

TRI STATE PROPERTIES

COMMERCIAL REAL ESTATE

1100 pecanland road

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Pecanland Road Monroe, LA

Name	Pecanland Road
Location	1100 Pecanland Road Monroe, LA
County	Ouachita Parish
Square Feet	± 1,776 SF
Price	\$325,000
Potential Uses	office, retail



PROPERTY DESCRIPTION

This 1,776 square foot +/- brick façade building, formerly a Chase Bank location, is now available for purchase. Located on Pecanland Road and situated on 0.58 acres, the building includes four drive through stations, a teller window, and a 20-space concrete parking lot with two handicap spaces. Though the building was originally constructed for banking purposes, it has several potential uses including office, professional, or retail in the Ouachita Parish. Included in the interior, is an open space, lobby and restrooms. National retail surrounds the building with the property adjacent to both Pecanland Mall and Pecanland Commons. Property is situated in close proximity to I-20 and Monroe Airport, with an average traffic volume of 77,000 +/- vehicles per day.

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Monroe

OUACHITA PARISH

Ouachita Parish is a parish located in the U.S. state of Louisiana. As of the 2010 census, the population was 153,720. The parish seat is Monroe. The parish was formed in 1807. Ouachita Parish is located at the hub of Northeast Louisiana in Interstate 20, about 100 miles east of Shreveport and 65 miles west of Vicksburg, Mississippi. The parish is divided by the Ouachita River. The two major cities in Ouachita Parish are Monroe and West Monroe. The towns of Richwood and Sterlington complete the incorporated areas of Ouachita Parish.



Monroe is the eighth-largest city in the U.S. state of Louisiana. In the official 2010 census, Monroe had a population of 48,815. After a recheck in 2012, the Census Bureau changed the 2010 population from 48,815 to 49,147.

Monroe is the principal city of the Monroe Metropolitan Statistical Area, which includes the parishes of Ouachita and Union. The two-parish area had a total population of 170,053 in 2000 and an estimated population of 172,275 as of July 1, 2007. The larger Monroe-Bastrop Combined Statistical Area is composed of both the Monroe Metropolitan Statistical Area and the Bastrop Micropolitan Statistical Area. The CSA had a population of 201,074 in 2000. In 2015, CenturyLink opened a 250,000-square foot addition to their headquarters in Monroe, and will add 800 jobs to staff the facility. Other major employers in the Monroe area include, J. P. Morgan CHASE Company, Graphic Packaging, Angus Chemical, St. Francis Medical Center, Con



LARGEST EMPLOYERS:

Ouachita Parish School Board

St. Francis Medical Center

Chase

Century Link

Agra Lam Weston, Brookshire's and Gardner Denver Thomas.

Monroe also serves as the retail hub for the Northeast Louisiana region. The premier retail shopping destination is Pecanland Mall with over 115 shops restaurants and department stores. Other retail shopping areas are found in Midtown Monroe with boutiques, gift shops and specialty stores. Antique Alley in West Monroe offers a shopping experience for antique lovers. The area also fea-

tures art studios and gift shops. Downtown Monroe is a popular destination for art lovers, craft markets, dining and the Monroe River Market.

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LOUISIANA



Louisiana is a state located in the southern region of the United States. Louisiana is the 31st most extensive and the 25th most populous of the 50 United States. Its capital is Baton Rouge and largest city is New Orleans. Louisiana is the only state in the U.S. with political subdivisions termed parishes, which are the local government's equivalent to counties. The largest parish by population is East Baton Rouge Parish, and the largest by land area is Plaquemines. Louisiana is bordered by Arkansas to the north, Mississippi to the east, Texas to the west, and the Gulf of Mexico to the south. The United States Census Bureau estimates that the population of Louisiana was 4,670,724 on July 1, 2015, a 3.03% increase since the 2010 United States Census.



The total gross state product in 2010 for Louisiana was \$213.6 billion, placing it 24th in the nation. Its per capita personal income is \$30,952, ranking 41st in the United States. In 2014, Louisiana was ranked as one of the most small business friendly states, based on a study drawing upon data from over 12,000 small business owners.



The state's principal agricultural products include seafood (it is the biggest producer of crawfish in the world, supplying approximately 90%), cotton, soybeans, cattle, sugarcane, poultry and eggs, dairy products, and rice. Industry generates chemical products, petroleum and coal products, processed foods and transportation equipment, and paper products. Tourism is an important element in the economy, especially in the New Orleans area. The Port of South Louisiana, located on the Mississippi River between New Orleans and Baton Rouge, is the largest volume shipping port in the Western Hemisphere and 4th largest in the world, as well as the largest bulk cargo port in the world.

