



### 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

## PRICING

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









## AREA DEMOGRAPHICS



### Executive Summary

1535 River Parkway Blvd, Shreveport, Louisiana, 71104  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.49749  
Longitude: -93.71504

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	7,401	67,364	139,292
2020 Population	7,339	62,305	128,534
2024 Population	7,011	60,233	125,220
2029 Population	6,768	58,750	122,138
2010-2020 Annual Rate	-0.08%	-0.78%	-0.80%
2020-2024 Annual Rate	-1.07%	-0.79%	-0.61%
2024-2029 Annual Rate	-0.70%	-0.50%	-0.50%
2020 Male Population	49.4%	48.4%	48.2%
2020 Female Population	50.6%	51.6%	51.8%
2020 Median Age	33.2	34.8	36.6
2024 Male Population	50.3%	49.2%	49.0%
2024 Female Population	49.7%	50.8%	51.0%
2024 Median Age	34.4	35.7	37.3
<b>Households</b>			
2024 Wealth Index	30	49	54
2010 Households	2,924	28,817	56,893
2020 Households	3,139	27,617	54,828
2024 Households	3,084	27,293	54,293
2029 Households	3,064	27,202	54,172
2010-2020 Annual Rate	0.71%	-0.42%	-0.37%
2020-2024 Annual Rate	-0.42%	-0.28%	-0.23%
2024-2029 Annual Rate	-0.13%	-0.07%	-0.04%
2024 Average Household Size	2.27	2.15	2.24
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	18.8%	22.2%	24.0%
<b>Median Household Income</b>			
2024 Median Household Income	\$41,378	\$49,589	\$47,876
2029 Median Household Income	\$47,328	\$54,290	\$53,428
2024-2029 Annual Rate	2.72%	1.83%	2.22%
<b>Average Household Income</b>			
2024 Average Household Income	\$55,088	\$70,599	\$70,632
2029 Average Household Income	\$63,198	\$80,132	\$80,549
2024-2029 Annual Rate	2.78%	2.57%	2.66%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$24,275	\$32,349	\$30,906
2029 Per Capita Income	\$28,664	\$37,488	\$36,022
2024-2029 Annual Rate	3.38%	2.99%	3.11%

**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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 23, 2025

