

## FOR SALE

### PROPERTY SUMMARY

The subject property is located at the intersection of Third and Texas Street which is a major commercial corridor. Situated just north of the Natchitoches Historic District, the site provides easy access to Natchitoches governmental, cultural and civic facilities.

### SALE PRICE

- Asking Sales Price: \$399,500

### PROPERTY FEATURES

- 7,161 SF
- Built 1960
- Wood Frame Construction
- 21 surface parking spaces
- Sits on 0.64 acres at the intersection of Texas and Third Street
- Zoned B-2
- 15 private offices, 2 training / conference rooms, Breakroom, 4 restrooms
- Handicapped accessible
- Multiple private entrances

### TRAFFIC COUNTS (ADT 2025)

- On Texas Street: 4,897

### 2025 DEMOGRAPHICS:

	<b>5 MI</b>
Population	21,496
Avg. HH Income	\$68,765
Median Age	31.5







**STACY ODOM**  
Office: 318-797-4393  
Direct: 318-560-6487  
sodom@stirlingprop.com

**KAREN McELROY, CCIM**  
Office: 318-797-4393  
Direct: 318-453-6005  
kmcclroy@stirlingprop.com

# OFFICE BUILDING FOR SALE

950 Third Street, Natchitoches, LA

