



The Villaggio Development of Bossier City, LA



Project Summary

LOCATION: E. Texas Street, between Hwy 80 and Interstate 20

TOTAL GLA: Approximately 55,000 SF of Main Street Retail & up to six (6) Outparcel pad sites

CURRENT TENANTS:

Subway, Esther's Heavenly Sweet Things, Lagniappe, Buttercups Cupcakes, Pretty Cosmetics, Pretty Creations, Pretty Medical Spa, Runway Hair Salon, Dorato Tanning Salon, Pisa Pizza Kitchen, The Cutlet House, Ethnos Coffee & Tea, Bayou Ink, Stoney's Pub, Le'Fevre Flowers & Frames, French Natural Soaps, Soumas Heritage Creole Cottage, Chez Rivage Boutique & Paperie, Boutique Di Bambini, Peaux Pouri Gifts, Jali Bugz Embroidery , iZone Computer Center, Archie Hebert's Sports Bar and Grill, and Le Bambini Academy

MARKET AREA:

Villaggio is located in the one of the fastest growing areas in the Bossier City-Shreveport Area, with Hwy 80 to the north and Interstate 20 to the South. Villaggio, a 64 acre Community, has 230 luxury apartment homes, 55,000 SF of Prime Retail, Office/Commercial Space, a Conference Center, and upscale private townhomes overlooking a 6 acre lake , with up to six (6) out parcel pad sites.

Located within walking distance to Bossier Parish Community College and its 6,000 students and less than 3 miles from Barksdale Air Force Base and its 9,000 military and civilian personnel, Villaggio is the centerpiece of the new Cyber District. The \$100 million Cyber Innovation Center and Research Park are within ¼ mile of Villaggio.

Additionally, this location has great visibility along Interstate 20 and Highway 80. Be one of the many that have joined this new and exciting Main Street mixed use community that offers entertainment, shopping, dining and lifestyle components!



