



DEVELOPMENT OPPORTUNITY

LAND AVAILABLE FOR SALE OR BUILD-TO-SUIT

FERN AVENUE, SHREVEPORT, LA 71115

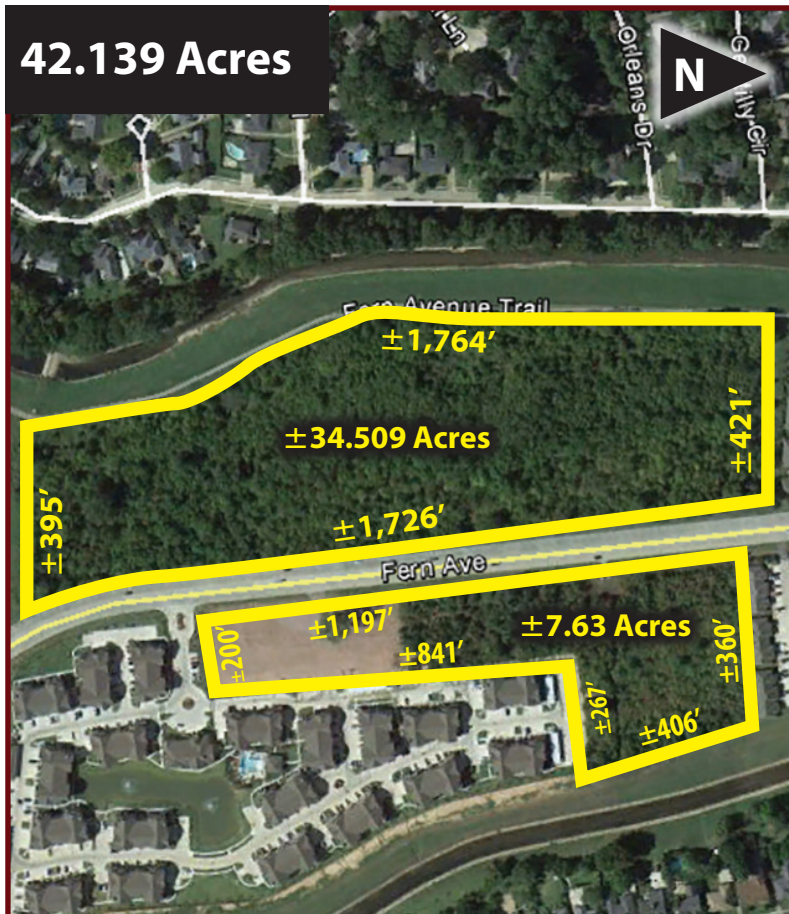
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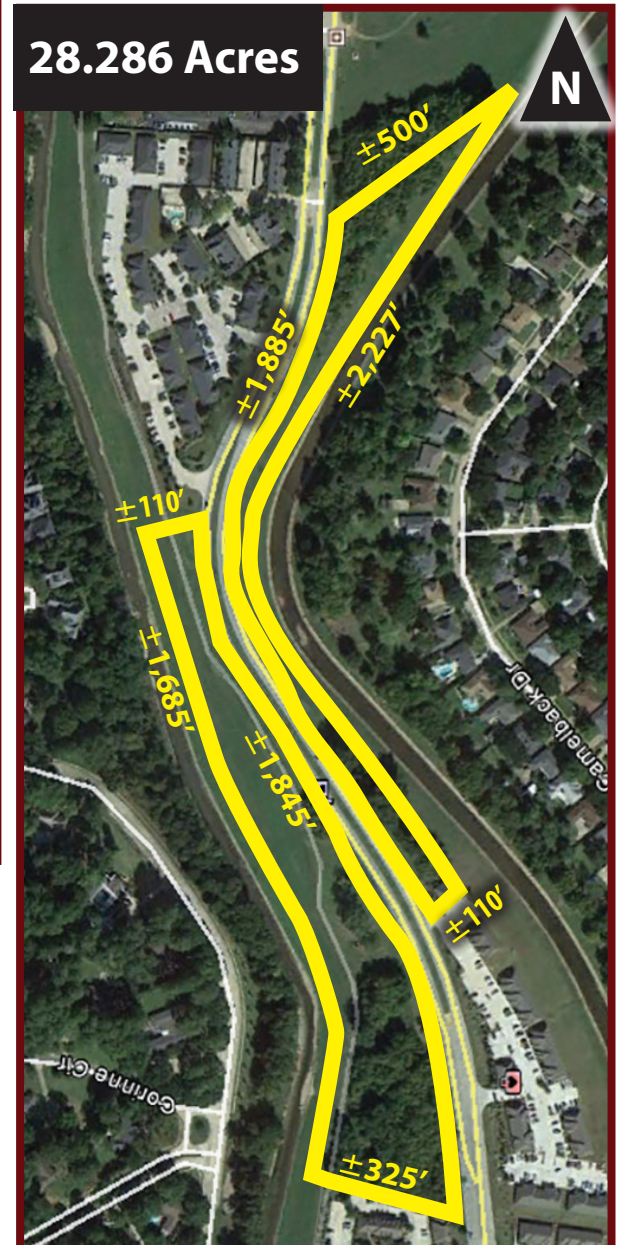
LAND FOR SALE

