



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**Carmen R. Austin, MBA, CCIM**

Associate Broker and Retail Specialist

**MOBILE** 225 328-1778

**DIRECT** 225 930-6256

**EMAIL** Carmen@SR-CRE.com



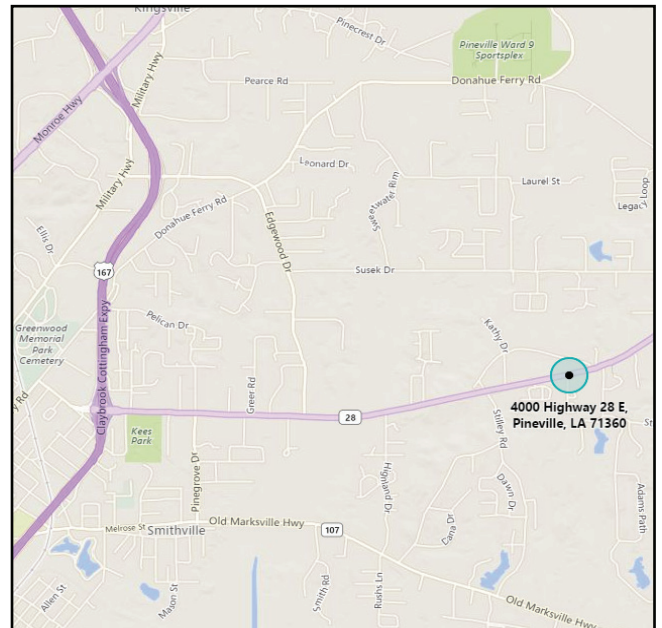
**FOR SALE**

**4000 HIGHWAY 28 EAST  
PINEVILLE, LA 71360**

**\$650,000**      **2,600 SF BUILDING**

**Highlights:**

- Very busy Texaco gas station
- 1 Acre of land
- Eight gas pumps with canopy
- Inventory sold separately
- Inside sales total +/- \$80,000 per month
- Outside sales total +/- \$20,000 - \$25,000 per month
- Gas sales total +/- 16,000 gallons per month



