

Walker-Alley
& Associates, LLC



2911 w. 70th street

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W. 70th Street Shreveport, LA

Name	W. 70th Street
Location	2911 W. 70th Street Shreveport, LA
County	Caddo Parish
Square Feet	± 3,358 SF & ± 600 SF
Price	\$265,000
Potential Uses	office, retail



PROPERTY DESCRIPTION

Former Chase building is available for purchase. The main building consists of 3,358 +/- sq. ft. and an additional 600 square feet +/- for the drive-thru building. Situated on 1.46 +/- acres, the surrounding concrete parking lot contains 70 regular and 2 handicap spaces. The property sits on the corner of West 70th Street and W. Canal Street with ingress/egress on Canal Street. West 70th Street has a traffic count of 30,000 +/- vehicles per day and is populated with various retail stores; it also leads into Mansfield Road (Louisiana Highway 171). The interior of the main building contains offices, a work area, a vault, restrooms, and an employee breakroom in addition to customer or public space. The second building includes four drive-thru stations and two teller windows along with the space inside for employees.

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SHREVEPORT

CADDO PARISH

Caddo Parish is a parish located in the U.S. state of Louisiana. As of the 2010 census, the population was 254,969, making it the fourth-most populous parish in Louisiana. The parish seat is Shreveport. Shreveport is the third-largest city in the state of Louisiana and the 113th-largest city in the United States. The population of Shreveport was 199,311 in 2010, and the Shreveport-Bossier City Metropolitan Area population exceeds 441,000. The Shreveport-Bossier City Metropolitan Statistical Area ranks 111th in the United States, according to the United States Census Bureau.



Shreve Town Company was formed on May 27, 1836, as a real estate brokerage firm. The owners of this company would be the founding fathers of Shreveport. The City of Shreveport became an incorporated township in 1839. Shreveport is named for Captain Henry Miller Shreve to honor his contribution to the settlement of the region. Shreveport was named the seat of Parish government on October 6, 1840.

During the Civil War, Shreveport would serve as the capitol of Louisiana when Baton Rouge fell to Union forces. The last surrender of Confederate forces occurred here on June 6, 1865. Following the economic depression of the Civil War era, Caddo Parish found renewed prosperity with the oil boom of the early 1900s. Oil derricks dotting the countryside of north Caddo Parish serve as a reminder of the thriving oil well drilling industry that gave rise to communities such as Oil City and the Caddo Lake region of Louisiana. This "black gold" prosperity lasted from around 1904 to 1914.



LARGEST EMPLOYERS:

Barksdale Air Force Base
Caddo Public Schools
State of Louisiana
University Health

Shreveport has largely transitioned to a service economy. In particular, the area has seen a rapid growth in the gaming industry, hosting various riverboat gambling casinos, and, before Hurricane Katrina in 2005, was second only to New Orleans in Louisiana tourism. Nearby Bossier City is home to one of the three horse racetracks in the state, Harrah's Louisiana Downs. Shreveport is a major medical center of the region and state. The Louisiana State University Health Sciences Center Shreveport operates at expanded facilities once used by the former Confederate Memorial

Medical Center. Major hospitals include Christus Schumpert, Willis Knighton, and the Shriners.

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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 US\$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.

