



CAMP FORBING TOWN CENTER

Great Restaurant Space Available with Patio

NWC of Flounoy Lucas Road and Ellerbe Road | Shreveport, LA



Bob Conwell | Ashley Strickland | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



YMCA IN DESIGN AND PLANNING PHASE FOR A 44,000 SF FAMILY FITNESS FACILITY ADJACENT TO KROGER

SHREVEPORT IS THE 3RD LARGEST CITY IN LOUISIANA

TRAFFIC COUNT

13,156 VPD on Ellerbe Road
 9,358 VPD on Flornoy Lucas Road
 A 66% INCREASE SINCE KROGER OPENING

\$121K AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE TRADE AREA

* Highest income in Shreveport market



93,493 POPULATION WITHIN 5 MILE TRADE AREA



CAMP FORBING TOWN CENTER

2018 SHREVEPORT GREEN MISSION AWARD WINNER

for enhanced property and outstanding maintenance

ANCHORED BY THE LARGEST KROGER MARKETPLACE IN SHREVEPORT

123,000 SF KROGER MARKETPLACE averages 25,000+ WEEKLY VISITS

LIGHTED PEDESTRIAN WALKWAY and OUTDOOR SEATING AREA

PHASE I & PHASE II now leasing

5 PAD SITES and MULTI-TENANT RETAIL SPACE from 1,050 SF and up available for lease

SIGNALIZED ACCESS at the main entrance

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WHAT'S AROUND





1,050 SF Space Available
SportClips HAIRCUTS Sprint
Wonderful Nails & Spa

PROPOSED nékter
SILVER STAR GRILLE Pita Pit
RUNWILD live free

1,402 SF Available

PROPOSED Great Clips

FULTZ

3,182 SF Available with a 1,918 SF Patio

White-Knighton QUICK-CARE URGENT CARE CENTER

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
KROGER TRACT	540,321	12.40	123,531	605	4.90	22.86
FUEL TRACT	58,012	1.33				
TRACT 2'	154,403	3.54	28,881	190	6.58	18.70
TRACT 3'	66,501	1.53	7,382	42	5.69	11.10
TRACT 4'	73,922	1.70	14,700	90	6.12	19.89
TRACT 5'	33,630	0.77	2,500	26	10.40	7.43
TRACT 6'	33,269	0.76	4,500	43	9.56	13.53
TRACT 7'	54,456	1.25	3,800	73	19.21	6.98
TRACT 8'	62,992	1.45	7,604	66	8.68	12.07
TRACT 9'	49,875	1.14	5,000	59	11.80	10.03
SUBTOTAL	1,127,380	25.88	197,898	1,194	6.03	17.55
60' R.O.W.	94,930	2.18				
DETENTION 1'	88,640	2.03				
DETENTION 2'	71,191	1.63				
SUBTOTAL	1,382,141	31.73				
TRACT 'A'	240,535	5.52	44,000	314	7.14	18.29
TRACT 'B'	442,901	10.17				
SUBTOTAL	683,436	15.69				
TOTAL	2,065,577	47.42				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP132 DATE: 05.24.18

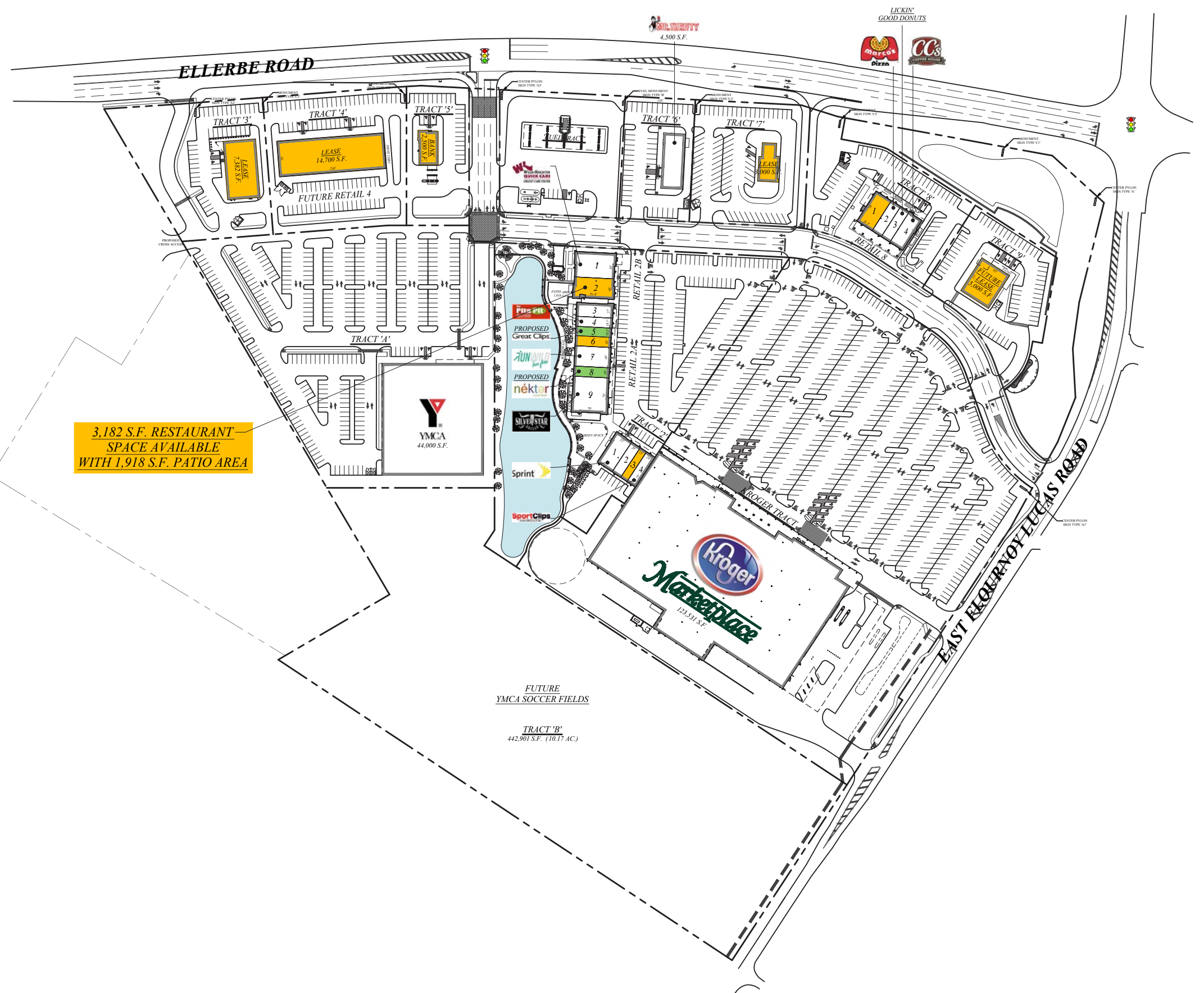
* IF BUILDING AREA ON KROGER TRACT EXPANDS TO 143,531 S.F., PARKING RATIO WILL BE 4.20