**CONTACT CARMEN AUSTIN, CCIM**  
**225-328-1778**



**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**

5135 BLUEBONNET BLVD  
BATON ROUGE, LA 70809

**TEL** 225 766-0000  
**FAX** 225 766-2229

**WEB** SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.

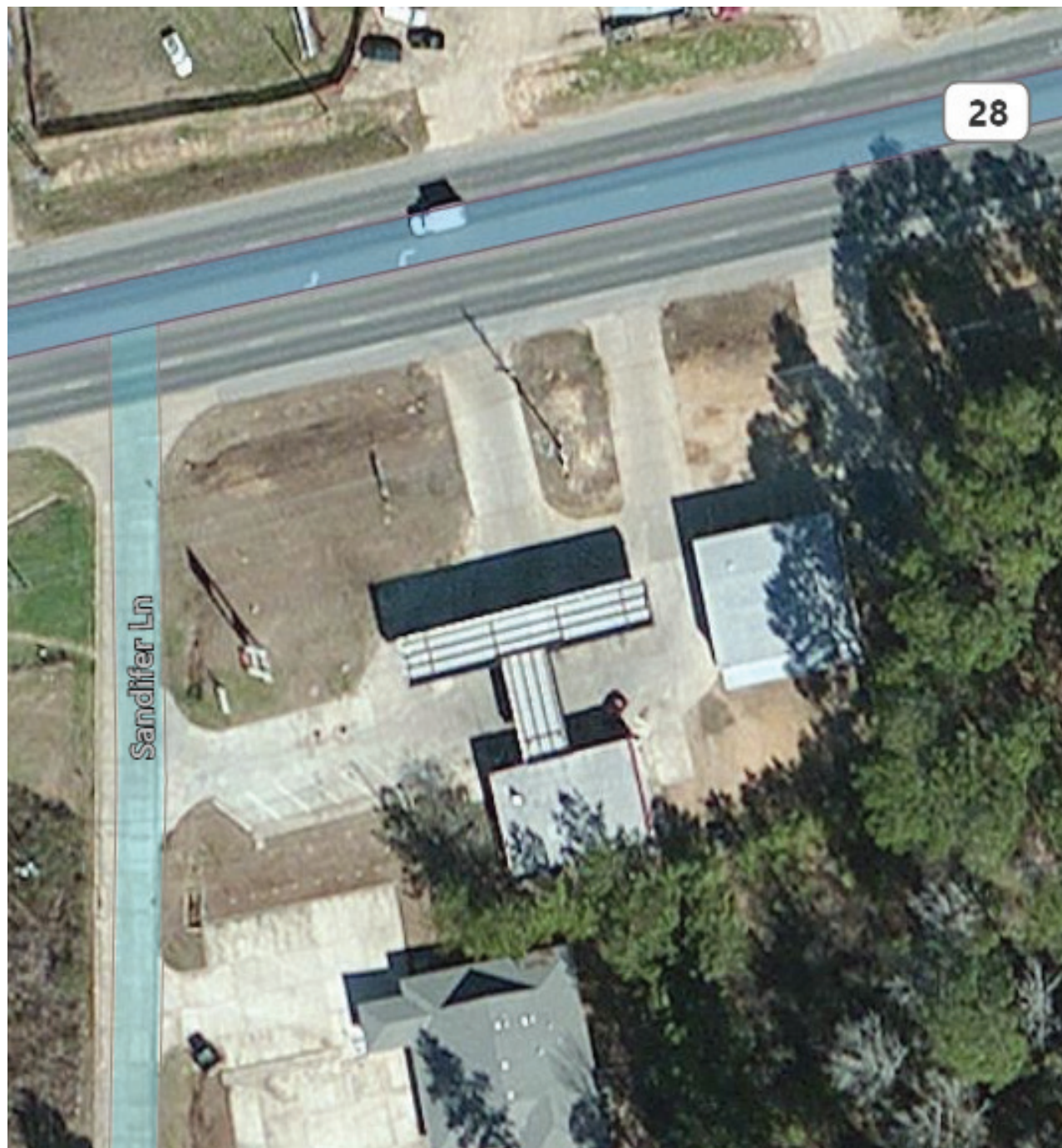


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## AERIAL VIEW



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



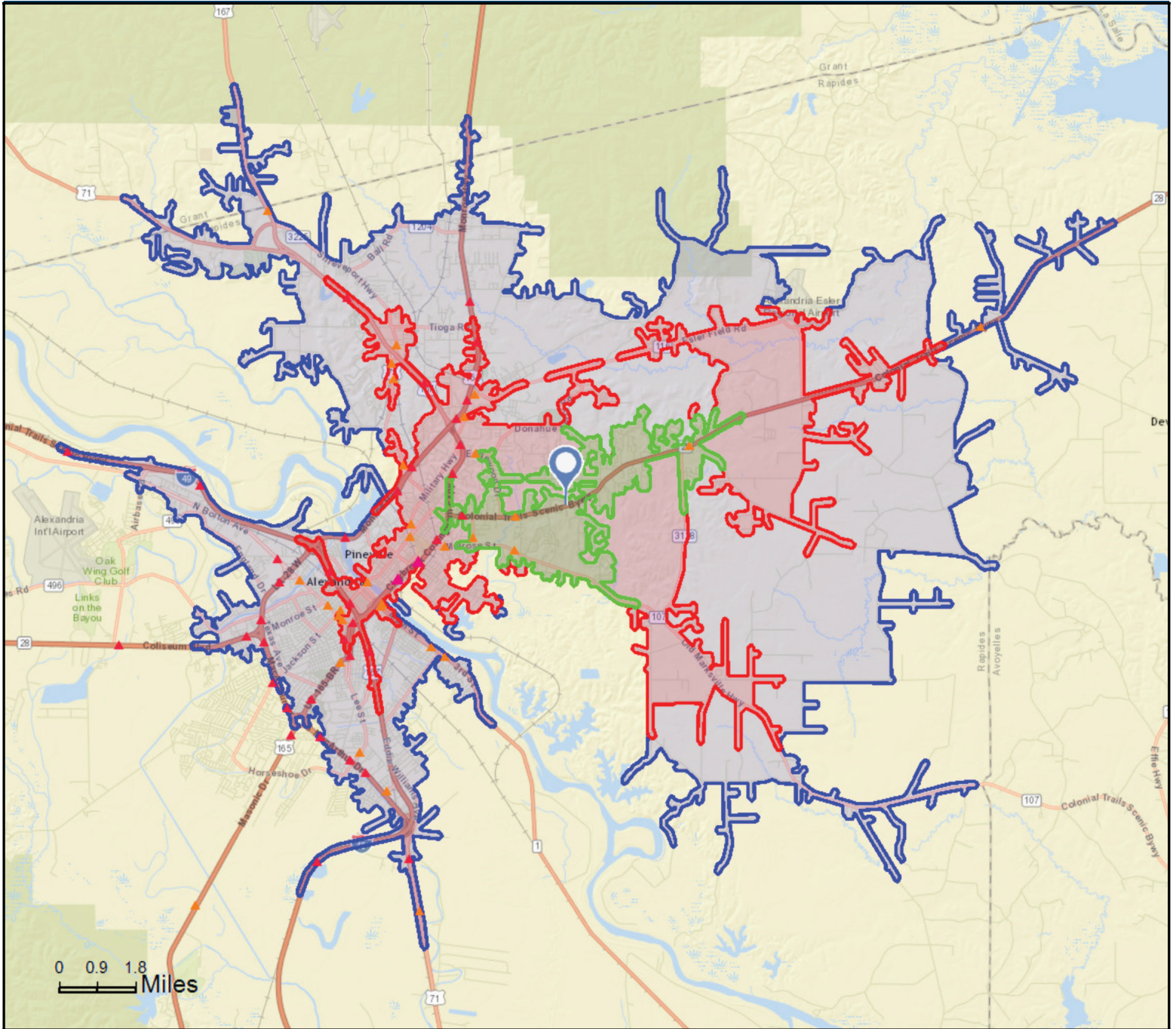
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies



