$44,586
2020 Median Household Income	\$70,963	\$59,189	\$49,729
2015-2020 Annual Rate	1.14%	1.30%	2.21%
<b>Average Household Income</b>			
2015 Average Household Income	\$86,257	\$73,652	\$65,584
2020 Average Household Income	\$95,258	\$81,592	\$72,831
2015-2020 Annual Rate	2.00%	2.07%	2.12%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$41,246	\$31,972	\$28,299
2020 Per Capita Income	\$45,491	\$35,339	\$31,426
2015-2020 Annual Rate	1.98%	2.02%	2.12%

#### Households by Income

Current median household income is \$44,586 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$49,729 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$65,584 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$72,831 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$28,299 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$31,426 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,059	21,120	51,698
2000 Owner Occupied Housing Units	729	13,056	26,914
2000 Renter Occupied Housing Units	265	6,878	19,905
2000 Vacant Housing Units	65	1,186	4,879
2010 Total Housing Units	1,634	24,136	54,377
2010 Owner Occupied Housing Units	808	14,328	27,223
2010 Renter Occupied Housing Units	711	8,400	22,526
2010 Vacant Housing Units	115	1,408	4,628
2015 Total Housing Units	1,681	25,548	56,661
2015 Owner Occupied Housing Units	694	14,108	26,071
2015 Renter Occupied Housing Units	741	9,561	25,275
2015 Vacant Housing Units	246	1,879	5,315
2020 Total Housing Units	1,741	26,722	58,566
2020 Owner Occupied Housing Units	678	14,712	26,826
2020 Renter Occupied Housing Units	750	9,891	26,062
2020 Vacant Housing Units	313	2,119	5,677

Currently, 46.0% of the 56,661 housing units in the area are owner occupied; 44.6%, renter occupied; and 9.4% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 54,377 housing units in the area - 50.1% owner occupied, 41.4% renter occupied, and 8.5% vacant. The annual rate of change in housing units since 2010 is 1.85%. Median home value in the area is \$186,100, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.70% annually to \$212,591.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

January 31, 2016



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