Louisiana has three personal income tax brackets, ranging from 2% to 6%. The sales tax rate is 4%: a 3.97% Louisiana sales tax and a .03% Louisiana Tourism Promotion District sales tax. Political subdivisions also levy their own sales tax in addition to the state fees. The state also has a use tax, which includes 4% to be distributed by the Department of Revenue to local governments.

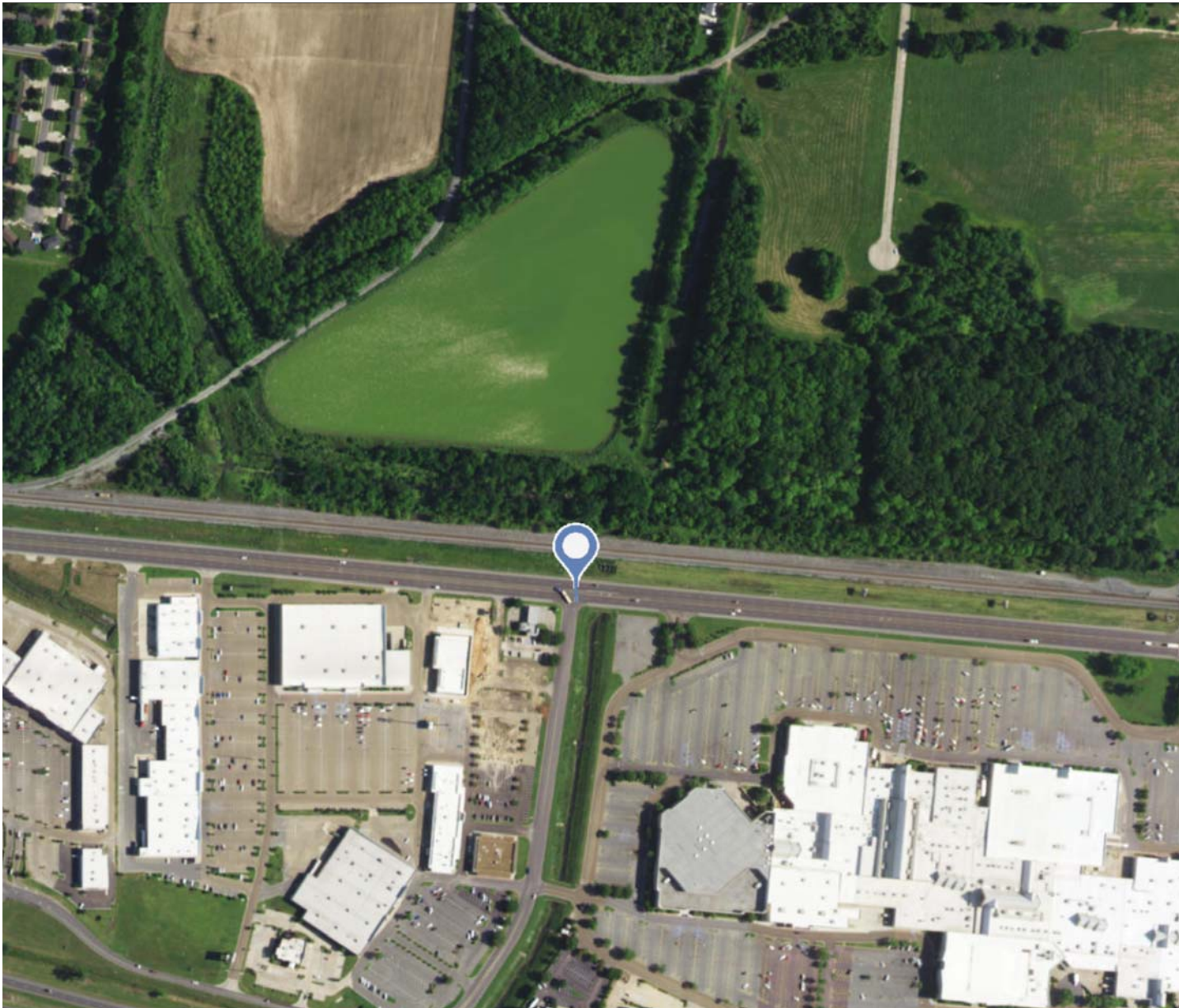
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AERIAL MAP



