



E 70th 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

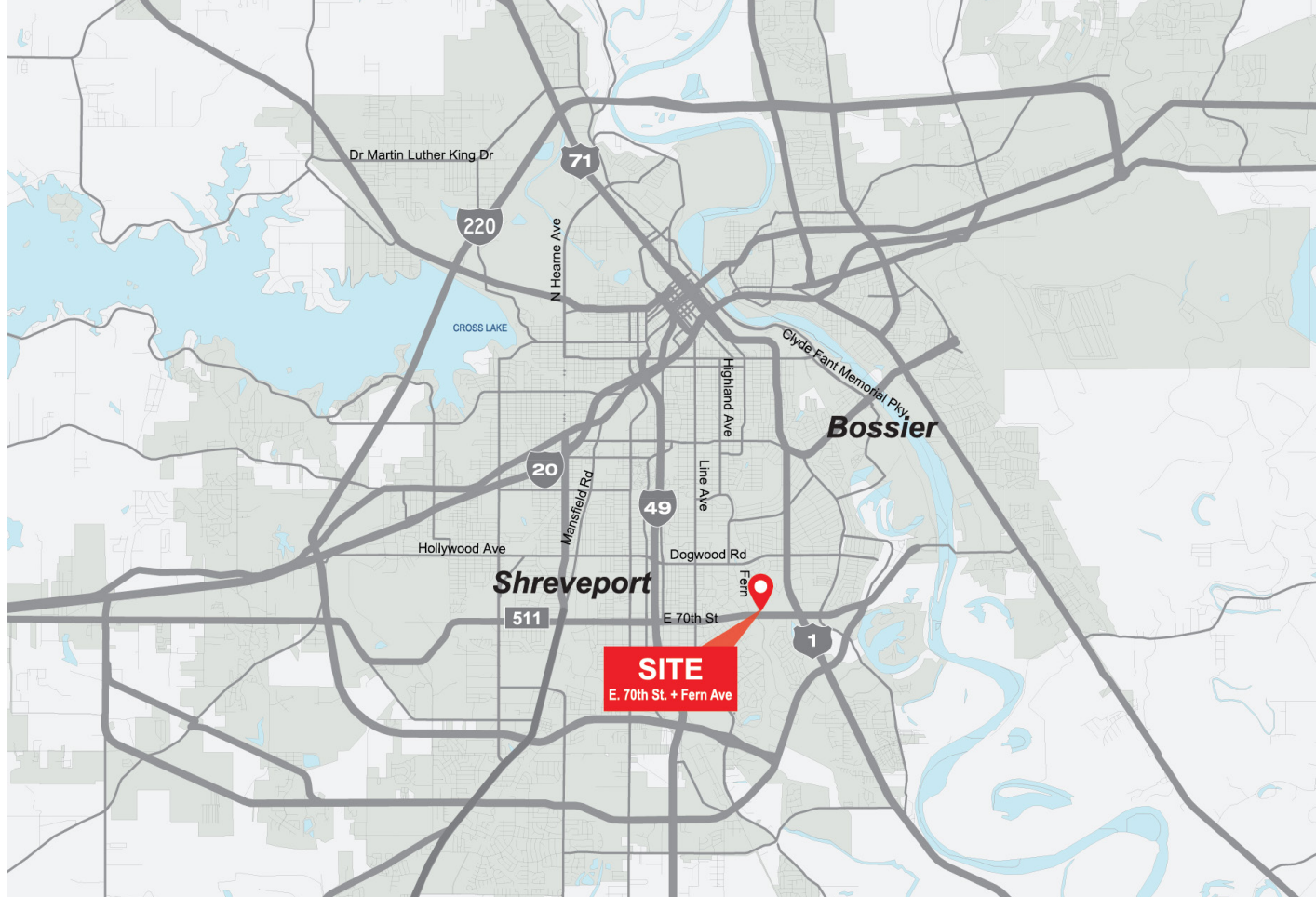
- Property values in North Louisiana have remained stable or continued to grow:

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

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
CHILD FURNITURE
- SMALLCAKES
Bakery
- TORCHYS
- THE JOINT.
...the chiropractic place
- lululemon

Fern Ave

70th (37,983 CPD)

Youree Dr (37,162 CPD)

Kroger
OLD NAVY
BARNES & NOBLE
BOOKSELLERS
Office DEPOT

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

WORLD MARKET
Lowe's
Conn's
HomePlus
PET SMART

Target
SUPER TARGET
TJ-MAXX
BEST BUY
RACK ROOM SHOES

Sams Club

JCPenney
KOHLS
expect great things
DSW
DESIGNER SHOE WAREHOUSE
drw.com
ULTA
BEAUTY
DICK'S
SPORTING GOODS

Michaels
Guitar Center
CAFO
DOLLAR TREE

WLA
PIERRE MONTE HEALTH CENTER

Walmart

CHRISTUS Health
Christus Schumpert Highland Hospital

CINEMARK
CENTURY THEATRES
CineArts Theatres

LSU SHREVEPORT
5,797 Students, 313 Employees

Bert Kouns Industrial Loop

Kings Hwy

SITE PLAN

FERN
MARKETPLACE

Proposed Retail/
Medical Space
Now Leasing

at home.
The Home & Holiday Superstore
Not A Part

MARRIOTT

The Pearl

WHOLE
FOODS
MARKET

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

FERN LOOP

511

E 70TH ST



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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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For In-Line Leasing Opportunities

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