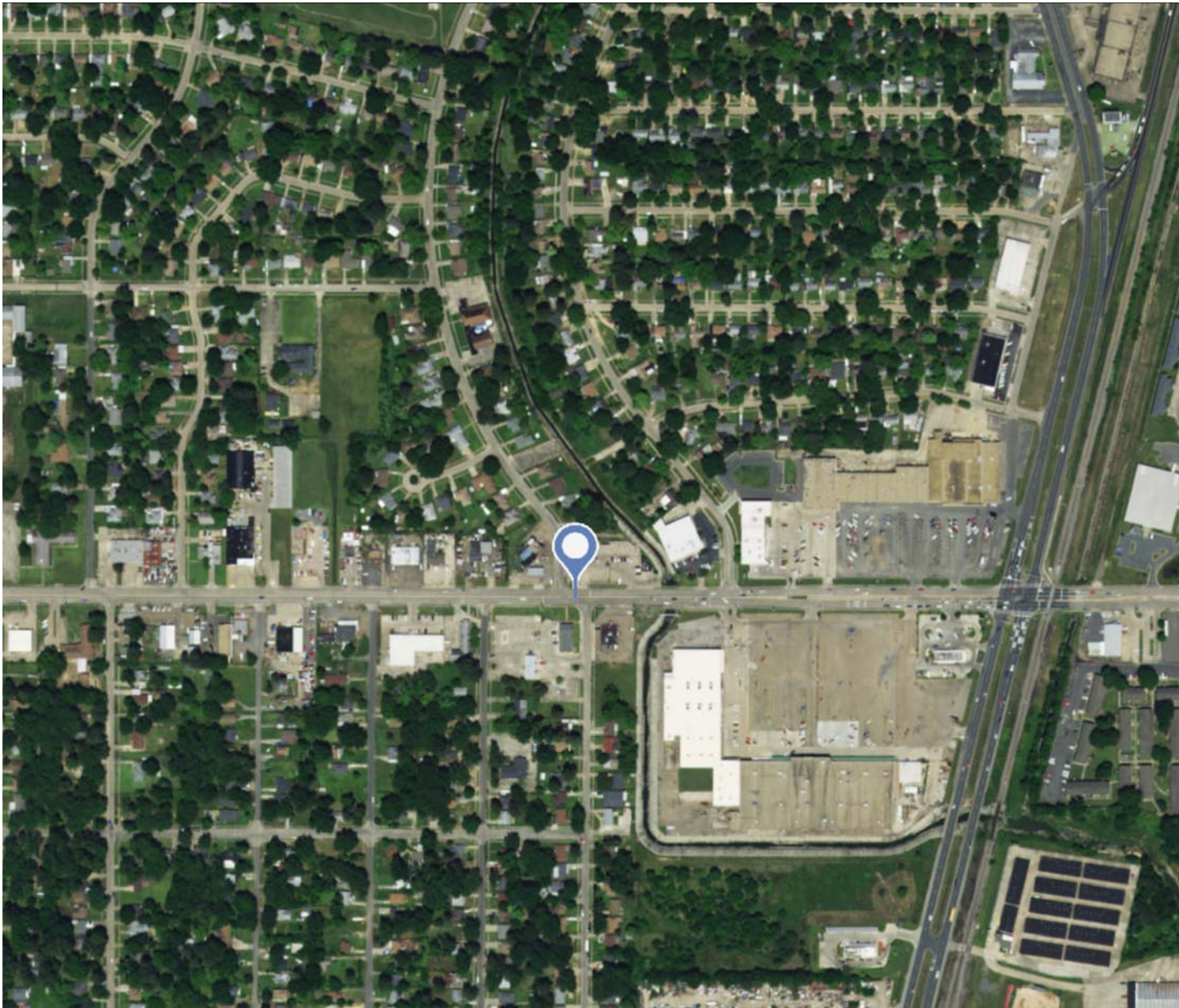
Louisiana has three personal income tax brackets, ranging from 2% to 6%. The sales tax rate is 4%: a 3.97% Louisiana sales tax and a .03% Louisiana Tourism Promotion District sales tax. Political subdivisions also levy their own sales tax in addition to the state fees. The state also has a use tax, which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