The Villaggio Development of Bossier City, LA



Villaggio Site Plan



The Good Companies
5200 E. Texas St.
Bossier City, LA 71111
318-742-0122

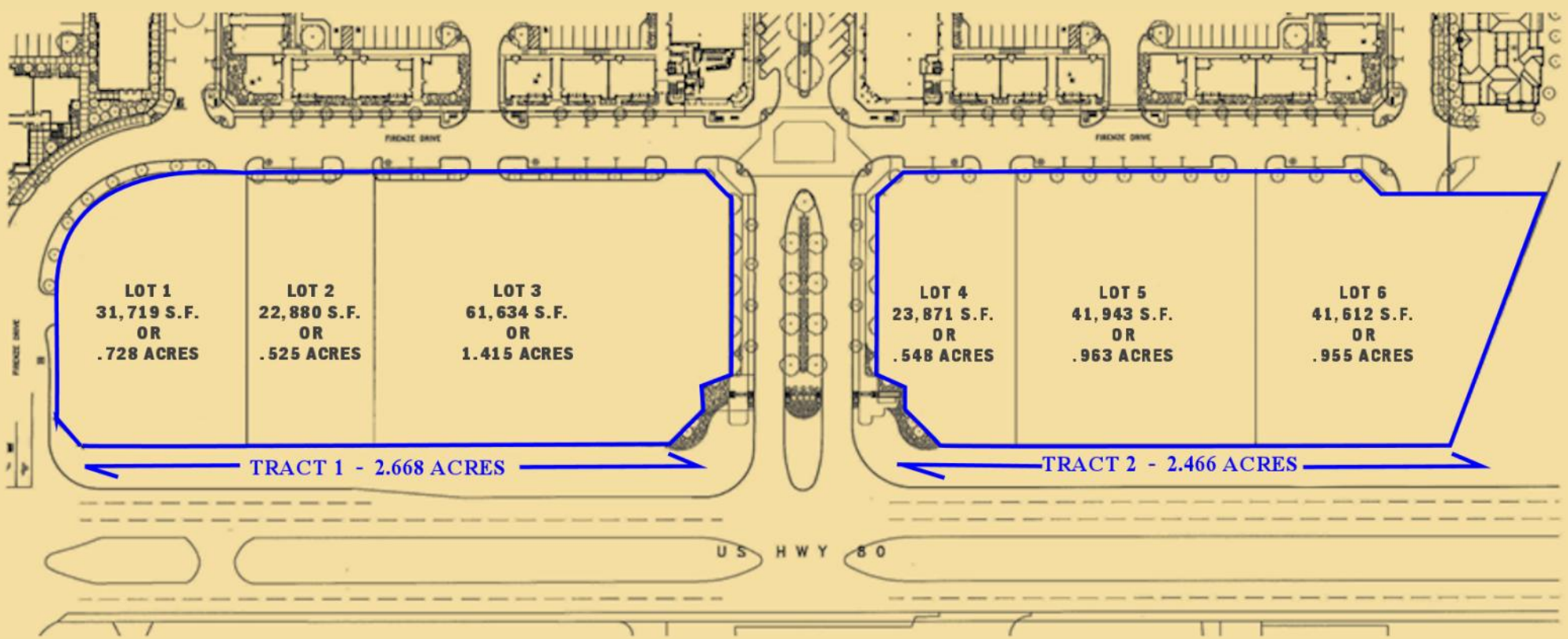
www.villaggiobossier.com



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Villaggio Outparcel Sites



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Trade Area Demographics

Population Overview

| | |
|-----------------------|---------|
| 2014 Projection | 400,197 |
| 2009 Estimate | 391,527 |
| 2000 Census | 377,975 |
| % Growth 2000 to 2014 | 5.88% |

Household Overview

| | |
|-----------------------------|---------|
| 2014 Projection | 159,247 |
| 2009 Estimate | 154,570 |
| 2000 Census | 145,890 |
| % Growth 2000 to 2014 | 9.16% |
| 2009 Average Household Size | 2.5 |

2009 Households by Household Income

| | | |
|------------------------------|----------|--------|
| Income less than \$15,000 | 29,363 | 19.00% |
| Income \$15,000 - \$24,999 | 20,986 | 13.58% |
| Income \$25,000 - \$34,999 | 19,486 | 12.61% |
| Income \$35,000 - \$49,999 | 24,015 | 15.54% |
| Income \$50,000 - \$74,999 | 27,209 | 17.60% |
| Income \$75,000 - \$99,999 | 4,919 | 9.65% |
| Income \$100,000 - \$149,999 | 12,196 | 7.89% |
| Income \$150,000 - \$249,999 | 4,381 | 2.83% |
| Income \$250,000 - \$499,999 | 1,446 | 0.94% |
| Income \$500,000 or more | 569 | 0.37% |
| Average Household Income | \$54,119 | |
| Median Household Income | \$39,653 | |
| Per Capita Income | \$21,595 | |

2009 Population by Race

| | | |
|---------------------------------|---------|--------|
| White | 219,599 | 56.09% |
| Black/African American | 156,298 | 39.92% |
| American Indian & Alaska Native | 1,793 | 0.46% |
| Asian | 4,421 | 1.13% |
| Native Hawaiian/Other Pacific | 176 | 0.04% |
| Some Other Race | 3,296 | 0.84% |
| Two or More Races | 5,944 | 1.52% |

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Regional Demographics

| Population Overview | 5 miles | 10 miles | 20 Miles |
|-----------------------|---------|----------|----------|
| 2014 Projection | 112,067 | 261,355 | 365,966 |
| 2009 Estimate | 109,629 | 255,858 | 356,147 |
| 2000 Census | 105,789 | 247,344 | 339,459 |
| 1990 Census | 104,007 | 240,132 | 321,043 |
| % Growth 2000 to 2014 | 5.93% | 5.66% | 7.81% |

| 2009 Households by Household Income | 5 miles | % | 10 Miles | % | 20 miles | % |
|-------------------------------------|----------|--------|----------|--------|----------|--------|
| Income less than \$15,000 | 8,935 | 20.08% | 20,306 | 20.13% | 25,752 | 18.40% |
| Income \$15,000 - \$24,999 | 6,336 | 14.24% | 13,976 | 13.86% | 18,754 | 13.40% |
| Income \$25,000 - \$34,999 | 6,142 | 13.81% | 13,077 | 12.97% | 17,516 | 12.51% |
| Income \$35,000 - \$49,999 | 7,172 | 16.12% | 15,594 | 15.46% | 21,650 | 15.47% |
| Income \$50,000 - \$74,999 | 7,649 | 17.19% | 17,046 | 16.90% | 25,070 | 17.91% |
| Income \$75,000 - \$99,999 | 3,736 | 8.40% | 9,063 | 8.99% | 13,715 | 9.80% |
| Income \$100,000 - \$149,999 | 3,053 | 6.86% | 7,618 | 7.55% | 11,510 | 8.22% |
| Income \$150,000 - \$249,999 | 1,035 | 2.33% | 2,916 | 2.89% | 4,108 | 2.93% |
| Income \$250,000 - \$499,999 | 311 | 0.70% | 928 | 0.92% | 1,353 | 0.97% |
| Income \$500,000 or more | 119 | 0.27% | 340 | 0.34% | 555 | 0.40% |
| Average Household Income | \$49,901 | | \$52,781 | | \$55,172 | |
| Median Household Income | \$36,739 | | \$37,956 | | \$40,522 | |
| Per Capita Income | \$20,703 | | \$21,080 | | \$21,911 | |