# Demographic and Income Profile

4000 Highway 28 E, Pineville, Louisiana, 71360  
 Drive Time: 5 minute radius

Prepared by Carmen R. Austin, CCIM

Latitude: 31.33618  
 Longitude: -92.37660

Summary	Census 2010	2016	2021
Population	5,887	6,305	6,636
Households	2,342	2,489	2,608
Families	1,603	1,668	1,729
Average Household Size	2.49	2.51	2.52
Owner Occupied Housing Units	1,440	1,409	1,466
Renter Occupied Housing Units	902	1,080	1,142
Median Age	35.3	36.2	37.0
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.03%	0.77%	0.84%
Households	0.94%	0.85%	0.79%
Families	0.72%	0.68%	0.72%
Owner HHs	0.80%	0.85%	0.73%
Median Household Income	3.10%	2.12%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	288	11.6%	294	11.3%
\$15,000 - \$24,999	272	10.9%	302	11.6%
\$25,000 - \$34,999	214	8.6%	161	6.2%
\$35,000 - \$49,999	438	17.6%	359	13.8%
\$50,000 - \$74,999	333	13.4%	378	14.5%
\$75,000 - \$99,999	329	13.2%	403	15.5%
\$100,000 - \$149,999	419	16.8%	482	18.5%
\$150,000 - \$199,999	152	6.1%	180	6.9%
\$200,000+	43	1.7%	49	1.9%
Median Household Income	\$51,732		\$60,276	
Average Household Income	\$68,915		\$74,962	
Per Capita Income	\$27,636		\$29,883	

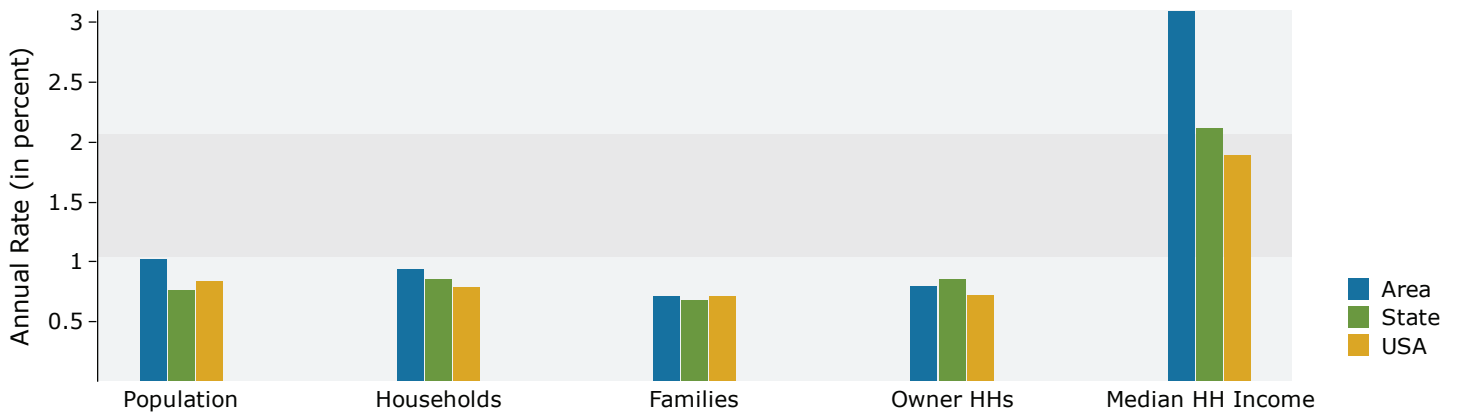
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	434	7.4%	442	7.0%	460	6.9%
5 - 9	423	7.2%	443	7.0%	462	7.0%
10 - 14	418	7.1%	435	6.9%	473	7.1%
15 - 19	416	7.1%	387	6.1%	413	6.2%
20 - 24	406	6.9%	402	6.4%	360	5.4%
25 - 34	828	14.1%	942	14.9%	960	14.5%
35 - 44	706	12.0%	796	12.6%	921	13.9%
45 - 54	819	13.9%	762	12.1%	731	11.0%
55 - 64	699	11.9%	783	12.4%	776	11.7%
65 - 74	430	7.3%	544	8.6%	633	9.5%
75 - 84	226	3.8%	272	4.3%	334	5.0%
85+	83	1.4%	98	1.6%	111	1.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,443	75.5%	4,638	73.6%	4,767	71.8%
Black Alone	1,174	19.9%	1,314	20.8%	1,432	21.6%
American Indian Alone	37	0.6%	44	0.7%	49	0.7%
Asian Alone	78	1.3%	108	1.7%	139	2.1%
Pacific Islander Alone	5	0.1%	9	0.1%	13	0.2%
Some Other Race Alone	28	0.5%	34	0.5%	41	0.6%
Two or More Races	122	2.1%	157	2.5%	194	2.9%
Hispanic Origin (Any Race)	128	2.2%	160	2.5%	195	2.9%