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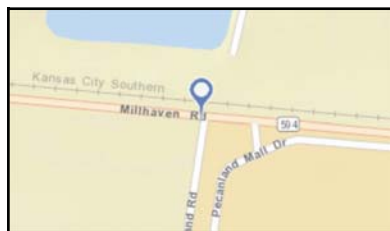
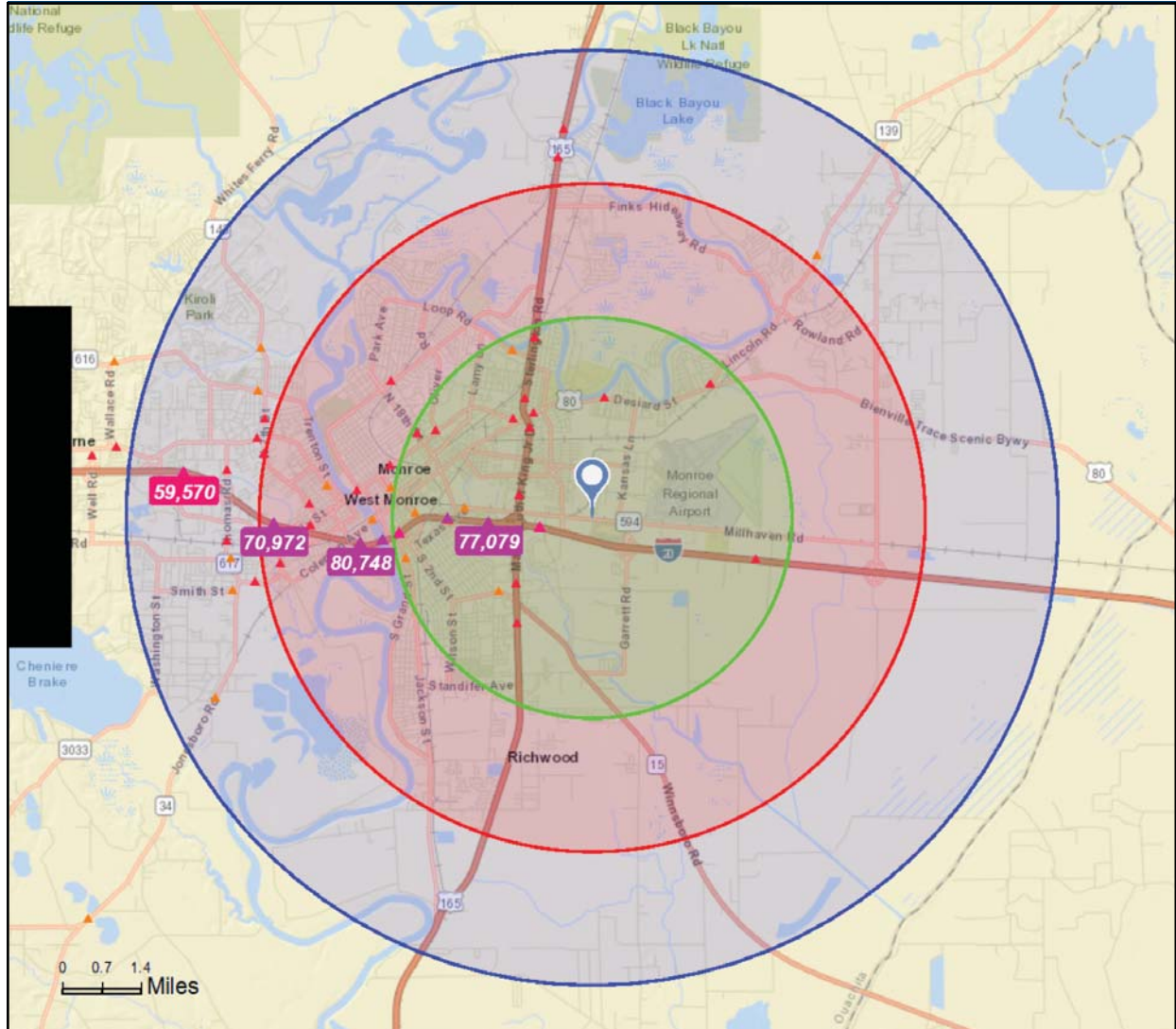
TRAFFIC COUNT



