

FOR SALE

MIXED USE PROPERTY OR POTENTIAL REDEVELOPMENT OPPORTUNITY



THREE BUILDINGS

1513 Line Avenue, Shreveport, LA 71101

1545 Line Avenue, Shreveport, LA 71101

725 Jordan Street, Shreveport, LA 71101

PRICE: \$4 MILLION



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THE OPPORTUNITY - OVERVIEW

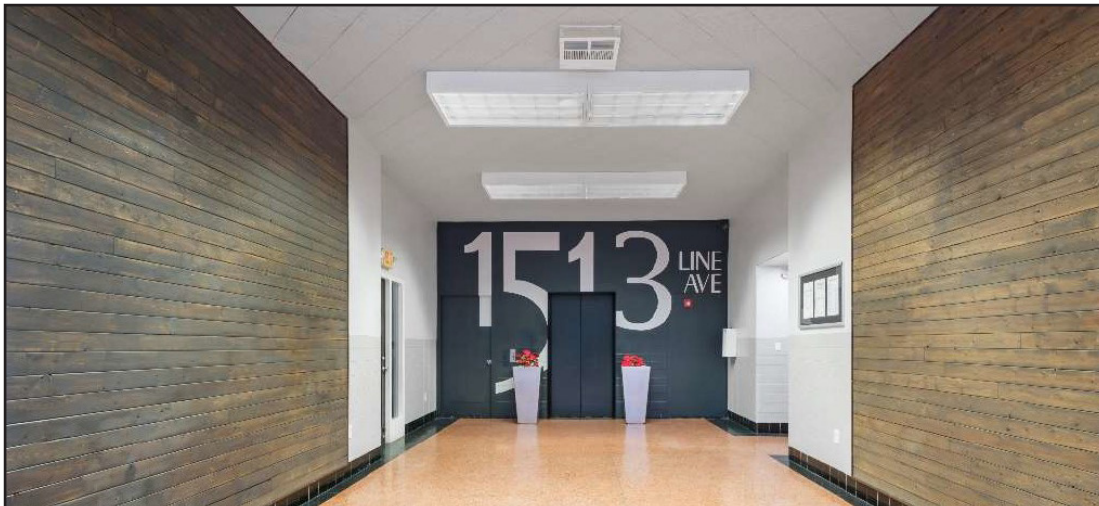
- (3) buildings consisting of approximately 117,723 rentable square feet
- Currently 43% leased with upside potential
- 221 +/- square foot parking garage
- Central Location just south of Shreveport CBD
- Immediate area consists of (4) hospitals, medical office and neighborhood restaurants
- Easy access to Interstate 20 & Interstate 49
- Traffic Count: 21,202 average cars per day Line & Jordan
- Zoned C-UC for a variety of uses



IMPORTANT INFORMATION/DISCLAIMER: THE INFORMATION OBTAINED HEREIN IS ASSUMED TO BE CORRECT AND MARKET SUPPORTED. OUTPUT PRODUCED FROM THIS MODEL SHOULD NOT BE CONSIDERED AN APPRAISAL. PROJECTIONS ARE FORECASTS AND ARE NOT TO BE CONSIDERED FACT. THE INFORMATION CONTAINED IN THIS FILE IS PRIVILEGED AND CONFIDENTIAL: IT IS INTENDED ONLY FOR USE BY VINTAGE REALTY AND THEIR CLIENTS. THIS FILE MAY NOT BE REPRODUCED PHYSICALLY OR IN ELECTRONIC FORMAT WITHOUT THE WRITTEN CONSENT OF VINTAGE REALTY COMPANY. ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 4/2025

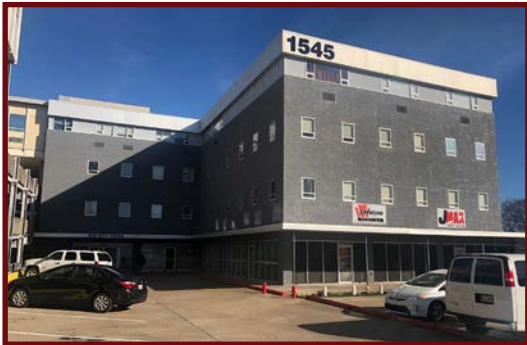
1513 LINE AVENUE

- Office Suites Available for Lease, from 312-10,408 SF
- Parking garage consists of roughly 221 spaces



