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# SHREVEPORT COMMON REDEVELOPMENT OPPORTUNITY

864 TEXAS AVE., SHREVEPORT, LA 71101

## FOR SALE

## PROPERTY HIGHLIGHTS

- Building size: 12,000 +/- SF
- Land Size 0.067 acres
- Zoning: D-1-AC
- Year Constructed: 1916
- State and federal historic tax credits may be available

## SALE PRICE

- \$475,000

## PROPERTY OVERVIEW

Historic Redevelopment Opportunity in the heart of Shreveport Common, the award-winning revitalization effort to transform a historic 9 block area into a creative cultural community. This property is located directly across the street from Caddo Common Park and the famed Municipal Auditorium. The property features 4 bays, totaling approximately 12,000 square feet and have been gutted, prime for a developer or end user to outfit as needed. There is also a greenspace at the corner of Texas and Douglas included, as well as yard space located in the rear of the building.







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AERIAL



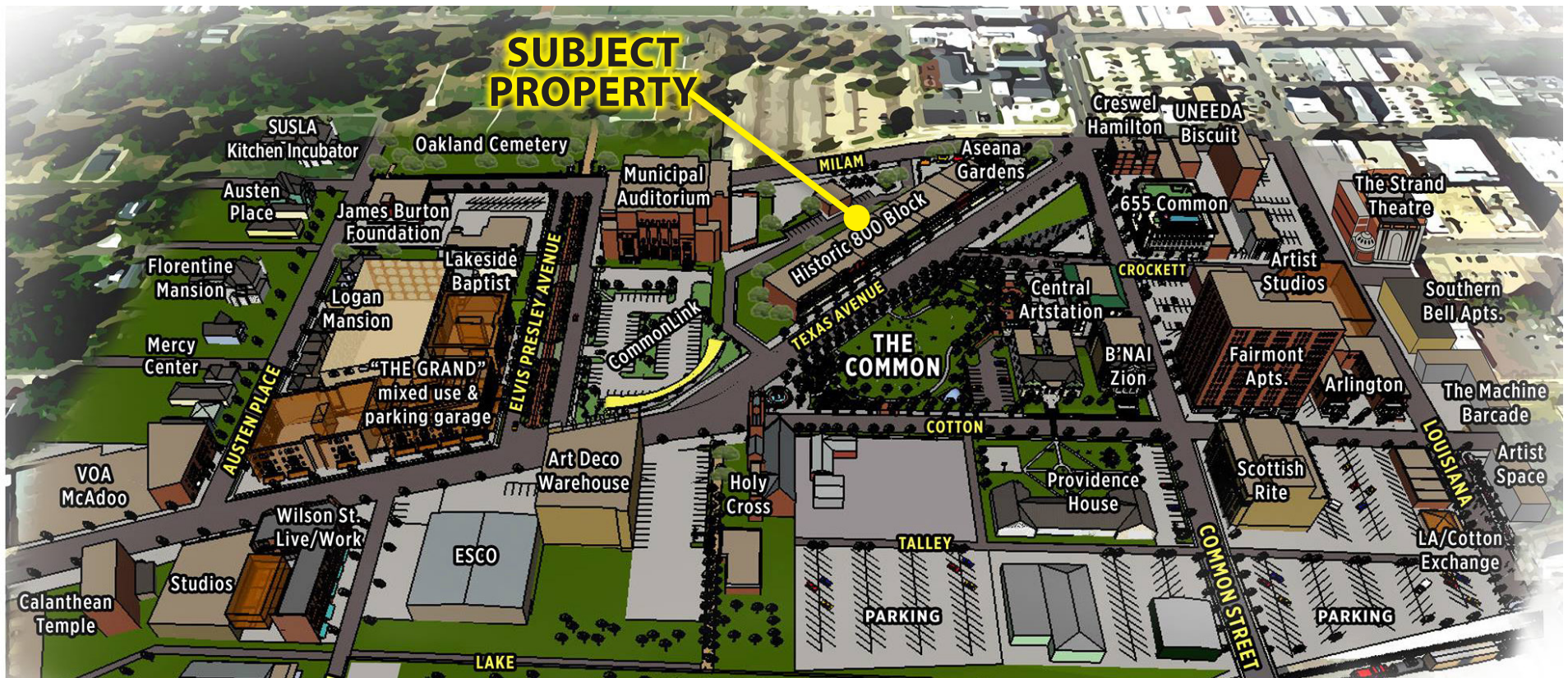
VINTAGEREALTY.COM



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## SHREVEPORT COMMON



SHREVEPORT COMMON is a historic, nine-block area located at the western edge of Shreveport's oldest neighborhood, Ledbetter Heights, and the western edge of downtown Shreveport, LA. After decades of blight, the award-winning revitalization effort has transformed the 9-block area to an UNCOMMON creative cultural community. This public/private community initiative is built on the foundation of a Creative Placemaking process and Vision Plan, with the community's precepts for revitalization: Authenticity, Creativity, Sustainability and For Community with no displacement of the current neighbors. A diverse array of dedicated partners are each doing their part to preserve and save historic buildings, repurpose properties to mixed rate - mixed-use artist live/workplaces, markets and makerspaces, and create unique community spaces with unique public art and programming where everyone is welcome to stumble upon the fun.