FERN AVENUE

SHREVEPORT, LA 71115



- PRIME LOCATION IN SOUTHEAST SHREVEPORT BETWEEN EAST 70TH STREET AND BERT KOUNS INDUSTRIAL LOOP
- SURROUNDED BY NATIONAL AND LOCAL RETAILERS, NUMEROUS RESTAURANTS, PROFESSIONAL AND MEDICAL OFFICES, AND APARTMENTS
- FOR SALE OR BUILD-TO-SUIT OPPORTUNITY
- MAY BE SUB-DIVIDED



** Perimeter measurements are approximated using GoogleEarth. Buyer should confirm via formal survey review.*



For more information, contact:

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2015 DEMOGRAPHICS

	Population	Avg HH Income	Daytime Employees
3 mi	67,406	\$71,549	45,143
5 mi	158,465	\$61,184	115,428
10 mi	288,283	\$60,818	186,696



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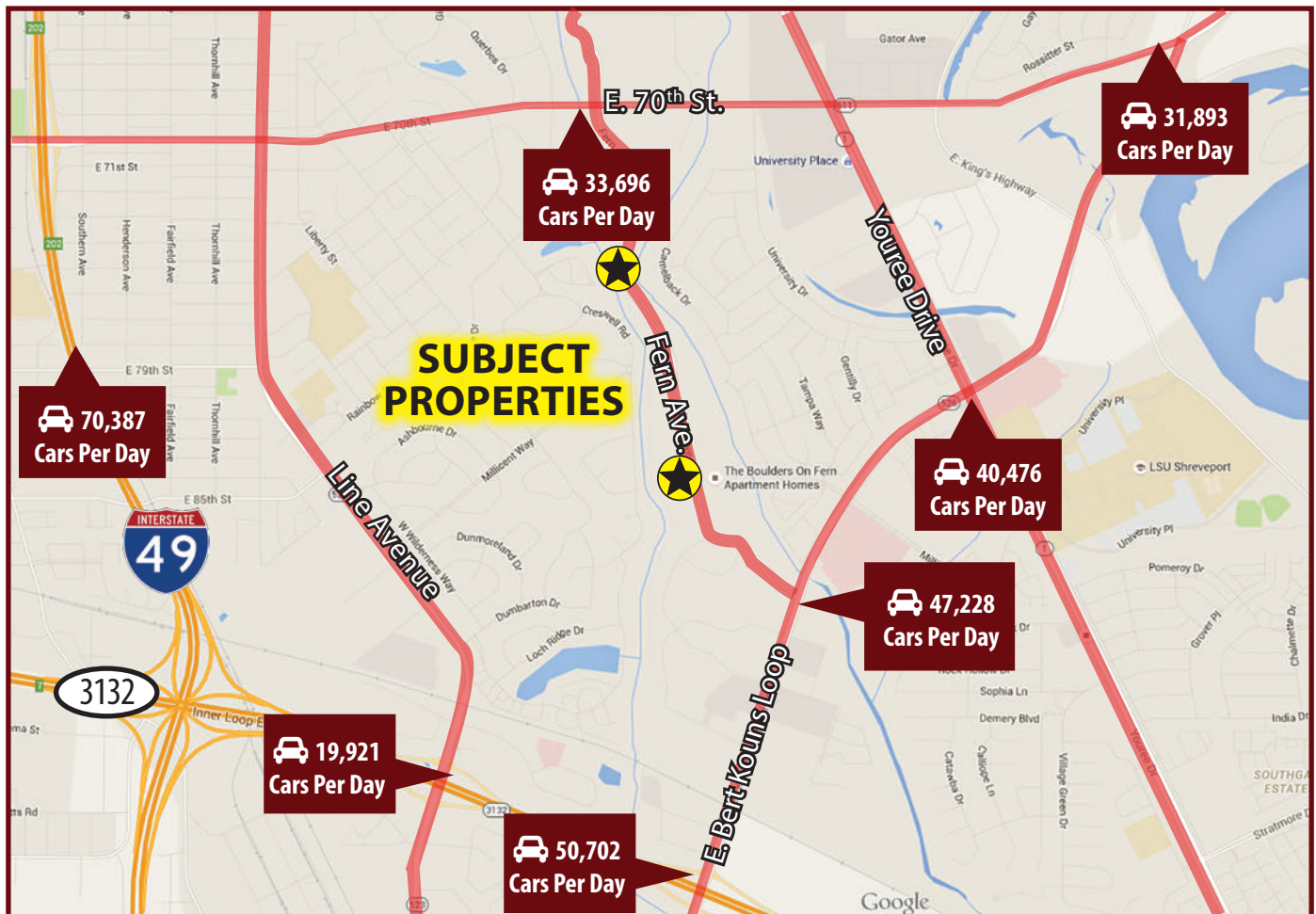
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Traffic Counts



Source: Market Planning Solutions.



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