1545 LINE AVENUE

- Office Suites Available for Lease, from 85-1,883 SF

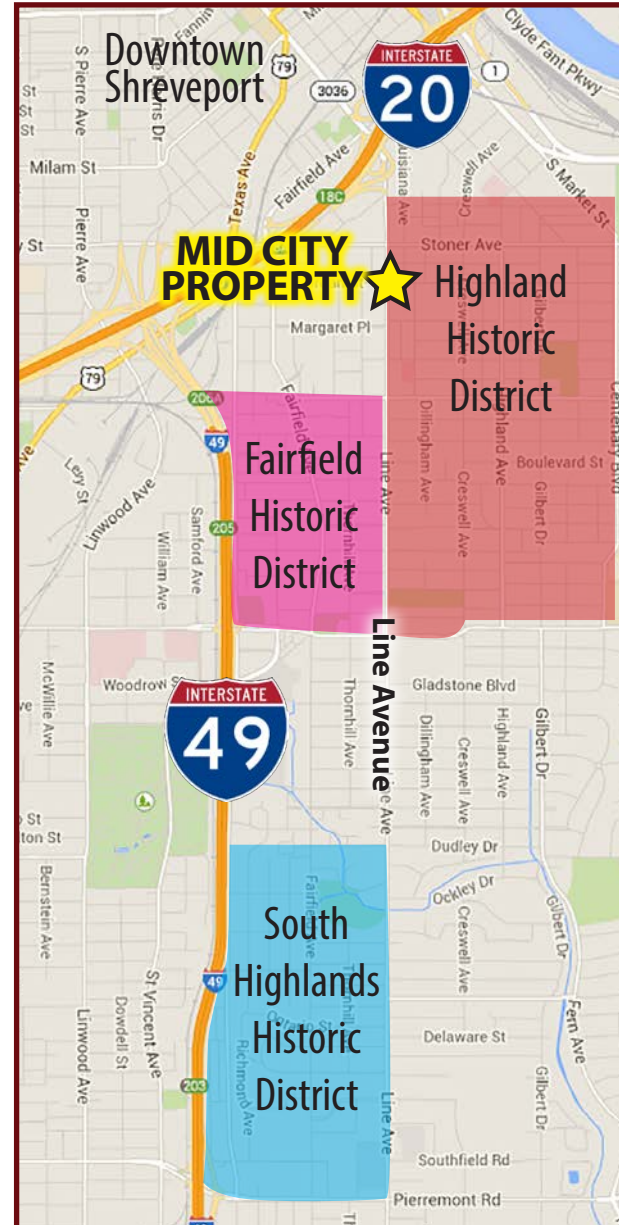
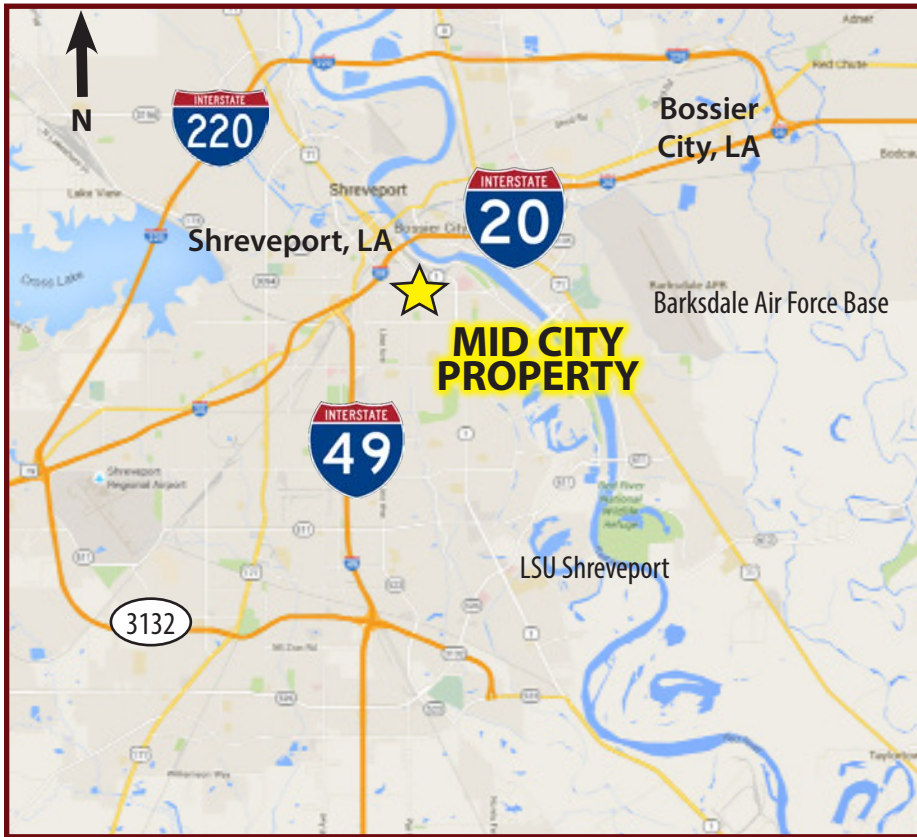