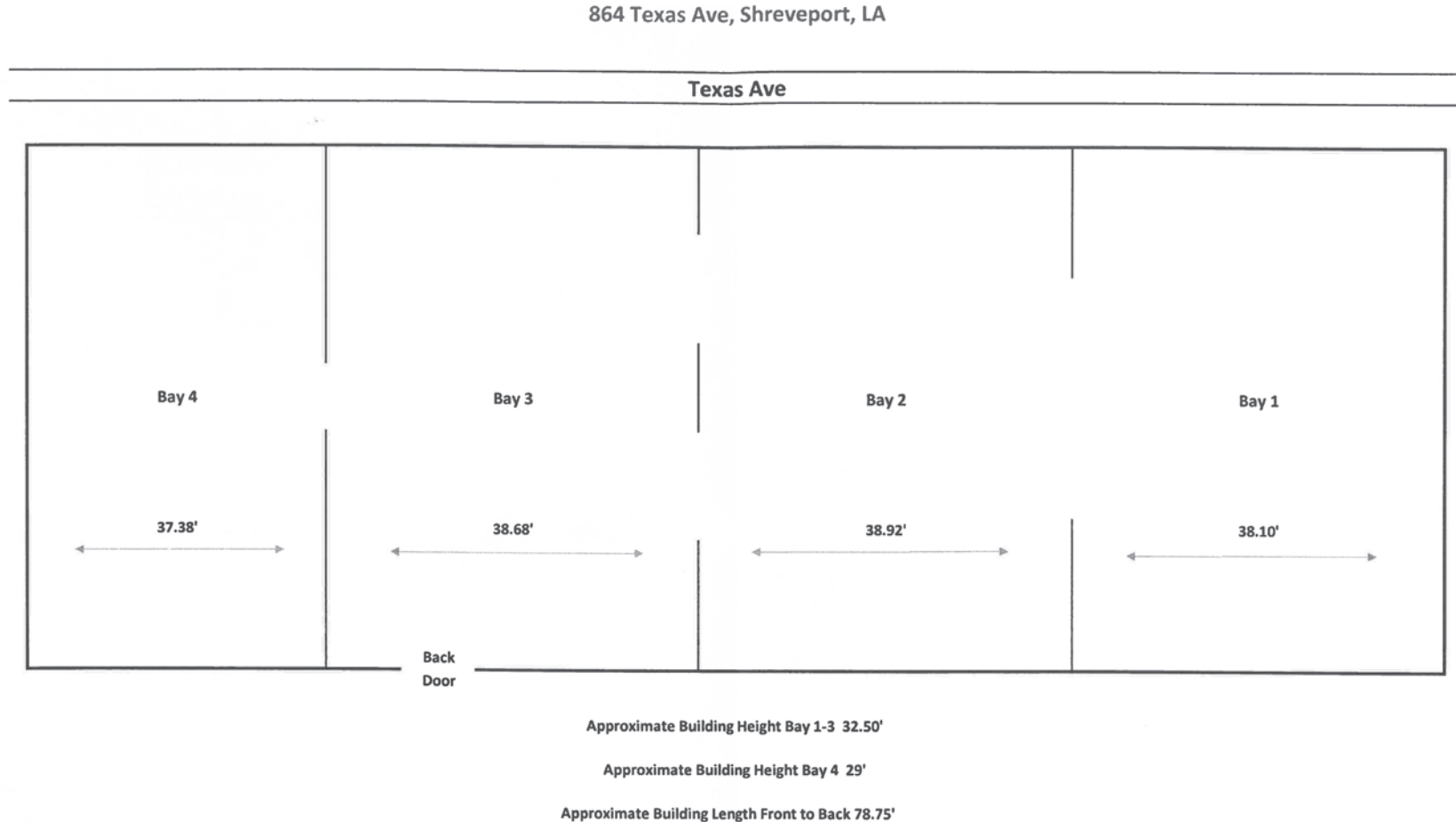


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## SITE PLAN AND ZONING



### ZONING D-1-AC

The D-1-AC Downtown Arts and Culture Sub-District is intended to facilitate sustainable development and use as a creative cultural community. The Sub-District is intended to be a pedestrian-friendly, mid-rise, mixed-use district, including residential, retail, and adaptive reuse of historic buildings, and new construction anchored by arts, culture, and entertainment institutions and facilities, as well as signature open space.



