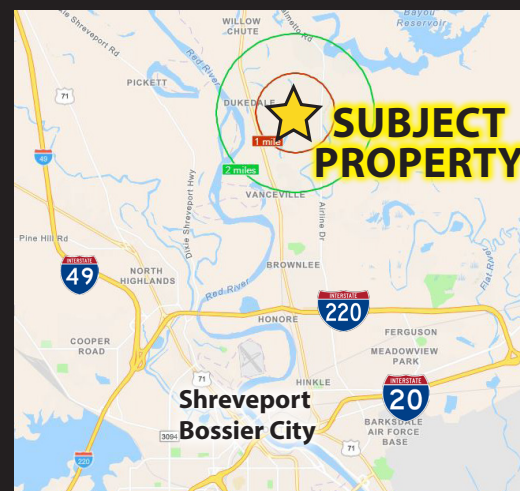




PRIME LAND FOR DEVELOPMENT FOR SALE IN BENTON/NORTH BOSSIER

PARCEL: 204551, FAIRBURN AVE., BENTON, LA 71006

- 2.6 ± acres
- Retail - Office - Medical
- Prime Location - New Development
- More than 20,000 vehicles per day
- Fast growing area in the middle of North Bossier/ Benton residential growth
- Next to the new Kingston Elementary and Benton High campuses
- Surrounded by multiple fully developed neighborhoods
- Large multi-family development coming
- \$10 psf
- Owner will consider build to suit



For more information, contact:

Jason Brady | 318-222-2244

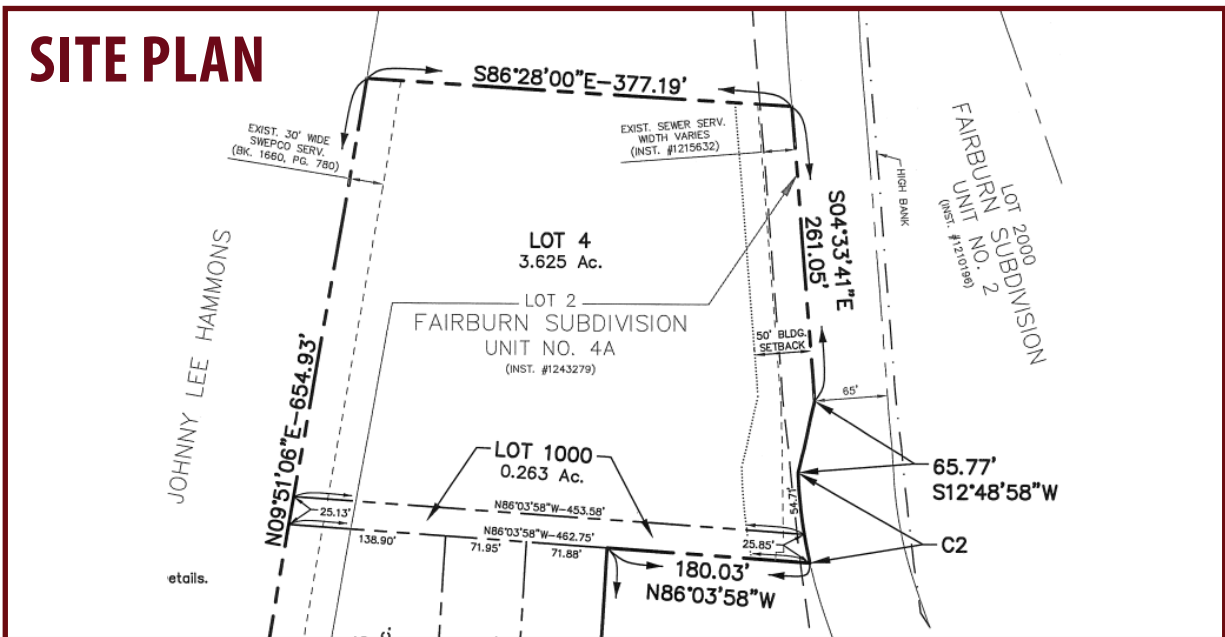
jbrady@vintagerealty.com | vintagerealty.com

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2.6 ACRES, FAIRBURN AVE.
BENTON, LA 71006



Executive Summary

349 Fairburn Ave, Benton, Louisiana, 71006 2
349 Fairburn Ave, Benton, Louisiana, 71006
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.63576
Longitude: -93.72577

	1 mile	3 miles	5 miles
Population			
2010 Population	1,896	9,435	20,183
2020 Population	4,507	16,410	27,866
2023 Population	4,596	16,987	28,760
2028 Population	4,649	17,304	29,389
2010-2020 Annual Rate	9.04%	5.69%	3.28%
2020-2023 Annual Rate	0.60%	1.07%	0.98%
2023-2028 Annual Rate	0.23%	0.37%	0.43%
2023 Male Population	49.7%	49.5%	49.4%
2023 Female Population	50.3%	50.5%	50.6%
2023 Median Age	37.1	38.1	39.4

In the identified area, the current year population is 28,760. In 2020, the Census count in the area was 27,866. The rate of change since 2020 was 0.98% annually. The five-year projection for the population in the area is 29,389 representing a change of 0.43% annually from 2023 to 2028. Currently, the population is 49.4% male and 50.6% female.

Median Household Income			
2023 Median Household Income	\$105,508	\$101,608	\$91,253
2028 Median Household Income	\$113,173	\$107,865	\$101,834
2023-2028 Annual Rate	1.41%	1.20%	2.22%
Average Household Income			
2023 Average Household Income	\$114,437	\$112,895	\$106,755
2028 Average Household Income	\$129,542	\$126,926	\$120,506
2023-2028 Annual Rate	2.51%	2.37%	2.45%

Households			
2023 Wealth Index	102	103	97
2010 Households	690	3,653	7,629
2020 Households	1,532	5,983	10,307
2023 Households	1,556	6,156	10,623
2028 Households	1,583	6,324	10,951
2010-2020 Annual Rate	8.30%	5.06%	3.05%
2020-2023 Annual Rate	0.48%	0.88%	0.93%
2023-2028 Annual Rate	0.34%	0.54%	0.61%
2023 Average Household Size	2.95	2.76	2.70

The household count in this area has changed from 10,307 in 2020 to 10,623 in the current year, a change of 0.93% annually. The five-year projection of households is 10,951, a change of 0.61% annually from the current year total. Average household size is currently 2.70, compared to 2.70 in the year 2020. The number of families in the current year is 7,824 in the specified area.



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