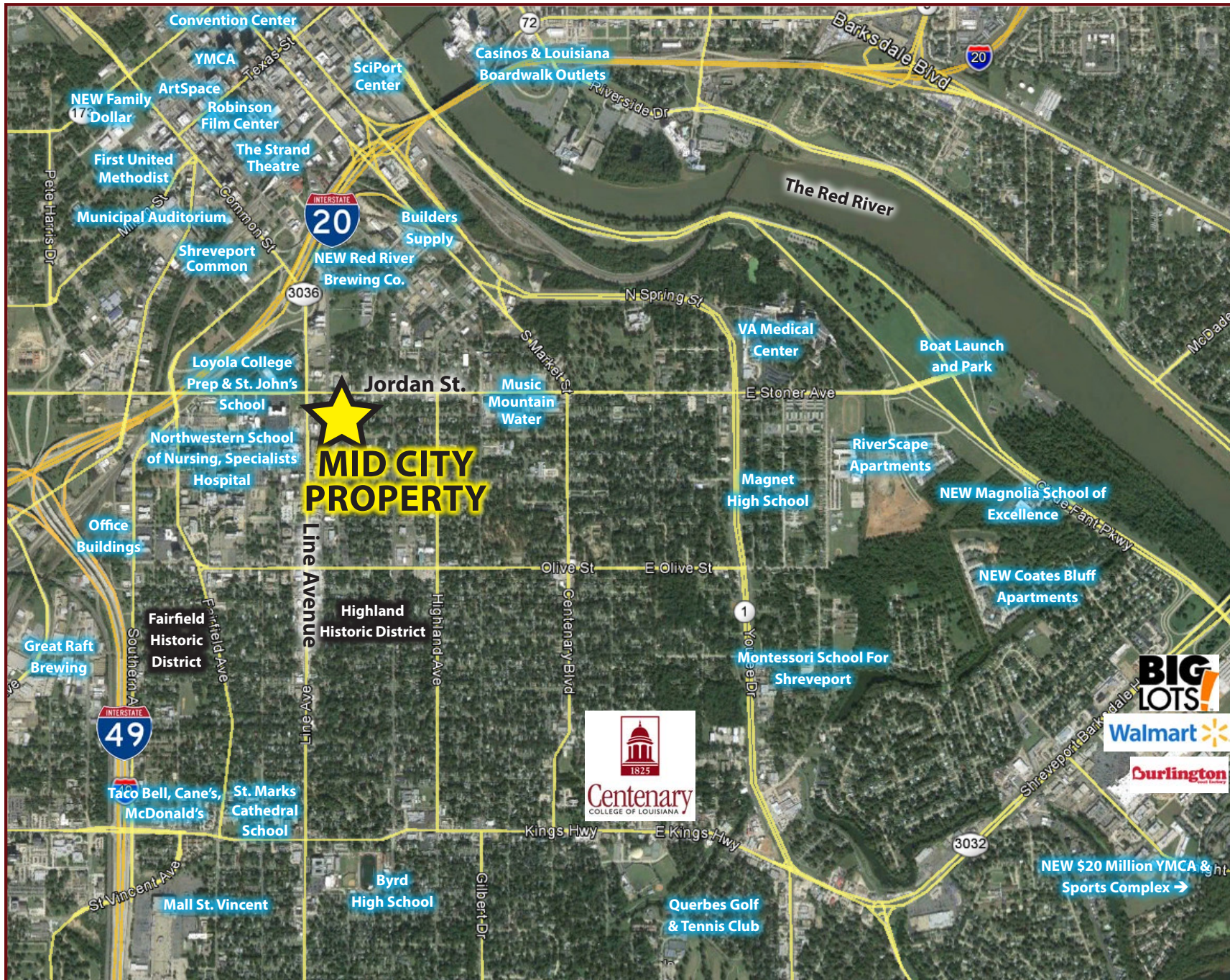
725 JORDAN STREET

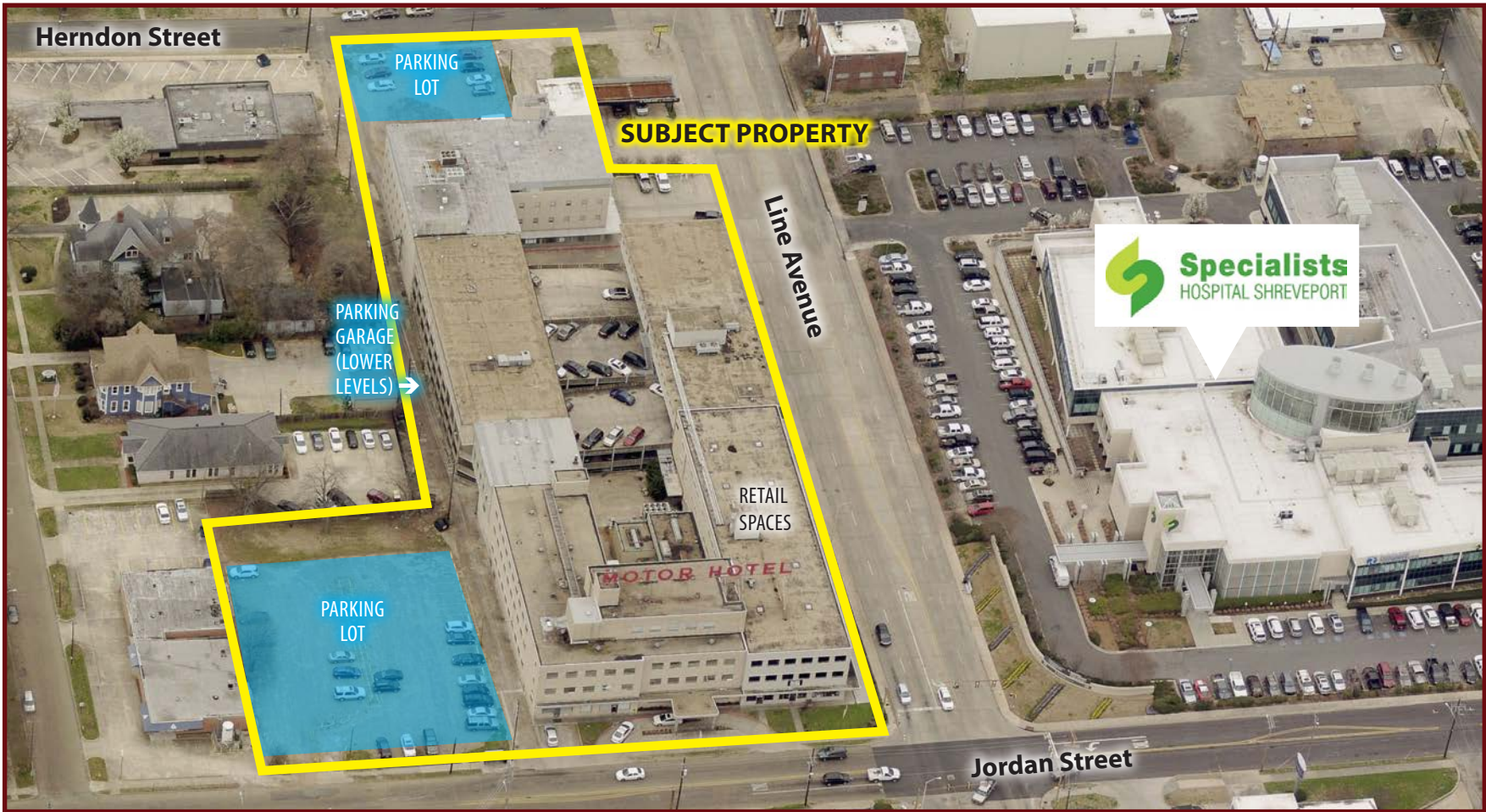
- 117 Total Apartment Units
- 16 Commercial Spaces
- Year Built: 1950
- Covered Parking Available
- 91,000± Square Feet
- Average Square Feet: ±1010
- Site Acreage: 1.645
- Type of Building: Brick
- Centrally Located
- Conference Rooms
- Laundry Facilities
- Office Space Available
- Elevators
- Ballroom