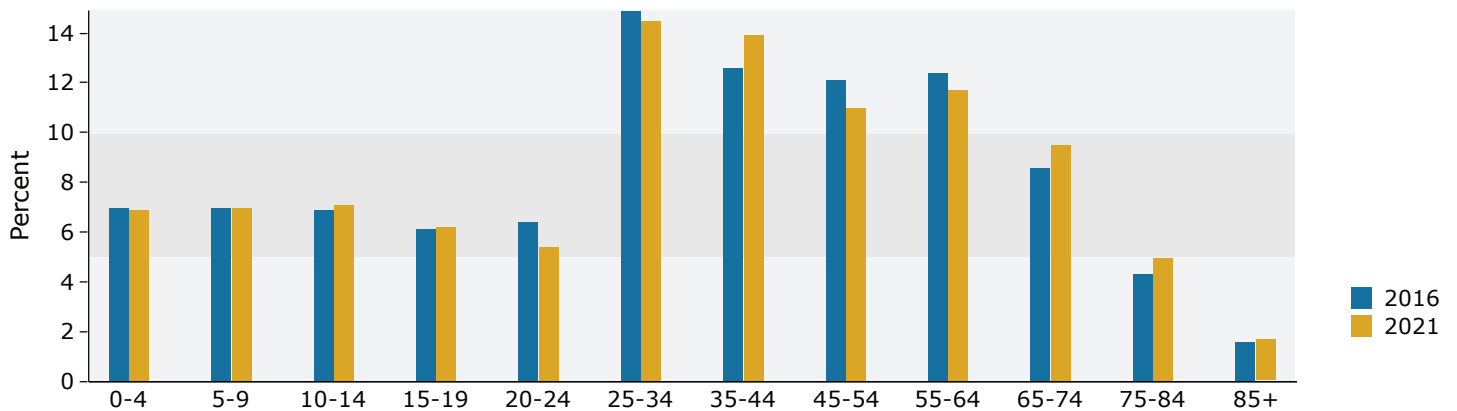
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

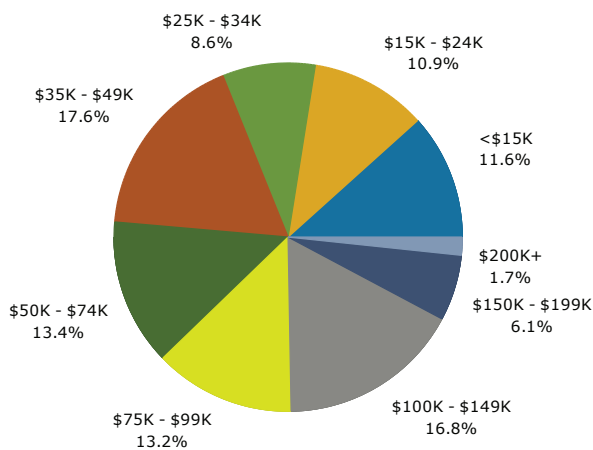
## Trends 2016-2021



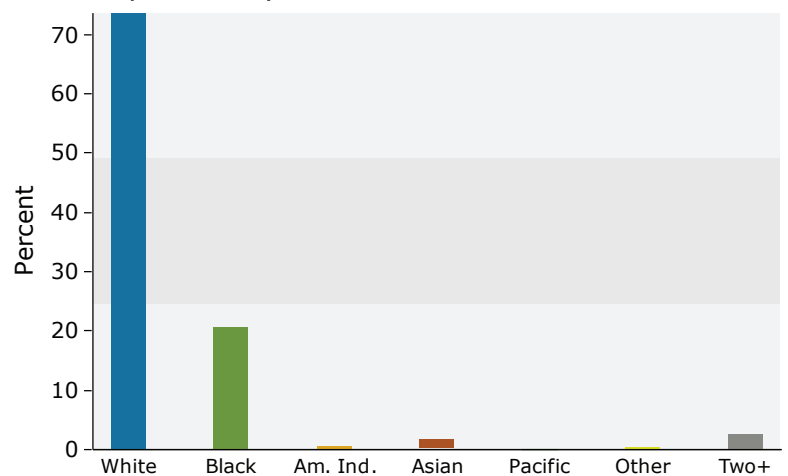
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 2.5%



