PRIME 1.66± ACRE REDEVELOPMENT OPPORTUNITY

in South Shreveport

257 E. FLOURNOY LUCAS RD., SHREVEPORT, LA 71106



VINTAGE
REALTY COMPANY

For information, contact:

Peyton Massey, pmassey@vintagerealty.com

Chris Susilovich, Associate Broker, csusilovich@vintagerealty.com

318.222.2244 | vintagerealty.com

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PROPERTY FEATURES

- 1.66± Acres (72,310± SF) situated along the heavily traveled E. Flournoy Lucas Road corridor
- Prime South Shreveport location directly across from the Kroger Marketplace shopping center and Lash Family YMCA
- Excellent visibility and exposure along one of South Shreveport's established commercial corridors
- Surrounded by established retail, restaurants, medical offices, and service-oriented businesses
- Located near the intersection of E. Flournoy Lucas Road and Ellerbe Road
- Positioned in a desirable area of South Shreveport with strong residential demographics and continued development
- Excellent commercial redevelopment potential for retail, medical, professional office, restaurant, or service-oriented uses, subject to zoning approval
- Existing residential improvements on-site provide an opportunity for continued residential use or future redevelopment
- Opportunity to establish a commercial presence near major retail anchors and established residential neighborhoods
- Rare opportunity to acquire 1.66± acres in a highly desirable South Shreveport location.

LIST PRICE: $1,200,000





POTENTIAL USES



Storage Facility



Restaurant with Drive-Thru



Storage Facility Aerial



Restaurant with Drive-Thru Aerial

NEIGHBORHOOD AERIAL



DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	2,456	33,096	84,308
2020 Male Population	48.1%	46.3%	46.2%
2020 Female Population	51.9%	53.8%	53.8%
2026 Population	2,741	32,180	81,008
2026 Male Population	49.4%	47.2%	47.0%
2026 Female Population	50.6%	52.8%	53.0%
2031 Population	2,742	31,720	79,242
2031 Male Population	49.6%	47.3%	47.0%
2031 Female Population	50.4%	52.7%	53.0%

Households	1 mile	3 miles	5 miles
2026 Wealth Index	197	101	86
2010 Total Households	818	12,984	33,940
2020 Total Households	905	13,777	34,737
2026 Total Households	1,036	13,912	34,815
2031 Total Households	1,060	13,997	34,836

Average Household Income			
2026 Average Household Income	$189,531	$115,925	$102,524
2031 Average Household Income	$215,379	$132,435	$116,642
2026-2031 Annual Rate	2.59%	2.70%	2.61%

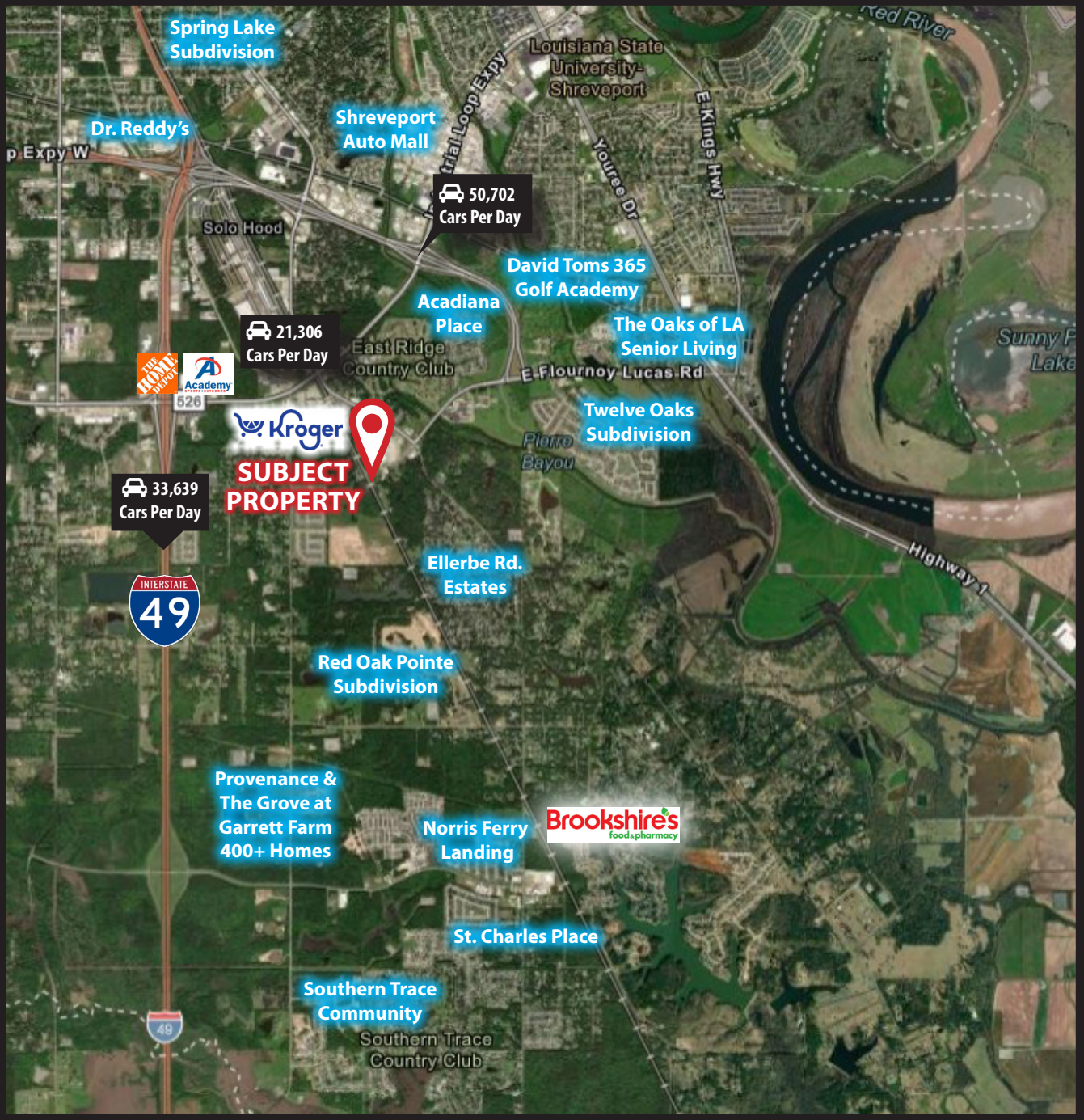
CHRIS SUSILOVICH,
ASSOCIATE BROKER
csusilovich@vintagerealty.com

PEYTON MASSEY
pmassey@vintagerealty.com

318.222.2244 | vintagerealty.com

Brokerage & Leasing Services
Licensed by LREC

Vintage Realty Company
330 Marshall St., Suite 200
Shreveport, LA 71101



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