LOCATION

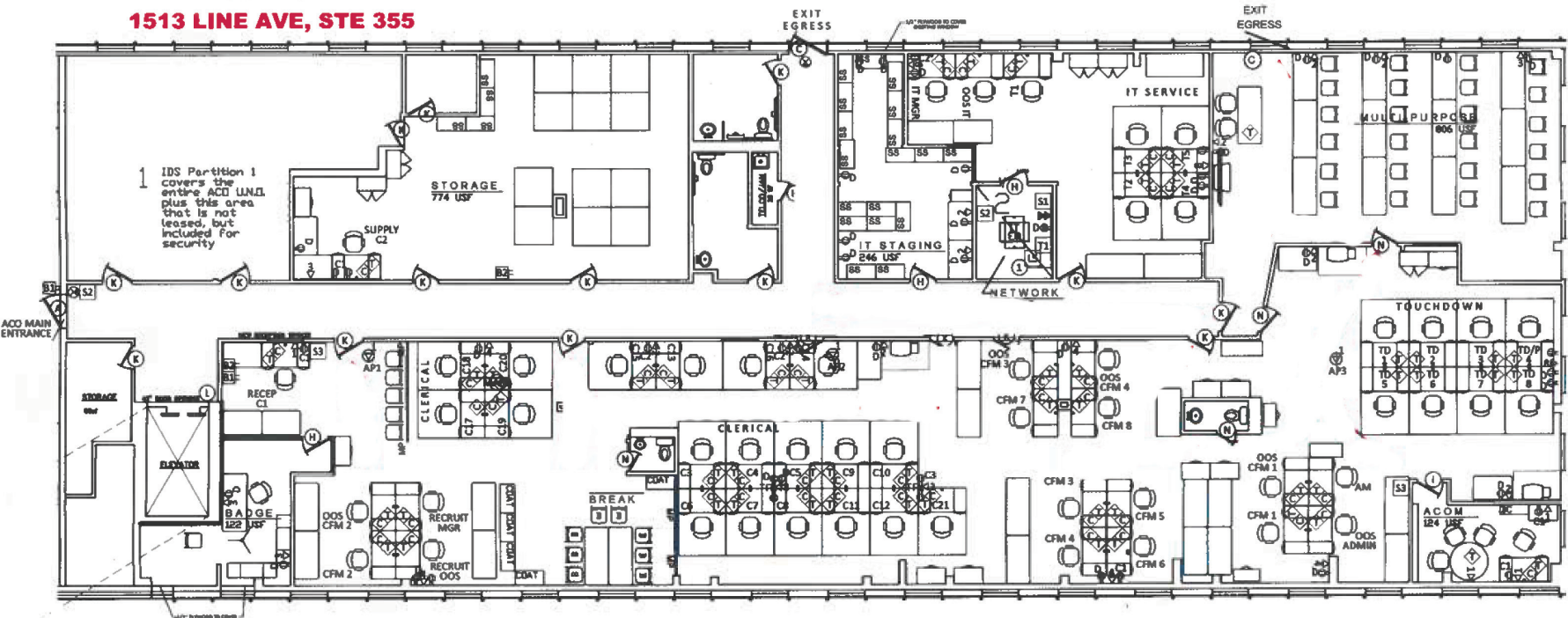




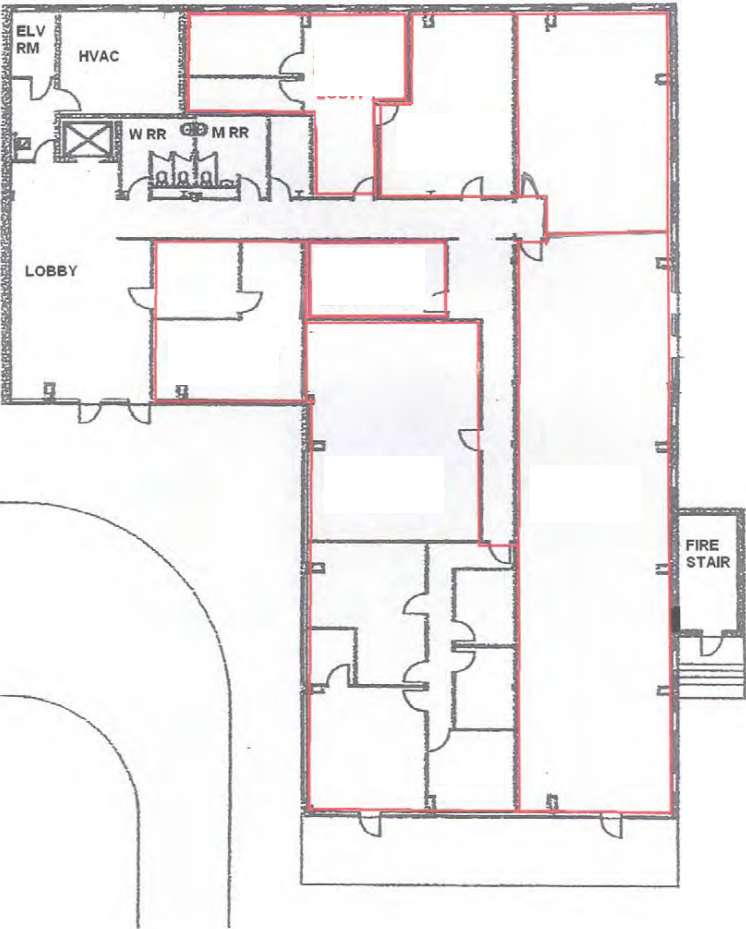




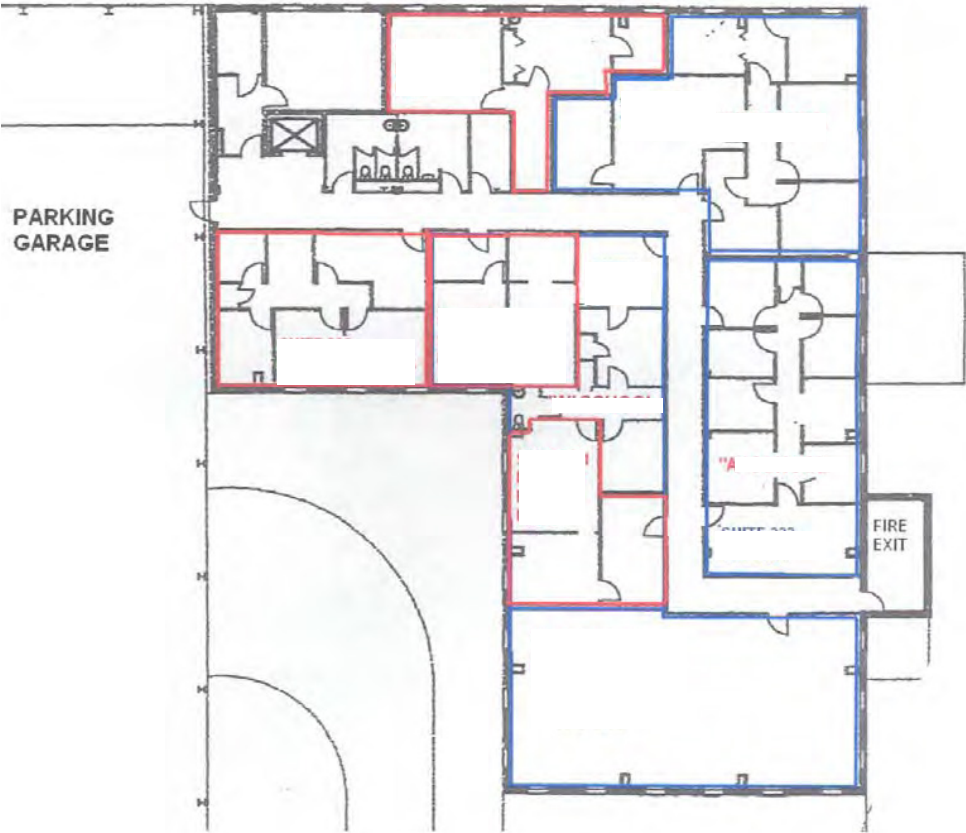
FLOOR PLANS - 1513 LINE AVENUE (SUITE 355)