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AERIAL MAP



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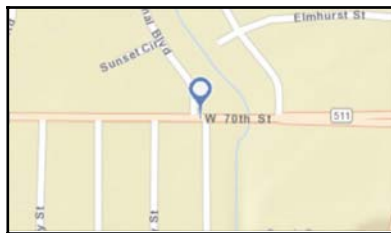
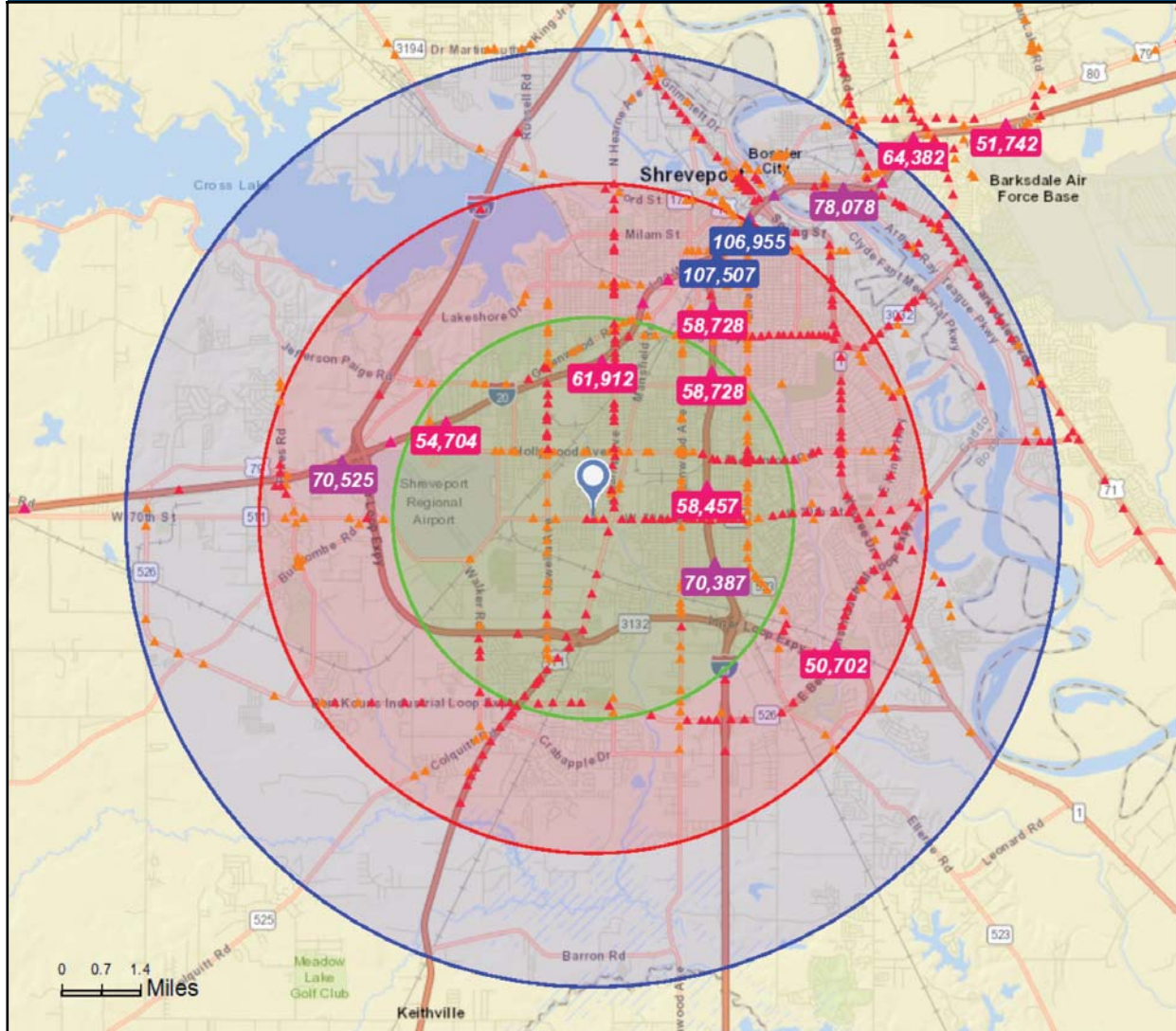
TRAFFIC COUNT



Traffic Count Map

2911 W 70th St, Shreveport, Louisiana, 71108
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 32.44195
Longitude: -93.78553



- 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



EXECUTIVE SUMMARY



Executive Summary

2911 W 70th St, Shreveport, Louisiana, 71108
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 32.44195
Longitude: -93.78553

