



E 70th Street & Fern Ave. | Shreveport, LA



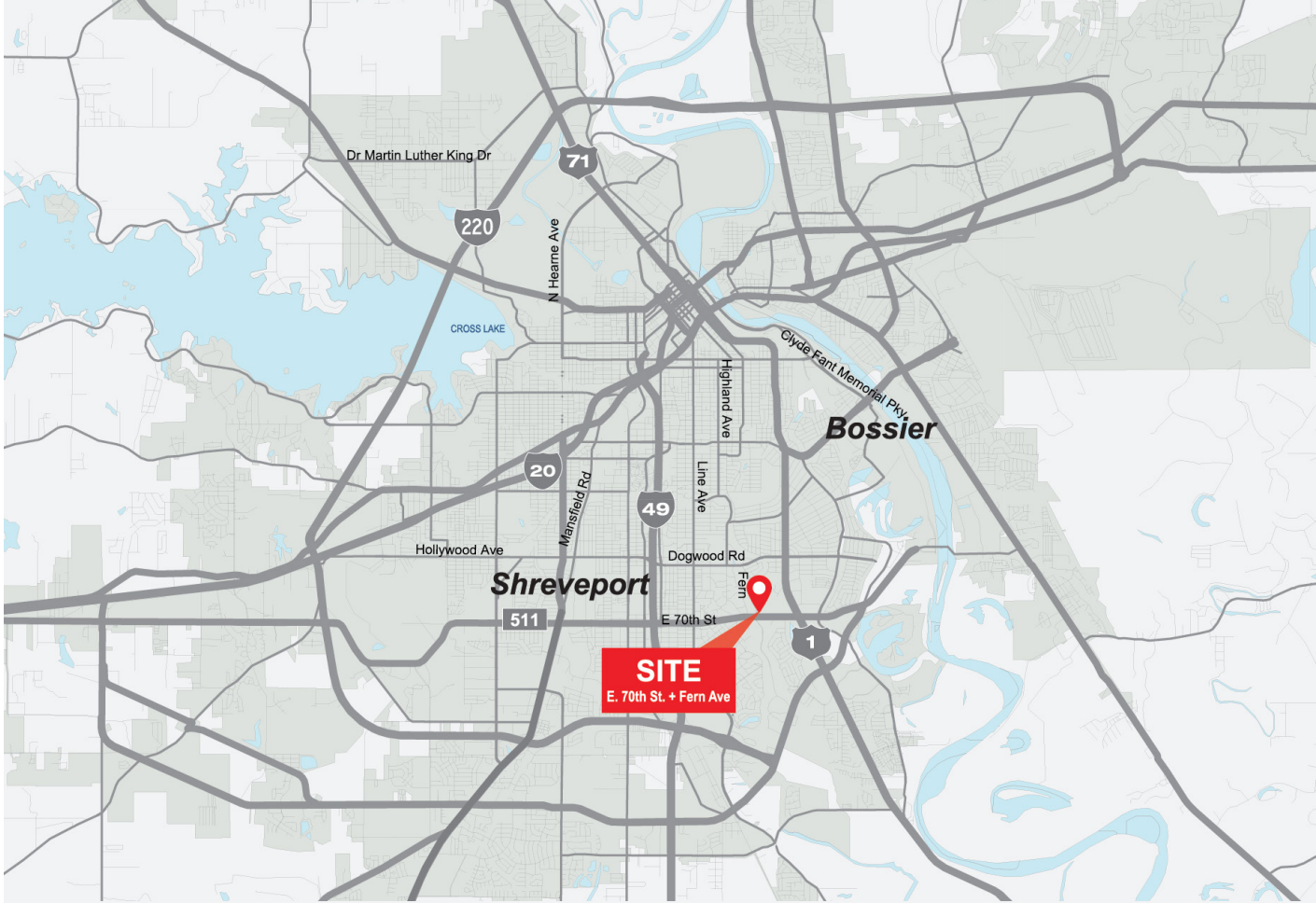
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OVERVIEW & DEMOGRAPHICS

- Shreveport-Bossier City residents enjoy a cost of living that’s only 91 percent of the national average
- Property values in North Louisiana have remained stable or continued to grow:
Median Listing Price: \$163,000
- Workforce Statistics (April 2024):
Civilian Labor Force: 183,600
Unemployment Rate: 3.6%



4 Year Institutions in Shreveport	
INSTITUTIONS	ENROLLMENT
Centenary College Of Louisiana	588
LSU Health-Shreveport	1,676
Louisiana State University-Shreveport	9,377

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	5,812	62,426	258,315
 EST. HOUSEHOLDS	2,716	28,593	61,376
 EST. AVERAGE HOUSEHOLD INCOME	\$118,363	\$90,079	\$80,013
 TOTAL EMPLOYEES	5,171	33,323	83,700

source: www.nlep.org/Regional-Data.aspx

MARKET AERIAL

Shreveport

- FERN MARKETPLACE
- WHOLE FOODS MARKET
- at home
The Home & Holiday Superstore
- Orangetheory FITNESS
- hopdoddy
BURGER BAR
- FIRST WATCH
THE DAYTIME CAFE
- Hollywood Feed
- ZUZUL
MULTI-CENTRE
- TORCHYS
- THE JOINT
the chiropractic place
- lululemon



Kroger
ASHLEY
OLD NAVY
BARNES & NOBLE

LOFT
MERLE NORMAN
KENDRA SCOTT
WHITE | BLACK
J.Jill

Captain Shreve
High School
1,851 Students

bek
Office DEPOT
Marshalls
HOBBY LOBBY
ROSS
DRESS FOR LESS

70th (37,983 CPD)

Youre Dr
(57,162 CPD)

SUPER TARGET
T.J. MAXX
BEST BUY
RACK ROOM SHOES

WORLD MARKET
LOWE'S
Conn's
HomePlus
PETSMART

JCPenney
KOHL'S
DSW
ULTA
BEAUTY
DICK'S
SPORTING GOODS

sam's club

Michael's
Guitar Center
CATO
DOLLAR TREE

WV
PIERRE MOIT HEALTH CENTER

Walmart

CHRISTUS
Health
Christus Schumpert Highland Hospital

CINEMARK
CENTURY THEATRES
CinArcs
Realtime

LSU SHREVEPORT
9,377 Students, 542 Employees

SITE PLAN



SUITE	TENANT	SIZE
1	First Watch	3,000 SF
2	Hopdoddy	4,021 SF
3	The Joint	1,174 SF
4	Vacant	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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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