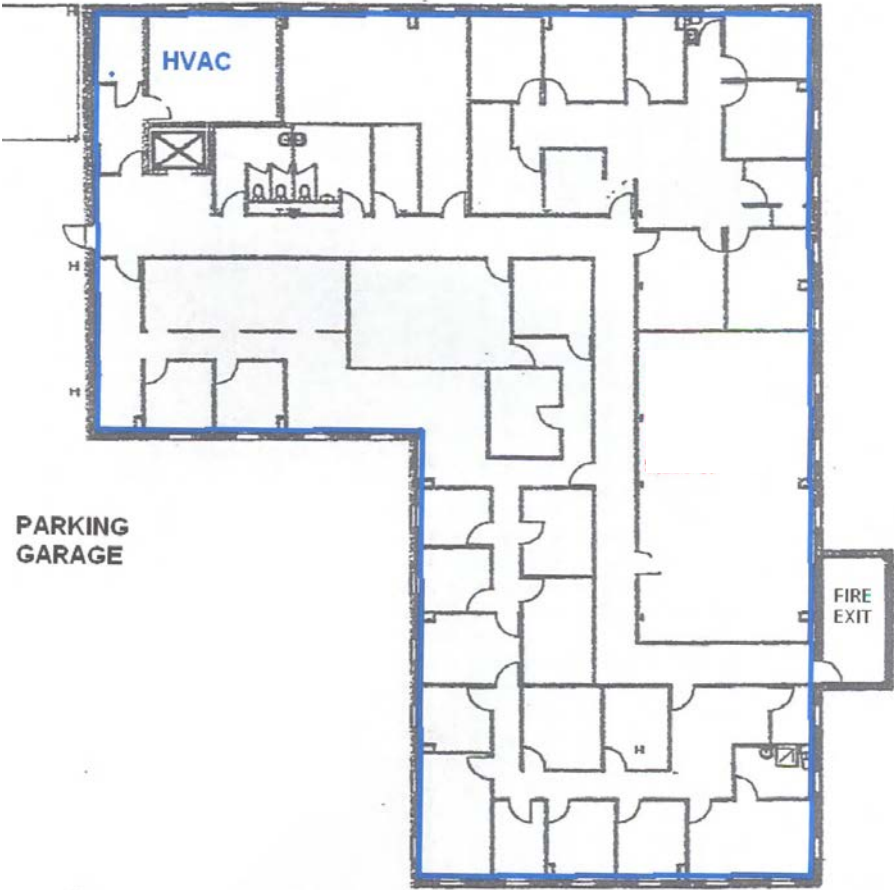
1ST FLOOR



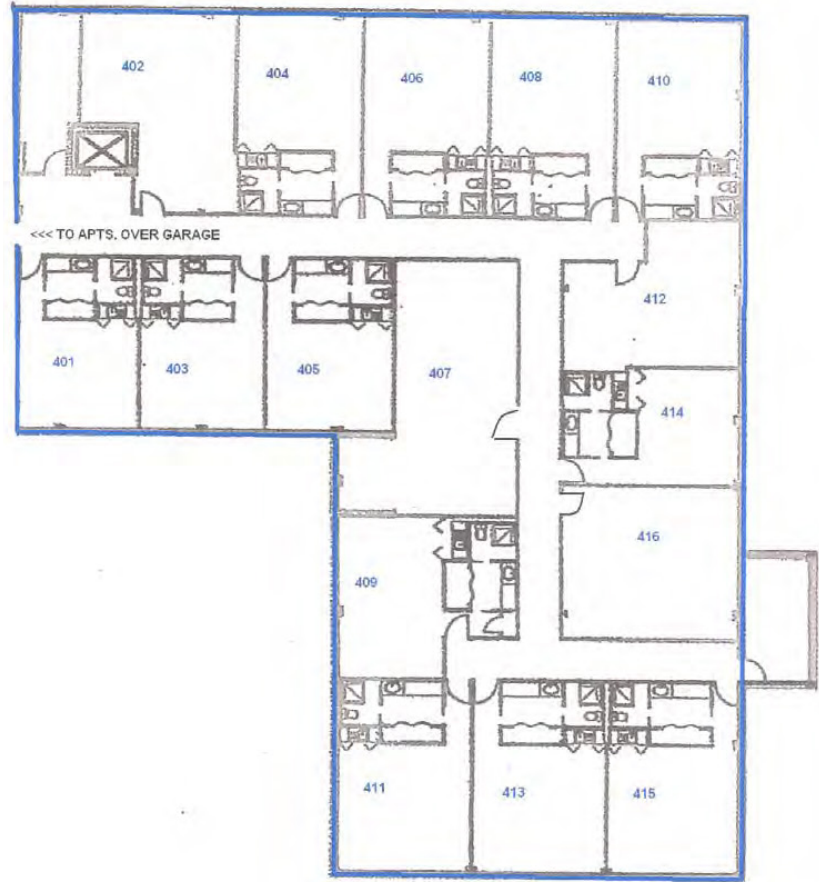
2ND FLOOR



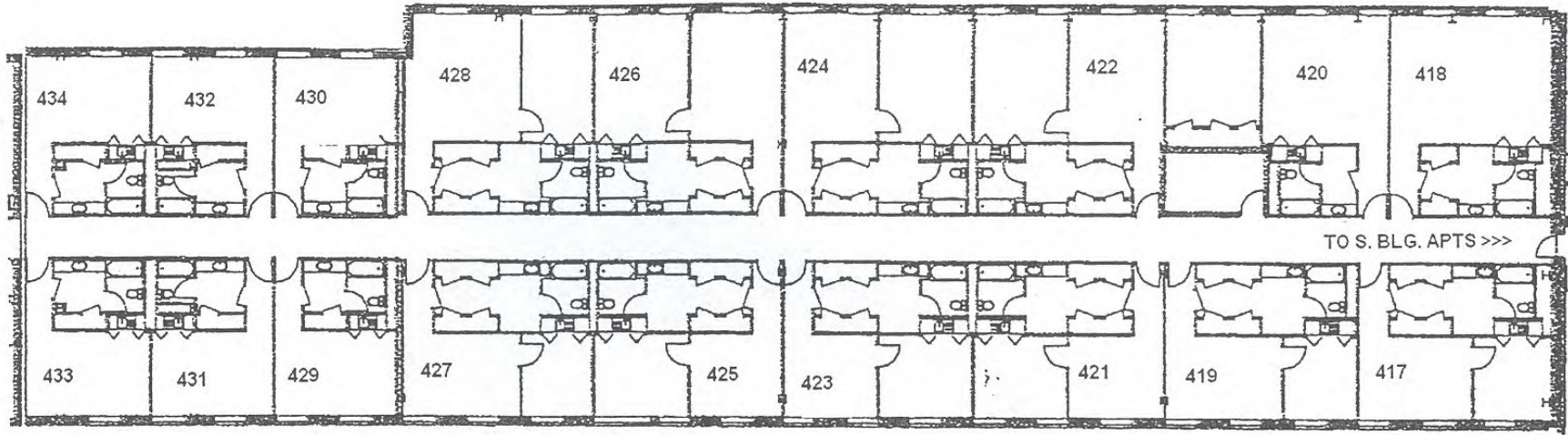
3RD FLOOR



4TH FLOOR



4TH FLOOR



DEMOGRAPHICS - 1, 3 AND 5 MILE RADIUS



Executive Summary

1545 Line Ave, Shreveport, Louisiana, 71101
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.49689
Longitude: -93.74550

	1 mile	3 miles	5 miles
Population			
2010 Population	9,546	67,152	152,378
2020 Population	7,644	59,144	136,432
2023 Population	7,380	57,908	133,925
2028 Population	7,161	56,569	130,946
2010-2020 Annual Rate	-2.20%	-1.26%	-1.10%
2020-2023 Annual Rate	-1.08%	-0.65%	-0.57%
2023-2028 Annual Rate	-0.60%	-0.47%	-0.45%
2020 Male Population	51.0%	48.3%	47.7%
2020 Female Population	49.0%	51.7%	52.3%
2020 Median Age	38.2	37.0	36.7
2023 Male Population	52.3%	48.3%	48.0%
2023 Female Population	47.7%	51.7%	52.0%
2023 Median Age	36.9	36.7	36.6

In the identified area, the current year population is 133,925. In 2020, the Census count in the area was 136,432. The rate of change since 2020 was -0.57% annually. The five-year projection for the population in the area is 130,946 representing a change of -0.45% annually from 2023 to 2028. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	42.7%	36.8%	34.1%
2023 Black Alone	45.6%	51.9%	55.2%
2023 American Indian/Alaska Native Alone	0.9%	0.5%	0.5%
2023 Asian Alone	0.7%	1.2%	1.5%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	3.0%	3.6%	3.2%
2023 Two or More Races	7.2%	5.9%	5.5%
2023 Hispanic Origin (Any Race)	7.1%	6.9%	6.2%

Persons of Hispanic origin represent 6.2% of the population in the identified area compared to 19.4% 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 62.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	28	48	48
2010 Households	4,066	28,239	61,783
2020 Households	3,599	26,270	58,221
2023 Households	3,551	26,099	57,903
2028 Households	3,489	25,868	57,408
2010-2020 Annual Rate	-1.21%	-0.72%	-0.59%
2020-2023 Annual Rate	-0.41%	-0.20%	-0.17%
2023-2028 Annual Rate	-0.35%	-0.18%	-0.17%
2023 Average Household Size	1.94	2.17	2.25

The household count in this area has changed from 58,221 in 2020 to 57,903 in the current year, a change of -0.17% annually. The five-year projection of households is 57,408, a change of -0.17% annually from the current year total. Average household size is currently 2.25, compared to 2.28 in the year 2020. The number of families in the current year is 31,965 in the specified area.