# Demographic and Income Profile

4000 Highway 28 E, Pineville, Louisiana, 71360  
 Drive Time: 10 minute radius

Prepared by Carmen R. Austin, CCIM

Latitude: 31.33618  
 Longitude: -92.37660

Summary	Census 2010	2016	2021
Population	21,310	22,254	23,024
Households	8,160	8,452	8,712
Families	5,377	5,469	5,586
Average Household Size	2.49	2.52	2.53
Owner Occupied Housing Units	5,035	4,803	4,936
Renter Occupied Housing Units	3,125	3,649	3,776
Median Age	36.0	36.9	37.7
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.68%	0.77%	0.84%
Households	0.61%	0.85%	0.79%
Families	0.42%	0.68%	0.72%
Owner HHs	0.55%	0.85%	0.73%
Median Household Income	1.97%	2.12%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,395	16.5%	1,404	16.1%
\$15,000 - \$24,999	1,272	15.0%	1,372	15.7%
\$25,000 - \$34,999	869	10.3%	673	7.7%
\$35,000 - \$49,999	1,301	15.4%	1,152	13.2%
\$50,000 - \$74,999	1,188	14.1%	1,241	14.2%
\$75,000 - \$99,999	882	10.4%	1,073	12.3%
\$100,000 - \$149,999	1,086	12.8%	1,257	14.4%
\$150,000 - \$199,999	336	4.0%	401	4.6%
\$200,000+	124	1.5%	140	1.6%
Median Household Income	\$41,720		\$45,999	
Average Household Income	\$58,608		\$63,780	
Per Capita Income	\$23,739		\$25,587	

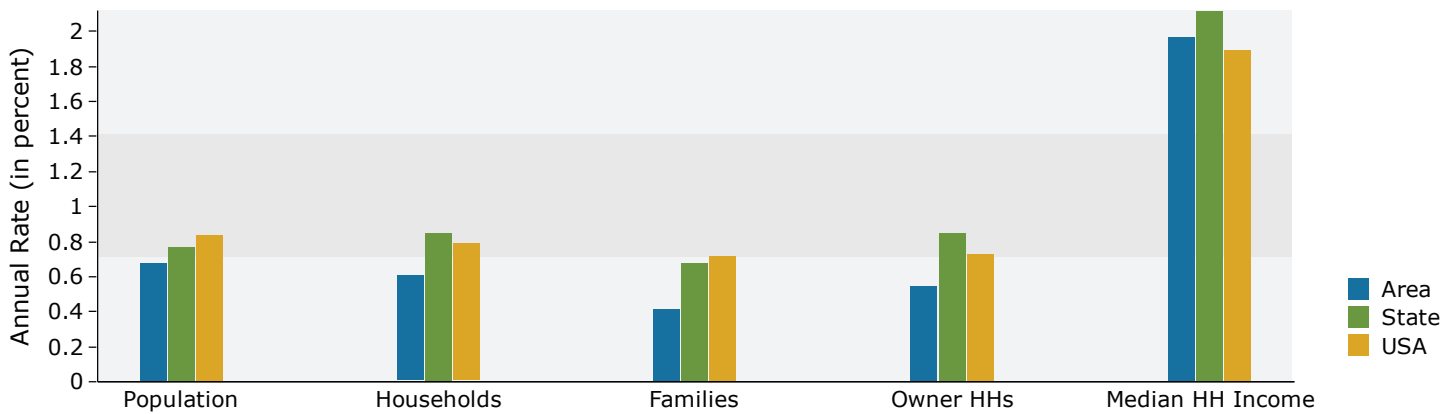
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,494	7.0%	1,486	6.7%	1,520	6.6%
5 - 9	1,455	6.8%	1,483	6.7%	1,508	6.5%
10 - 14	1,459	6.8%	1,450	6.5%	1,547	6.7%
15 - 19	1,581	7.4%	1,533	6.9%	1,564	6.8%
20 - 24	1,595	7.5%	1,639	7.4%	1,556	6.8%
25 - 34	2,837	13.3%	3,017	13.6%	3,018	13.1%
35 - 44	2,473	11.6%	2,672	12.0%	2,939	12.8%
45 - 54	2,971	13.9%	2,736	12.3%	2,573	11.2%
55 - 64	2,502	11.7%	2,773	12.5%	2,789	12.1%
65 - 74	1,620	7.6%	1,976	8.9%	2,274	9.9%
75 - 84	959	4.5%	1,070	4.8%	1,269	5.5%
85+	364	1.7%	417	1.9%	467	2.0%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	15,079	70.8%	15,455	69.4%	15,692	68.2%
Black Alone	5,310	24.9%	5,649	25.4%	5,941	25.8%
American Indian Alone	121	0.6%	135	0.6%	147	0.6%
Asian Alone	276	1.3%	369	1.7%	459	2.0%
Pacific Islander Alone	16	0.1%	27	0.1%	37	0.2%
Some Other Race Alone	100	0.5%	114	0.5%	135	0.6%
Two or More Races	408	1.9%	506	2.3%	611	2.7%
Hispanic Origin (Any Race)	446	2.1%	542	2.4%	655	2.8%