RETAIL BUILDING 2A		
NO.	NAME	LEASE AREA
1	URGENT CARE	3,997 S.F.
2	AVAILABLE	3,182 S.F.
3	FULTZ PHYSICAL THERAPY	1,982 S.F.
4	PITA FIT	1,409 S.F.
5	PROPOSED GREAT CLIPS	1,278 S.F.
6	AVAILABLE	1,402 S.F.
7	RUN WILD	2,840 S.F.
8	PROPOSED NEXTER JUICE BAR	1,402 S.F.
9	SILVER STAR GRILLE	5,014 S.F.
	RISER ROOM	75 S.F.
TOTAL		22,581 S.F.

RETAIL BUILDING 8		
NO.	NAME	LEASE AREA
1	AVAILABLE	2,485 S.F.
2	MARCOS PIZZA	1,517 S.F.
3	LICKIN' GOOD DONUTS	1,412 S.F.
4	CC'S COFFEE HOUSE	2,130 S.F.
	RISER ROOM	60 S.F.
TOTAL		7,604 S.F.

RETAIL BUILDING 2B		
NO.	NAME	LEASE AREA
1	SPRINT	2,492 S.F.
2	WONDERFUL NAILS & SPA	1,400 S.F.
3	AVAILABLE	1,050 S.F.
4	SPORTCLIPS	1,400 S.F.
TOTAL		6,342 S.F.

- AVAILABLE
- AT LOI
- LEASED OR NEGOTIATING LEASE



WHERE YOU COULD BE

WHO'S NEARBY

DEMOGRAPHICS



2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	1,419	16,127	38,664
Current Population	3,655	37,119	93,493
2010 Census Average Persons per Household	2.58	2.30	2.42
2010 Census Population	2,970	31,269	84,406
Population Growth 2010 to 2018	27.44%	21.69%	12.85%
CENSUS HOUSEHOLDS			
1 Person Household	23.54%	32.74%	30.05%
2 Person Households	35.89%	34.28%	33.45%
3+ Person Households	40.57%	32.98%	36.49%
Owner-Occupied Housing Units	82.57%	64.15%	65.39%
Renter-Occupied Housing Units	17.43%	35.85%	34.61%
RACE AND ETHNICITY			
2018 Estimated White	83.70%	66.62%	57.72%
2018 Estimated Black or African American	9.79%	25.63%	36.28%
2018 Estimated Asian or Pacific Islander	3.14%	3.82%	2.67%
2018 Estimated Other Races	2.93%	3.52%	2.91%
2018 Estimated Hispanic	3.87%	4.06%	3.17%
INCOME			
2018 Estimated Average Household Income	\$121,101	\$101,314	\$86,663
2018 Estimated Median Household Income	\$88,898	\$64,245	\$61,029
2018 Estimated Per Capita Income	\$48,446	\$45,456	\$37,466
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	21.50%	25.75%	29.05%
2018 Estimated Bachelors Degree	26.65%	22.88%	20.20%
2018 Estimated Graduate Degree	22.52%	16.55%	13.16%
AGE			
2018 Median Age	42.9	39.6	38.2



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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.

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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