DEMOGRAPHICS - 1, 3 AND 5 MILE RADIUS

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	26.4%	23.6%	24.3%
Median Household Income			
2023 Median Household Income	\$28,985	\$37,443	\$38,175
2028 Median Household Income	\$31,321	\$41,018	\$41,774
2023-2028 Annual Rate	1.56%	1.84%	1.82%
Average Household Income			
2023 Average Household Income	\$48,634	\$62,272	\$61,203
2028 Average Household Income	\$54,462	\$69,611	\$68,688
2023-2028 Annual Rate	2.29%	2.25%	2.33%
Per Capita Income			
2023 Per Capita Income	\$23,687	\$28,507	\$26,682
2028 Per Capita Income	\$26,824	\$32,285	\$30,332
2023-2028 Annual Rate	2.52%	2.52%	2.60%
GINI Index			
2023 Gini Index	49.1	48.7	48.0

Households by Income

Current median household income is \$38,175 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$41,774 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$61,203 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$68,688 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$26,682 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$30,332 in five years, compared to \$47,525 for all U.S. households

Housing

2023 Housing Affordability Index	98	108	105
2010 Total Housing Units	4,908	31,976	68,631
2010 Owner Occupied Housing Units	1,204	13,379	30,654
2010 Renter Occupied Housing Units	2,862	14,860	31,129
2010 Vacant Housing Units	842	3,737	6,848
2020 Total Housing Units	4,759	31,347	67,882
2020 Owner Occupied Housing Units	995	11,531	26,725
2020 Renter Occupied Housing Units	2,604	14,739	31,496
2020 Vacant Housing Units	1,131	5,138	9,673
2023 Total Housing Units	4,761	31,543	68,343
2023 Owner Occupied Housing Units	1,025	11,536	27,045
2023 Renter Occupied Housing Units	2,526	14,563	30,858
2023 Vacant Housing Units	1,210	5,444	10,440
2028 Total Housing Units	4,756	31,504	68,135
2028 Owner Occupied Housing Units	1,037	11,588	27,186
2028 Renter Occupied Housing Units	2,452	14,281	30,222
2028 Vacant Housing Units	1,267	5,636	10,727
Socioeconomic Status Index			
2023 Socioeconomic Status Index	38.2	38.7	38.9

Currently, 39.6% of the 68,343 housing units in the area are owner occupied; 45.2%, renter occupied; and 15.3% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 67,882 housing units in the area and 14.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.21%. Median home value in the area is \$154,568, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 5.24% annually to \$199,513.

