



E 70<sup>th</sup> Street & Fern Ave. | Shreveport, LA



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 | **Read King**  
Commercial Real Estate



# OVERVIEW & DEMOGRAPHICS

- Shreveport-Bossier City residents enjoy a cost of living that's only 89.1 percent of the national average
- Property values in North Louisiana have remained stable or continued to grow:  
**Median Listing Price:** \$150,000
- Workforce Statistics (June 2017):  
**Civilian Labor Force:** 185,321  
**Unemployment Rate:** 5.3%



4 Year Institutions in Shreveport	
INSTITUTIONS	ENROLLMENT
Centenary College Of Louisiana	540
LSU Health-Shreveport	1,432
Louisiana State University-Shreveport	5,797

source: [www.nlep.org/Regional-Data.aspx](http://www.nlep.org/Regional-Data.aspx)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	7,014	72,946	168,665
 EST. HOUSEHOLDS	2,925	30,300	66,673
 EST. AVERAGE HOUSEHOLD INCOME	\$86,426	\$72,405	\$60,149
 TOTAL EMPLOYEES	10,153	46,460	117,917

# MARKET AERIAL

Shreveport

- FERN MARKETPLACE
- WHOLE FOODS MARKET
- at home  
The Home & Holiday Superstore
- T Mobile
- OrangeTheory FITNESS
- hopdoddy.  
BURGER BAR
- FIRST WATCH  
THE DAYTIME CAFE
- Hollywood Feed
- ZUZUL  
ORIGINAL SOUNDS
- SMALLCAKES  
RESTAURANT
- TORCHYS
- THE JOINT.  
...the chiropractic place
- lululemon

Kroger  
OLD NAVY  
BARNES & NOBLE  
BOOKSELLERS  
Office DEPOT

ANN TAYLOR  
LOFT  
TALBOTS  
JOS. A. BANK  
WHITE | BLACK  
J.Jill

Captain Shreve  
High School  
1,320 Students

belk  
Office DEPOT  
Marshalls  
HOBBY LOBBY  
ROSS  
DRESS FOR LESS

70th (37,983 CPD)

Yours Dr  
(37,162 CPD)

Bert Kouns Industrial Loop

Fair Ave

Target  
SUPER TARGET  
TJ-MAXX  
BEST BUY  
RACK ROOM SHOES

Sams

WORLD MARKET  
Lowe's  
Cora's  
HomePlus  
PET SMART

JCPenney  
KOHL'S  
DSW  
DESIGNER SHOE WAREHOUSE\*  
drw.com  
ULTA  
BEAUTY  
DICK'S  
SPORTING GOODS

Michaels  
Guitar Center  
CAFO  
DOLLAR TREE

Kings Hwy

WV  
PIERRE MONY HEALTH CENTER

Walmart

CHRISTUS Health  
Christus Schumpert Highland Hospital

CINEMARK  
CENTURY THEATRES. ClassicArts Theatres

LSU SHREVEPORT  
5,797 Students, 313 Employees

# SITE PLAN



SUITE	TENANT	SIZE
1	First Watch	3,000 SF
2	Hopdoddy	4,021 SF
3	The Joint	1,174 SF
4	Smallcakes	900 SF
5	Expo Nails	1,810 SF
6	T-Mobile	2,500 SF
7	LBD By Design	1,756 SF
8	Orangetheory Fitness	2,500 SF
9	Zuzul	1,671 SF
10	Torchy's Tacos	4,000 SF
11	Lululemon	9,600 SF
12	Hollywood Feed	3,000 SF
13	Whole Foods	36,235 SF
14	Proposed Retail	9,600 SF
15	Proposed Retail	4,000 SF

FERN AVE

511

E 70TH ST

FERN LOOP



# FERN MARKETPLACE





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Read King Inc.	504639	713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Charles Scoville	303620	713.782.9000
Designated Broker of Firm	License No.	Phone
Charles Scoville	303620	713.782.9000
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

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**For In-Line Leasing Opportunities**

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