



**HISTORICAL  
417 Texas St  
\$595,000**

**Roland Ricou**

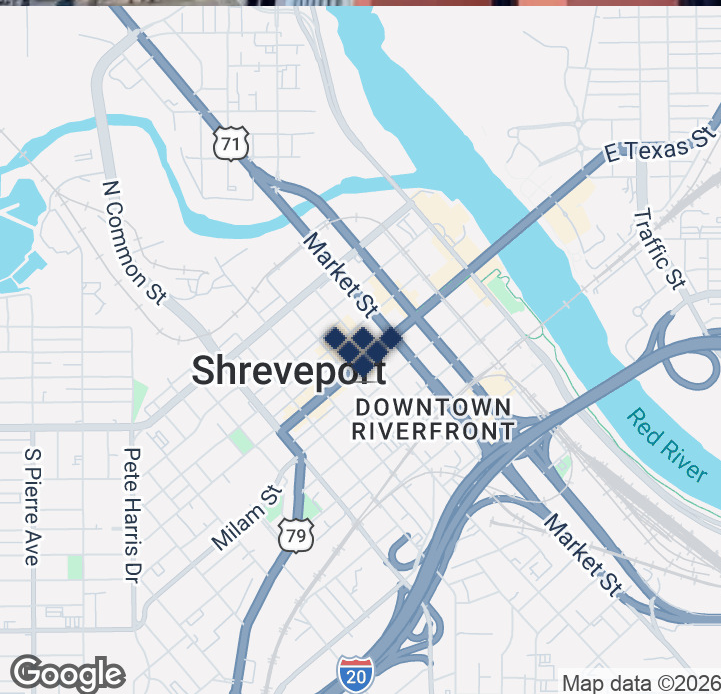
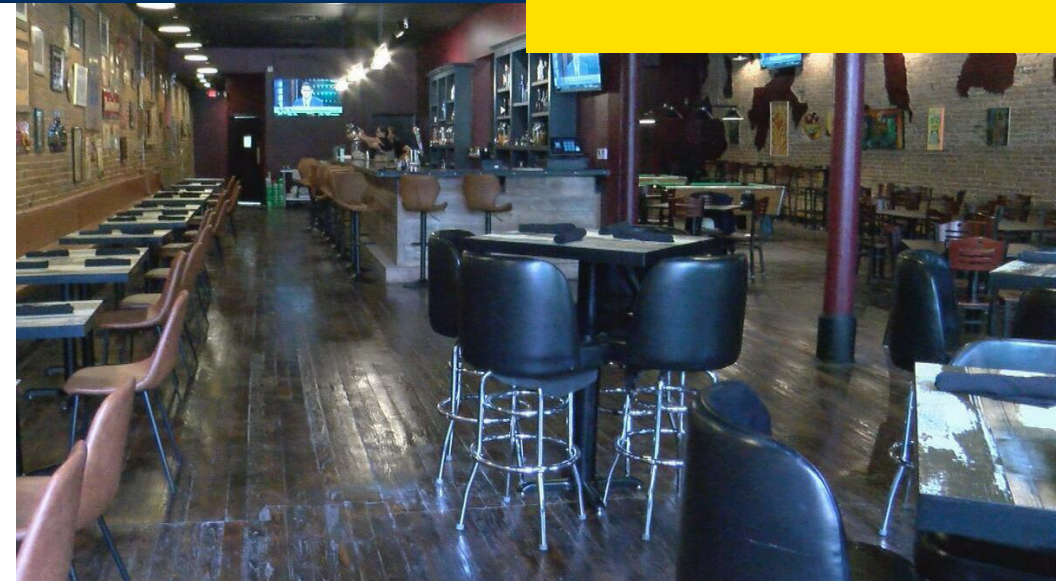
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**Sealy Real Estate Services**

333 Texas Street, Suite 1050  
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### Offering Summary

Sale Price:	\$595,000
Lot Size:	0.138 Acres
Price / SF:	\$49.60
Zoning:	D-1-CBD

### Location Overview

Situated on Texas Street, downtown Shreveport's primary commercial corridor, the property occupies a prime position along the Commercial Historic Row between the Central Business and Cultural Arts Districts, providing strong visibility and access to multiple demographics. It is near key civic and employment anchors, including the Caddo Parish Courthouse, Government Plaza, and Southern University, and is supported by over 1,500 surrounding businesses and a daytime workforce of approximately 14,000. The location also offers excellent connectivity to Interstates 20 and 49 and is minutes from the Louisiana Boardwalk and Bossier City.

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Property Type	Investment
Building Name	Noble Savage
Building Size	12,000 SF
Lot Size	0.138 Acres
Number of Floors	2
Number of Buildings	1

The subject property is a premier retail investment asset located in the heart of downtown Shreveport's Central Business District. Constructed during the early 20th-century commercial boom (circa 1920), the building is a well-preserved example of the era's industrial architecture.

The structure is characterized by its original cast-iron columns and windowsills, manufactured locally by W.K. Henderson Iron Works, a historical staple of the region's industrial core.

Currently, the property is 100% occupied by The Noble Savage, a long-standing restaurant and tavern that has become a localized destination for high-quality cuisine and live entertainment. The asset maintains its original footprint and structural integrity, offering a versatile floor plan that supports its current hospitality use while providing a foundation for long-term adaptive reuse.

Please contact Roland Ricou, agent, for lease and income & expense information.





*Est. 1996*

30 YEARS

**PEACOCK'S**  
JEWELERS

*Est. 1965*

61 YEARS



PHOTO COURTESY  
THURMAN C. SMITH COLLECTIVE  
RESEARCHED BY  
TWIN BLENDS  
NORTHWEST LOUISIANA  
HISTORY HUNTERS

### Historical Significance

The property represents a significant piece of Shreveport's mercantile history. As a contributing structure to the downtown historic fabric, the building served as a primary retail and service hub during the city's early 1900s expansion and the subsequent mid-century oil boom.

The inclusion of W.K. Henderson Iron Works structural elements adds a layer of architectural value and rarity to the investment. Throughout its 100-year history, the asset has demonstrated exceptional resilience, evolving from a traditional retail space into a pillar of the downtown entertainment district. This historical pedigree provides an investor with a unique marketing advantage and an asset with a proven track record of longevity.



417 TEXAS ST

*Built on History.*

*Backed by Opportunity.*

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