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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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SHREVEPORT/BOSSIER CITY is part of the area called the Ark-La-Tex, a U.S. socio-economic region where Arkansas, Louisiana, Texas, and Oklahoma intersect. The Shreveport—Bossier City MSA is home to Barksdale Air Force Base, Cyber Innovation Center, the Port of Caddo Bossier, multiple colleges and universities, as well as several upscale riverboat casinos that bring over 8.5 million tourists to the area each year.

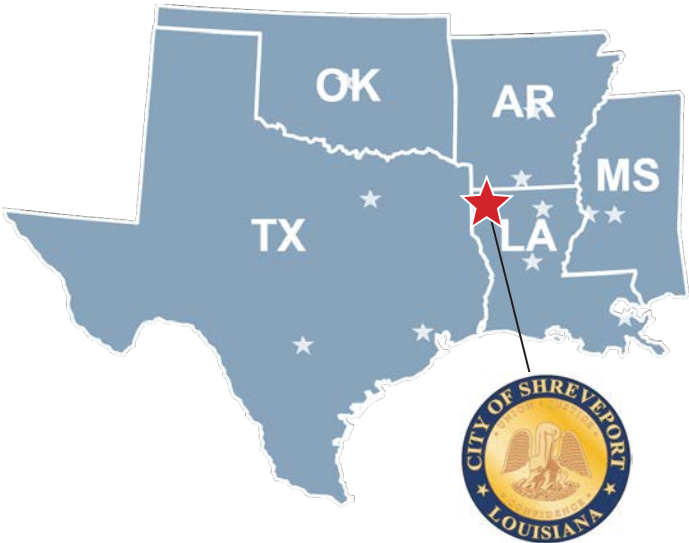
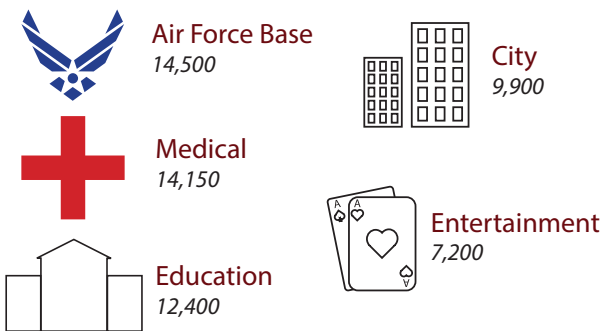
North Louisiana’s 14 parishes of over 815,000 residents boast some of the most vibrant and diverse economies in the nation. The population within a 20 mile radius of Shreveport Bossier in 2021 was 370,836 with a projected 2026 population of 368,979. Shreveport’s strategic location at the intersection of I-49 and I-20 is also being considered for a new railway, adding rail travel as a possible means of transportation in addition to aviation and public transport.
Source: US Census Bureau and ESRI forecasts.

Northwest Louisiana supports a large and sophisticated healthcare sector, a competitive manufacturing base, a reenergized oil and gas sector (through the exploration of the Haynesville Shale), a sizeable and diverse service sector and supplier network, a transforming timber/paper industry, a hospitality/gaming industry, federal installations and more.

REGIONAL CITIES DISTANCE FROM SHREVEPORT:

- EL DORADO, AR 96 MILES
- MONROE, LA 98 MILES
- ALEXANDRIA, LA 125 MILES
- VICKSBURG, MS 175 MILES
- DALLAS, TX 186 MILES
- LITTLE ROCK, AR 212 MILES
- JACKSON, MS 219 MILES
- HOUSTON, TX 240 MILES
- NEW ORLEANS, LA 328 MILES
- OKLAHOMA CITY, OK 390 MILES

TOP INDUSTRIES



SHREVEPORT-BOSSIER CITY MAJOR EMPLOYERS (1,000+ EMPLOYEES)

Barksdale Air Force Base	14,500
Caddo Parish Public Schools	9,416
Willis-Knighton Medical Center	7,082
Bossier Parish School Board	3,000
LSU Health Shreveport	2,762
University Health	2,673
City of Shreveport	2,569
Horseshoe Bossier City	2,532
State of Louisiana Civil Service	2,380
Wal-Mart Stores, Inc.	2,001
Christus Schumpert Health	1,980
US Dept. of Veterans Affairs	1,682
Teleperformance, Inc.	1,623
Sam's Town Casino	1,265
Eldorado Resort Casino	1,214
Margaritaville Resort Casino	1,052

Source: North Louisiana Economic Partnership nlep.org

HIGHER EDUCATION

- **Centenary College** ranks as a top tier liberal arts college in North Louisiana. *(585 Students)*
- **LSU-Shreveport** is recognized as top Regional University by U.S. News & World Report. *(7,036 Students)*
- **Southern University** at Shreveport is a well known Historically Black College and University (HBCU). *(2,651 Students)*
- **LSU Health Shreveport** is the only medical school in north Louisiana and one of only three in the state. *(1,451 Students)*
- **Bossier Parish Community College** offers employer-focused academic degree and certificate programs. *(8,500 Students)*
- **Northwest Louisiana Technical College** provides vocational education. *(1,030 Students)*



POPULATION

SHREVEPORT/BOSSIER CITY MSA

452,640

STATE OF LOUISIANA

4.6 MILLION



NUMBER OF WHITE COLLAR EMPLOYEES

SHREVEPORT/BOSSIER CITY MSA

57.2%

STATE OF LOUISIANA

56.9%



NUMBER OF HOUSEHOLDS

SHREVEPORT/BOSSIER CITY MSA

179,346

STATE OF LOUISIANA

1.7 MILLION



AVERAGE HOUSEHOLD INCOME

SHREVEPORT/BOSSIER CITY MSA

\$60,341

STATE OF LOUISIANA

\$67,964



MEDIAN AGE

SHREVEPORT/BOSSIER CITY MSA

38

STATE OF LOUISIANA

37.5

SHREVEPORT-BOSSIER MARKET OVERVIEW

RECENT SHREVEPORT ECONOMIC NEWS



2023

In October 2023, Amazon entered into an agreement for a second 87,000 sq ft facility at the Shreve Park Industrial Campus located off Highway 3132.