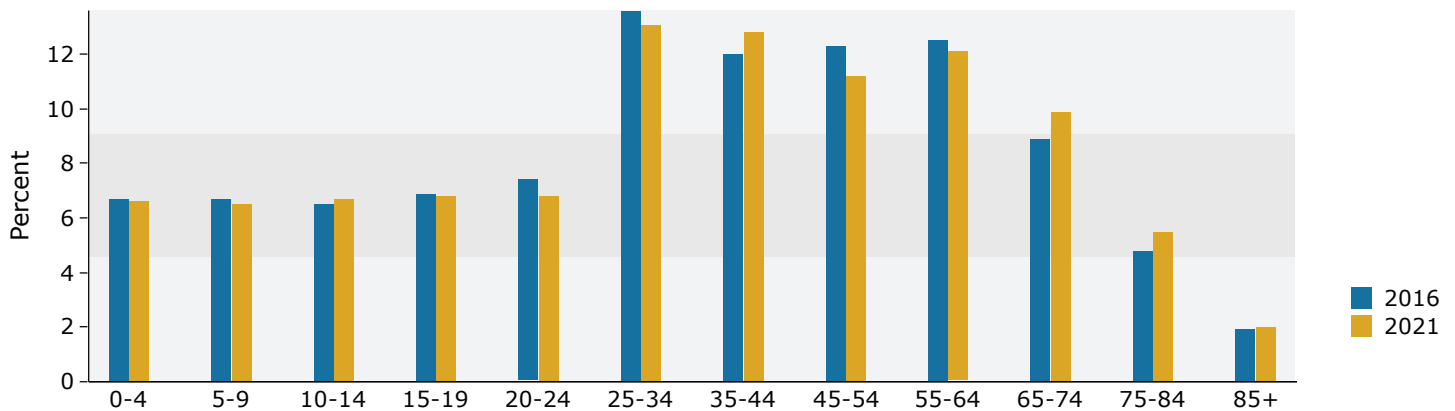
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

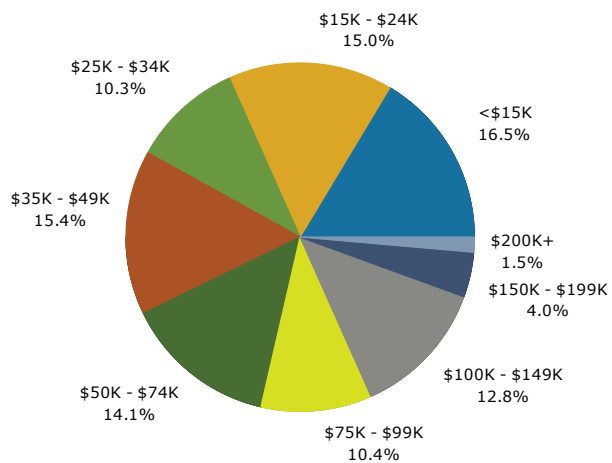
## Trends 2016-2021



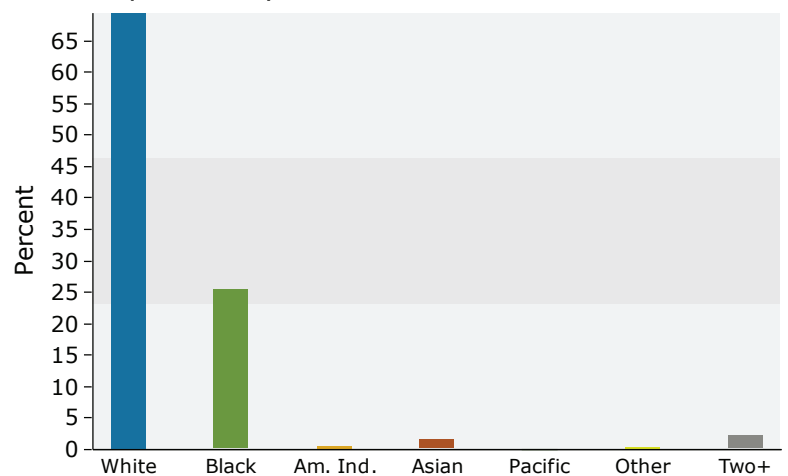
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