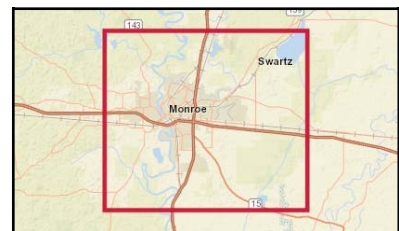
Traffic Count Map

1100 Pecanland Rd, Monroe, Louisiana, 71203
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 32.50047
Longitude: -92.06334



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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EXECUTIVE SUMMARY



Executive Summary

1100 Pecanland Rd, Monroe, Louisiana, 71203
Rings: 3, 5, 7 mile radii

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Latitude: 32.50047
Longitude: -92.06334

	3 miles	5 miles	7 miles
Population			
2000 Population	34,939	78,888	104,302
2010 Population	32,529	76,256	103,528
2016 Population	32,086	76,872	104,645
2021 Population	32,023	77,620	105,889
2000-2010 Annual Rate	-0.71%	-0.34%	-0.07%
2010-2016 Annual Rate	-0.22%	0.13%	0.17%
2016-2021 Annual Rate	-0.04%	0.19%	0.24%
2016 Male Population	46.5%	47.5%	47.5%
2016 Female Population	53.5%	52.5%	52.5%
2016 Median Age	29.6	32.8	33.9

In the identified area, the current year population is 104,645. In 2010, the Census count in the area was 103,528. The rate of change since 2010 was 0.17% annually. The five-year projection for the population in the area is 105,889 representing a change of 0.24% annually from 2016 to 2021. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 29.6, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	14.8%	32.6%	42.7%
2016 Black Alone	82.1%	63.9%	53.4%
2016 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2016 Asian Alone	0.8%	1.1%	1.0%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.6%	0.7%	1.0%
2016 Two or More Races	1.5%	1.5%	1.5%
2016 Hispanic Origin (Any Race)	1.6%	1.8%	2.4%

Persons of Hispanic origin represent 2.4% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.4 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	12,196	29,380	39,531
2010 Households	11,525	28,699	39,944
2016 Total Households	11,570	29,379	41,021
2021 Total Households	11,658	29,918	41,873
2000-2010 Annual Rate	-0.56%	-0.23%	0.10%
2010-2016 Annual Rate	0.06%	0.38%	0.43%
2016-2021 Annual Rate	0.15%	0.36%	0.41%
2016 Average Household Size	2.56	2.44	2.42

The household count in this area has changed from 39,944 in 2010 to 41,021 in the current year, a change of 0.43% annually. The five-year projection of households is 41,873, a change of 0.41% annually from the current year total. Average household size is currently 2.42, compared to 2.46 in the year 2010. The number of families in the current year is 25,226 in the specified area.

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	3 miles	5 miles	7 miles
Median Household Income			
2016 Median Household Income	\$23,536	\$31,497	\$34,181
2021 Median Household Income	\$23,042	\$32,371	\$35,491
2016-2021 Annual Rate	-0.42%	0.55%	0.76%
Average Household Income			
2016 Average Household Income	\$36,390	\$52,900	\$54,358
2021 Average Household Income	\$38,835	\$57,142	\$58,773
2016-2021 Annual Rate	1.31%	1.55%	1.57%
Per Capita Income			
2016 Per Capita Income	\$14,546	\$21,561	\$22,339
2021 Per Capita Income	\$15,567	\$23,356	\$24,254
2016-2021 Annual Rate	1.37%	1.61%	1.66%

Households by Income

Current median household income is \$34,181 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$35,491 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$54,358 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$58,773 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,339 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$24,254 in five years, compared to \$32,025 for all U.S. households

Housing

	3 miles	5 miles	7 miles
2000 Total Housing Units	13,696	32,254	43,280
2000 Owner Occupied Housing Units	5,848	15,360	22,256
2000 Renter Occupied Housing Units	6,348	14,020	17,275
2000 Vacant Housing Units	1,500	2,874	3,749
2010 Total Housing Units	13,236	32,041	44,329
2010 Owner Occupied Housing Units	4,845	13,761	20,798
2010 Renter Occupied Housing Units	6,680	14,938	19,146
2010 Vacant Housing Units	1,711	3,342	4,385
2016 Total Housing Units	13,575	33,155	45,989
2016 Owner Occupied Housing Units	4,266	12,530	19,229
2016 Renter Occupied Housing Units	7,304	16,849	21,792
2016 Vacant Housing Units	2,005	3,776	4,968
2021 Total Housing Units	13,820	33,963	47,145
2021 Owner Occupied Housing Units	4,292	12,711	19,601
2021 Renter Occupied Housing Units	7,366	17,207	22,272
2021 Vacant Housing Units	2,162	4,045	5,272

Currently, 41.8% of the 45,989 housing units in the area are owner occupied; 47.4%, renter occupied; and 10.8% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 44,329 housing units in the area - 46.9% owner occupied, 43.2% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 1.65%. Median home value in the area is \$112,511, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.84% annually to \$142,472.