2021

In May of 2021, construction began on a 135 acre, 5 story distribution center just off I-220 on Corporate Drive. The \$200 Million Amazon robotics fulfillment center includes contemporary robotics technology, inventory and shipping operations in a multi-level building with a 650,000-square-foot foundation. The project will create over 1,000 full-time jobs with starting pay of \$15 per hour and benefits.



July 2023 - SLB announced it is establishing a manufacturing facility in the former General Motors plant in Caddo Parish. The company's \$18.5 million investment is expected to create 1,345 new direct and indirect jobs with an annual payroll of more than \$50 million over the next three years.



In 2018, Ochsner Health System and LSU Health Shreveport jointly formed Ochsner LSU Health Shreveport. Ochsner LSU Health Shreveport has generated \$151.4 million in business sales, \$57.4 million in household earnings and an additional \$9.1 million to the state treasury. Dr. Loren Scott of Loren C. Scott and Associates conducted a study on the new establishment which concluded that capital spending in Caddo Parish is up 15 times, from \$3.5 million in 2018 to \$54.2 million less than three years later. Ochsner LSU Health also increased operational spending in Caddo Parish by 40 percent, or by \$192 million. The establishment plans to add more clinics to its growing community.



The Cordish Companies broke ground on a new \$270 million land-based casino along the Red River in December of 2023 reviving the former Diamond Jacks Casino property that will bring about 750 new full-time jobs with about \$34 million in salaries and tips.



The Port of Caddo-Bossier sits at the head of navigation on the Red River Waterway. The complex currently occupies about 4,000 acres of which 2,000 have been developed. Large tenants include Benteler Steel, Calumet Packaging, Oakley Louisiana, Odyssey Specialized Logistics, Omni Industries, Pratt Industries, Ronpak, Ternium, and West Louisiana Aggregates.

In 2022 Performance Proppants and Sunny Point Aggregates broke ground on a new 43 acre campus. In 2023, the facility broke ground on a new Heavy-Load Warehouse and new waterline.



In December 2023 the 985,000 square foot Millennium Studios downtown was leased to G-Unit Film & Television company led by New York-bred rapper and businessman Curtis "50 Cent" Jackson. The company has signed a deal with Fox Entertainment to write dramas, live-action comedies, and animated series.



February 2024 - Groundbreaking for a new golf facility next to the Margaritaville Resort on the Red River. The \$25 million dollar project is expected to take 14 months to complete and will create 120+ full time jobs.



December 2023 - Multipack Services, a leading beverage manufacturing, packaging and distribution company, announced it is investing \$10.4 million to establish a new production facility in Caddo Parish to develop and distribute beverages for nationally recognized brands. LA Economic Development estimates that the project will result in an additional 228 indirect new jobs, for a total of 369 potential new jobs in the Northwest Region.



BARKSDALE AIR FORCE BASE

Constructed on 22,000 acres of cotton fields in the 1930s, Barksdale Air Force Base has grown into one of the U.S. Air Force's premier installations. Barksdale serves as the headquarters for the Air Force's newest major command, Air Force Global Strike Command, as well as Headquarters for the 8th Air Force and the 307th Bomb Wing. Barksdale directly contributes nearly 9,000 jobs and more than \$570 million in payroll to the economy. Its estimated total spending approached \$719 million in 2020.

Barksdale serves a large population made up of over 6,500 active duty and reservists, 4,880 military family members, and over 2,420 civilian employees (appropriated, non-appropriated and contract). In addition, Barksdale services approximately 40,000 retirees and their family members living within a 50 mile radius of the base.

OCTOBER 2023 - A \$26M partnership between Air Force Global Strike Command (AFGSC) and local Shreveport technology powerhouse Outerlink Global Solutions officially launched with the announcement of a four-year Strategic Funding Increase (STRATFI) contract award. This is the first STRATFI contract ever designated to AFGSC, which marks a pivotal step forward in the Command's modernization efforts as featured in their strategic plan. Outerlink's focus is integrating their cutting-edge communications equipment, called IRIS (Iridium Certus), to the B-52 Stratofortress, bringing much needed capabilities updates to the bomber.



Eighth Air Force is one of two active-duty Numbered Air Forces in Air Force Global Strike Command with headquarters at Barksdale Air Force Base, Louisiana, in the Shreveport-Bossier City community.

The mission of "The Mighty Eighth Air Force" and the Joint – Global Strike Operations Center (J-GSOC) is to conduct indefinite strategic deterrence operations, and on order, neutralize the enemy through global strike in order to protect the United States of America.



The 2nd Bomb Wing conducts the primary mission of Barksdale Air Force Base, LA., with three squadrons of B-52H Stratofortress bombers - the 11th Bomb Squadron, which is the training squadron, the 20th Bomb Squadron and the 96th Bomb Squadron.

Together they ensure the 2d Bomb Wing provides flexible, responsive, global combat capability, autonomously or in concert with other forces, and trains all Air Force Global Strike Command and Air Force Reserve B-52 crews, including our 307th Bomb Wing mission partners here at Barksdale AFB.



Air Force Global Strike Command, activated Aug. 7, 2009, is a major command with headquarters at Barksdale Air Force Base in the Shreveport-Bossier City community. AFGSC is comprised of more than 33,700 Airmen and civilians responsible for the nation's three intercontinental ballistic missile wings, the Air Force's entire bomber force, to include B-52, B-1 and B-2 wings, the Long Range Strike Bomber program, Air Force Nuclear Command, Control and Communications (NC3) systems, and operational and maintenance support to organizations within the nuclear enterprise.

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The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible.

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The undersigned hereby agrees to keep all information contained within the Investment Offering Package confidential, and shall not make copies of any information provided by Vintage Realty Company. Further, the undersigned agrees to hold all confidential and proprietary information in trust and confidence and agrees that the information provided shall be used for the purpose contemplated herein, and shall not be used for any other purpose or disclosed to any third party without prior written consent of Vintage Realty Company.



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