# Demographic and Income Profile

4000 Highway 28 E, Pineville, Louisiana, 71360  
 Drive Time: 15 minute radius

Prepared by Carmen R. Austin, CCIM

Latitude: 31.33618  
 Longitude: -92.37660

Summary	Census 2010	2016	2021
Population	66,901	68,687	70,361
Households	25,255	25,637	26,124
Families	16,753	16,723	16,897
Average Household Size	2.53	2.56	2.58
Owner Occupied Housing Units	14,660	13,606	13,855
Renter Occupied Housing Units	10,595	12,032	12,269
Median Age	35.3	36.3	37.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.48%	0.77%	0.84%
Households	0.38%	0.85%	0.79%
Families	0.21%	0.68%	0.72%
Owner HHs	0.36%	0.85%	0.73%
Median Household Income	0.68%	2.12%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	5,257	20.5%	5,279	20.2%
\$15,000 - \$24,999	4,253	16.6%	4,604	17.6%
\$25,000 - \$34,999	2,943	11.5%	2,496	9.6%
\$35,000 - \$49,999	3,868	15.1%	3,453	13.2%
\$50,000 - \$74,999	3,675	14.3%	3,612	13.8%
\$75,000 - \$99,999	2,328	9.1%	2,829	10.8%
\$100,000 - \$149,999	2,196	8.6%	2,532	9.7%
\$150,000 - \$199,999	754	2.9%	902	3.5%
\$200,000+	364	1.4%	417	1.6%
Median Household Income	\$36,027		\$37,270	
Average Household Income	\$51,517		\$55,692	
Per Capita Income	\$20,439		\$21,860	

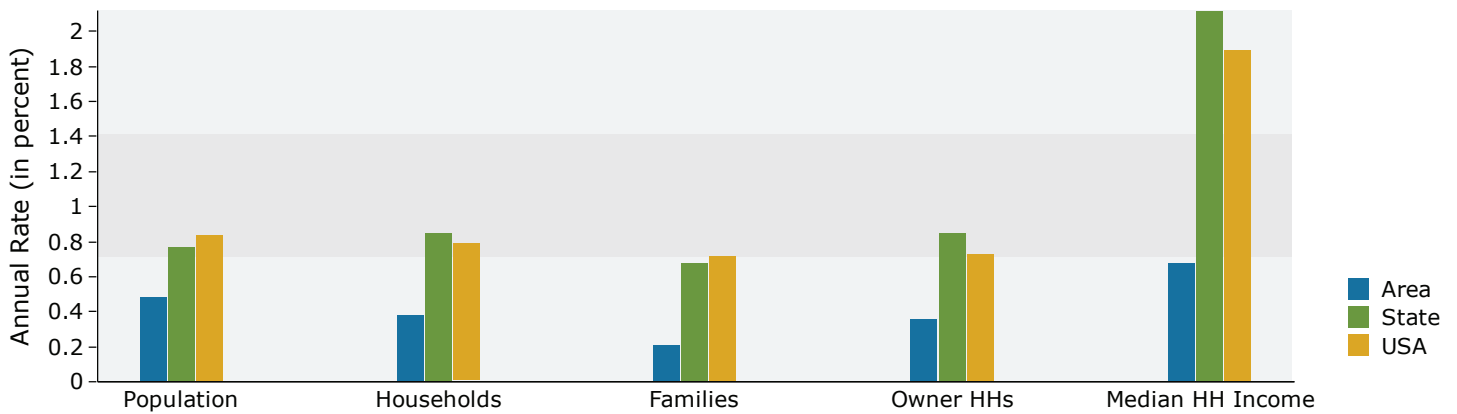
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,864	7.3%	4,767	6.9%	4,804	6.8%
5 - 9	5,018	7.5%	4,793	7.0%	4,739	6.7%
10 - 14	4,908	7.3%	4,883	7.1%	4,837	6.9%
15 - 19	4,954	7.4%	4,673	6.8%	4,762	6.8%
20 - 24	4,453	6.7%	4,826	7.0%	4,591	6.5%
25 - 34	9,026	13.5%	9,270	13.5%	9,265	13.2%
35 - 44	7,889	11.8%	8,174	11.9%	8,772	12.5%
45 - 54	9,288	13.9%	8,520	12.4%	8,055	11.4%
55 - 64	7,754	11.6%	8,533	12.4%	8,672	12.3%
65 - 74	4,758	7.1%	5,864	8.5%	6,837	9.7%
75 - 84	2,858	4.3%	3,127	4.6%	3,647	5.2%
85+	1,131	1.7%	1,257	1.8%	1,378	2.0%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,966	53.8%	36,356	52.9%	36,649	52.1%
Black Alone	28,315	42.3%	29,184	42.5%	29,997	42.6%
American Indian Alone	392	0.6%	421	0.6%	449	0.6%
Asian Alone	700	1.0%	903	1.3%	1,100	1.6%
Pacific Islander Alone	24	0.0%	43	0.1%	58	0.1%
Some Other Race Alone	351	0.5%	387	0.6%	455	0.6%
Two or More Races	1,152	1.7%	1,393	2.0%	1,654	2.4%
Hispanic Origin (Any Race)	1,347	2.0%	1,592	2.3%	1,896	2.7%