## HISTORY OF 864 TEXAS AVE.



According to an article by Shreveport Historian Eric Brock, when Senator Taliaferro Alexander bought the building at 860-862, it stood alone, so he had Edward F. Neild design the building at 856-858 Texas and another at 864 to surround it, which were built in 1916-1917. All of these buildings have had modern alterations to their ground floors. The original cornice at 864 is gone, but the feature remains at 856-858. Together with 860-862, these buildings were in recent years furniture stores. 860-862 Texas was designed by architect N.S. Allen for the Independent Order of the Odd Fellows, North Lodge. A large Odd Fellows Hall stood at the western end of the block but has since been demolished.

## AREA DEMOGRAPHICS



### Executive Summary

864 Texas Ave, Shreveport, Louisiana, 71101  
Rings: 1, 3, 5 mile radii

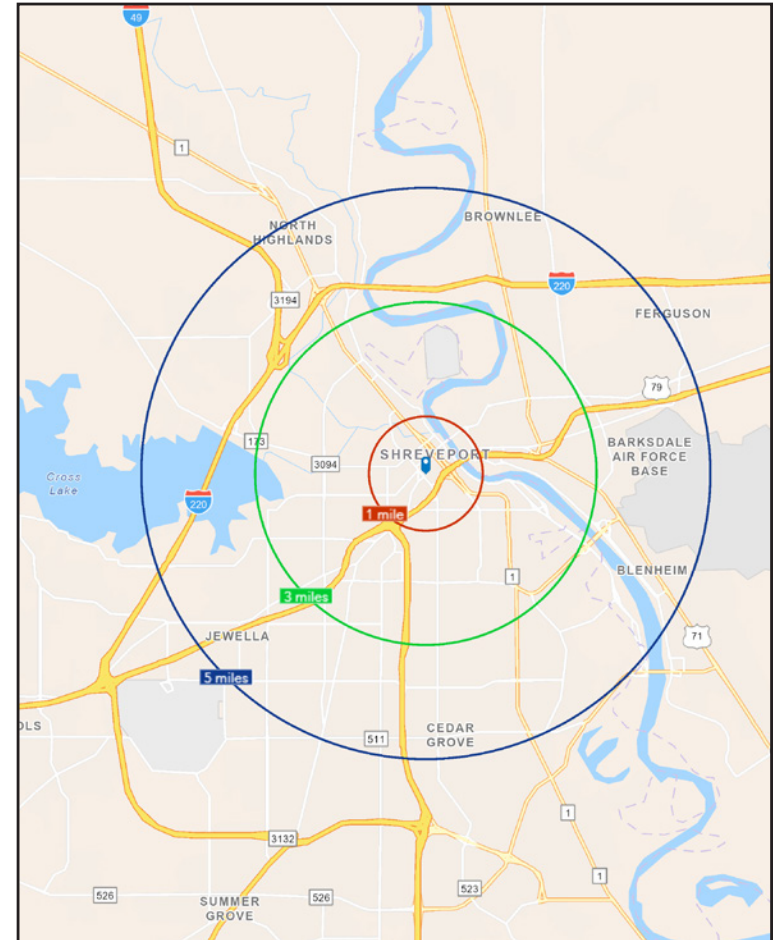
Prepared by Esri  
Latitude: 32.50797  
Longitude: -93.75210

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	3,851	59,681	143,002
2020 Population	3,042	52,523	127,333
2024 Population	2,947	50,463	123,161
2029 Population	2,886	48,874	119,253
2010-2020 Annual Rate	-2.33%	-1.27%	-1.15%
2020-2024 Annual Rate	-0.74%	-0.94%	-0.78%
2024-2029 Annual Rate	-0.42%	-0.64%	-0.64%
2020 Male Population	53.1%	49.0%	47.9%
2020 Female Population	46.9%	51.0%	52.1%
2020 Median Age	44.5	36.3	37.0
2024 Male Population	53.9%	49.9%	48.7%
2024 Female Population	46.1%	50.1%	51.3%
2024 Median Age	45.7	37.1	37.7
<b>Households</b>			
2024 Wealth Index	20	36	50
2010 Households	1,796	24,258	57,932
2020 Households	1,489	22,843	54,330
2024 Households	1,448	22,454	53,468
2029 Households	1,429	22,330	53,126
2010-2020 Annual Rate	-1.86%	-0.60%	-0.64%
2020-2024 Annual Rate	-0.65%	-0.40%	-0.38%
2024-2029 Annual Rate	-0.26%	-0.11%	-0.13%
2024 Average Household Size	1.79	2.14	2.24
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	29.2%	23.7%	24.4%
<b>Median Household Income</b>			
2024 Median Household Income	\$19,454	\$35,625	\$42,325
2029 Median Household Income	\$20,809	\$40,396	\$49,023
2024-2029 Annual Rate	1.36%	2.55%	2.98%
<b>Average Household Income</b>			
2024 Average Household Income	\$36,085	\$55,310	\$66,219
2029 Average Household Income	\$40,686	\$63,376	\$75,642
2024-2029 Annual Rate	2.43%	2.76%	2.70%

**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.

April 02, 2025







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## LOCATION MAP