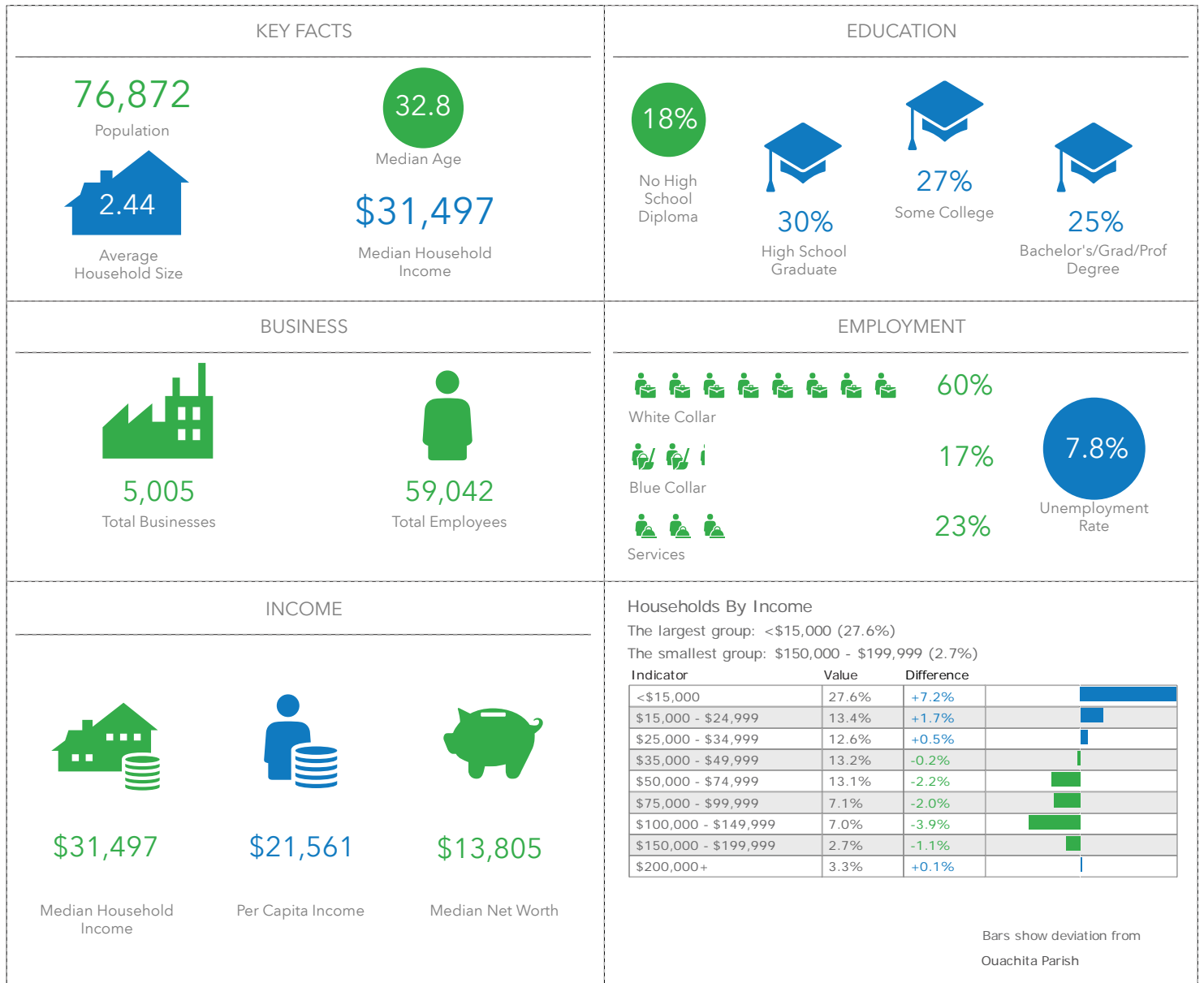
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DEMOGRAPHIC - INFOGRAPHIC



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