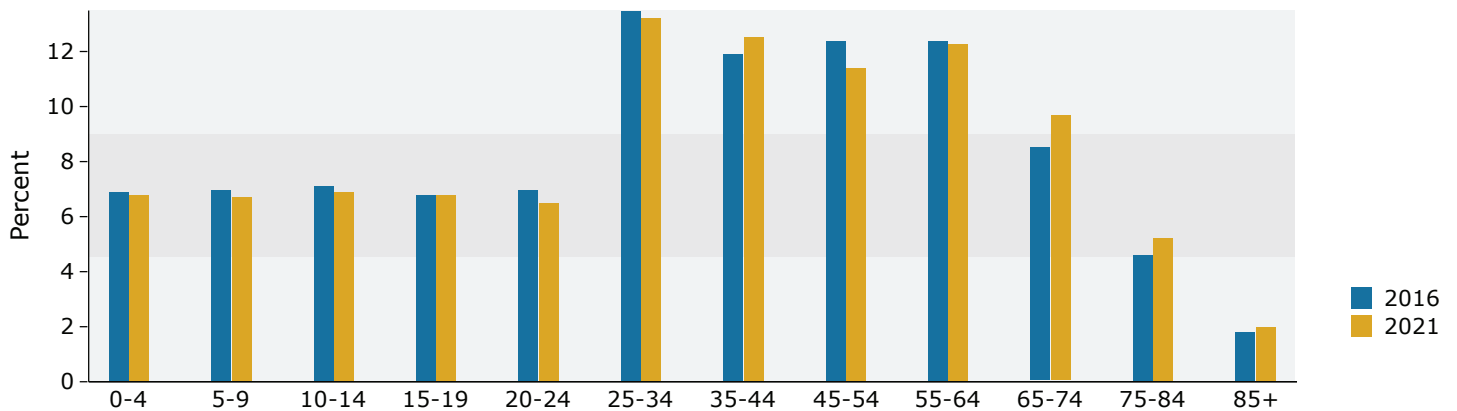
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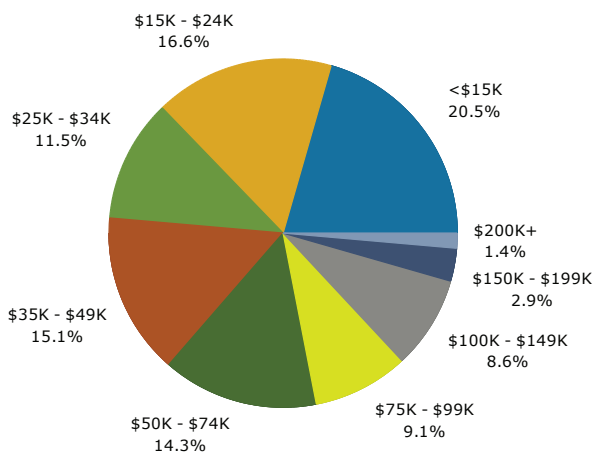
## Trends 2016-2021



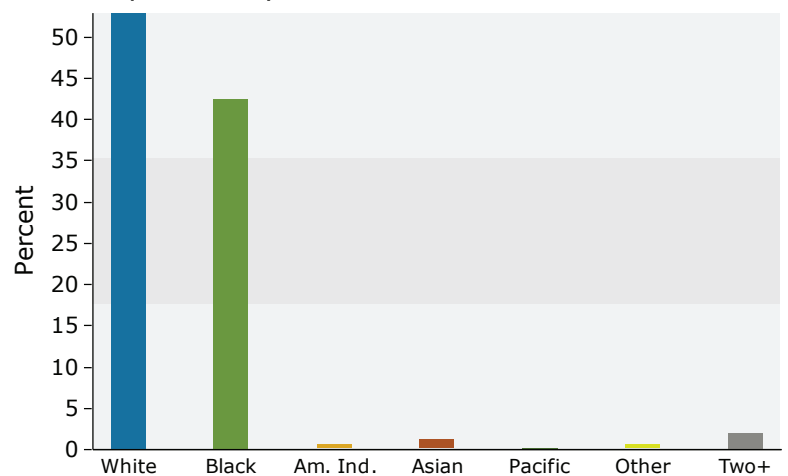
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 2.3%