	3 miles	5 miles	7 miles
Population			
2000 Population	68,940	153,852	210,381
2010 Population	63,740	149,094	208,904
2016 Population	62,738	148,598	210,030
2021 Population	62,008	147,724	210,263
2000-2010 Annual Rate	-0.78%	-0.31%	-0.07%
2010-2016 Annual Rate	-0.25%	-0.05%	0.09%
2016-2021 Annual Rate	-0.23%	-0.12%	0.02%
2016 Male Population	45.6%	46.7%	47.4%
2016 Female Population	54.4%	53.3%	52.6%
2016 Median Age	34.1	36.2	36.2

In the identified area, the current year population is 210,030. In 2010, the Census count in the area was 208,904. The rate of change since 2010 was 0.09% annually. The five-year projection for the population in the area is 210,263 representing a change of 0.02% annually from 2016 to 2021. Currently, the population is 47.4% male and 52.6% female.

Median Age

The median age in this area is 34.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	19.1%	37.8%	42.0%
2016 Black Alone	77.9%	57.6%	52.3%
2016 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2016 Asian Alone	0.6%	1.3%	1.6%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Other Race	0.7%	1.1%	1.6%
2016 Two or More Races	1.3%	1.8%	2.0%
2016 Hispanic Origin (Any Race)	1.7%	2.9%	3.9%

Persons of Hispanic origin represent 3.9% 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 58.4 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	24,897	60,361	83,386
2010 Households	23,704	60,483	85,482
2016 Total Households	23,425	60,527	86,173
2021 Total Households	23,204	60,293	86,449
2000-2010 Annual Rate	-0.49%	0.02%	0.25%
2010-2016 Annual Rate	-0.19%	0.01%	0.13%
2016-2021 Annual Rate	-0.19%	-0.08%	0.06%
2016 Average Household Size	2.64	2.41	2.37

The household count in this area has changed from 85,482 in 2010 to 86,173 in the current year, a change of 0.13% annually. The five-year projection of households is 86,449, a change of 0.06% annually from the current year total. Average household size is currently 2.37, compared to 2.38 in the year 2010. The number of families in the current year is 51,186 in the specified area.

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EXECUTIVE SUMMARY



Executive Summary

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	3 miles	5 miles	7 miles
Median Household Income			
2016 Median Household Income	\$29,144	\$36,979	\$37,875
2021 Median Household Income	\$29,118	\$38,769	\$40,060
2016-2021 Annual Rate	-0.02%	0.95%	1.13%
Average Household Income			
2016 Average Household Income	\$46,903	\$56,077	\$58,105
2021 Average Household Income	\$49,831	\$60,314	\$62,588
2016-2021 Annual Rate	1.22%	1.47%	1.50%
Per Capita Income			
2016 Per Capita Income	\$18,126	\$23,469	\$24,464
2021 Per Capita Income	\$19,277	\$25,255	\$26,353
2016-2021 Annual Rate	1.24%	1.48%	1.50%

Households by Income

Current median household income is \$37,875 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$40,060 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$58,105 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$62,588 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$24,464 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$26,353 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	27,613	66,510	92,275
2000 Owner Occupied Housing Units	15,030	35,637	49,027
2000 Renter Occupied Housing Units	9,868	24,724	34,358
2000 Vacant Housing Units	2,715	6,149	8,890
2010 Total Housing Units	26,514	66,581	93,738
2010 Owner Occupied Housing Units	12,912	33,706	47,373
2010 Renter Occupied Housing Units	10,792	26,777	38,109
2010 Vacant Housing Units	2,810	6,098	8,256
2016 Total Housing Units	26,850	67,963	96,190
2016 Owner Occupied Housing Units	11,342	30,365	43,035
2016 Renter Occupied Housing Units	12,082	30,162	43,138
2016 Vacant Housing Units	3,425	7,436	10,017
2021 Total Housing Units	26,966	68,467	97,394
2021 Owner Occupied Housing Units	11,192	30,156	43,005
2021 Renter Occupied Housing Units	12,012	30,137	43,444
2021 Vacant Housing Units	3,762	8,174	10,945

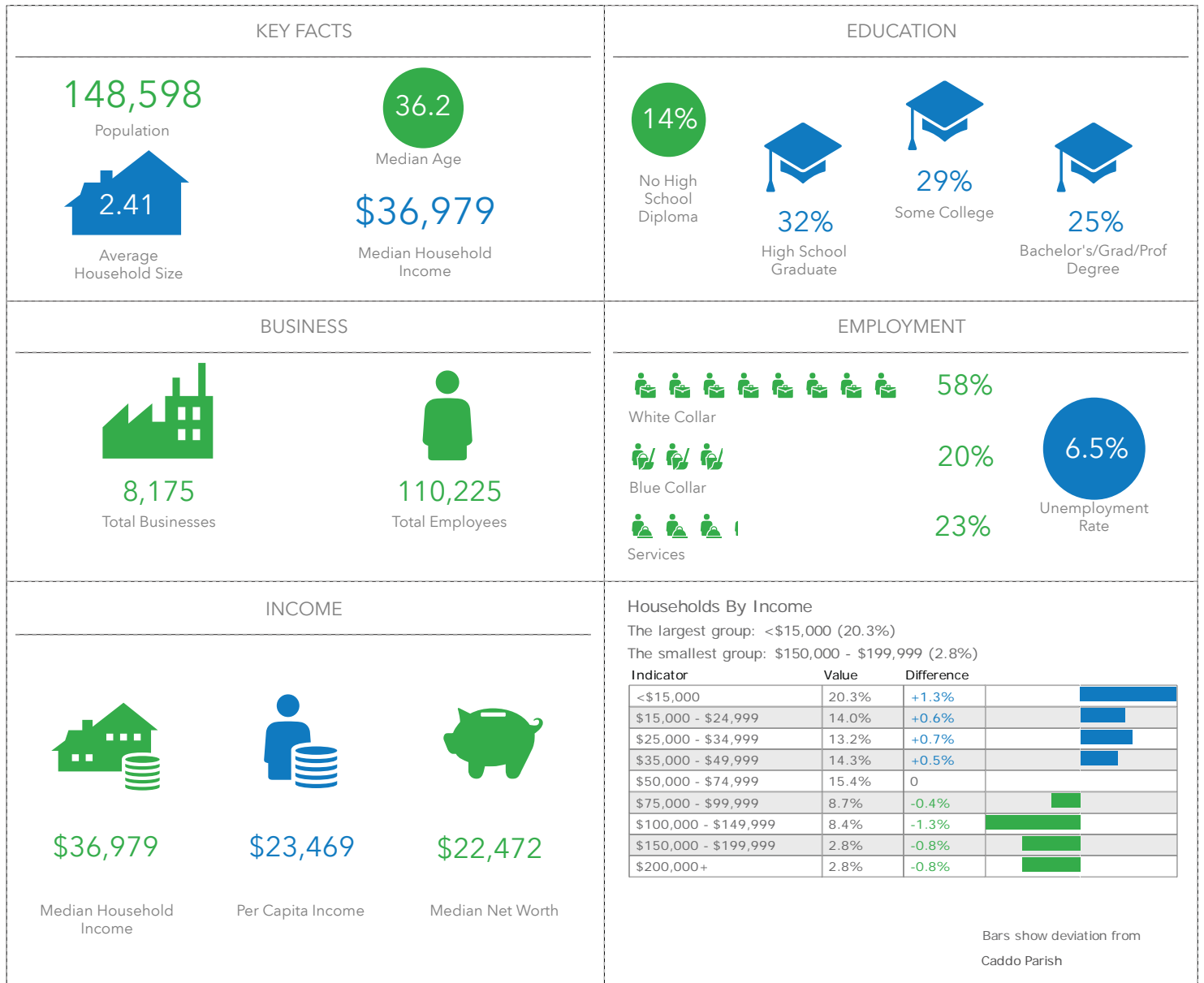
Currently, 44.7% of the 96,190 housing units in the area are owner occupied; 44.8%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 93,738 housing units in the area - 50.5% owner occupied, 40.7% renter occupied, and 8.8% vacant. The annual rate of change in housing units since 2010 is 1.15%. Median home value in the area is \$131,844, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.97% annually to \$168,036.

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DEMOGRAPHIC - INFOGRAPHIC



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