

DOWNTOWN SHREVEPORT

# HISTORIC REDEVELOPMENT OPPORTUNITY

Former Arlington Hotel and Land For Lease | 700-709 COTTON STREET, SHREVEPORT, LA 71101



FOR MORE INFORMATION, CONTACT:

**G. Archer Frierson III, CCIM, SIOR | [gfrierson@vintagerealty.com](mailto:gfrierson@vintagerealty.com) | 318.222.2244**

**Claire Childs | [cchilds@vintagerealty.com](mailto:cchilds@vintagerealty.com) | 318.222.2244**

330 Marshall Street, Suite 200, Shreveport, LA 71101

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 10/2023

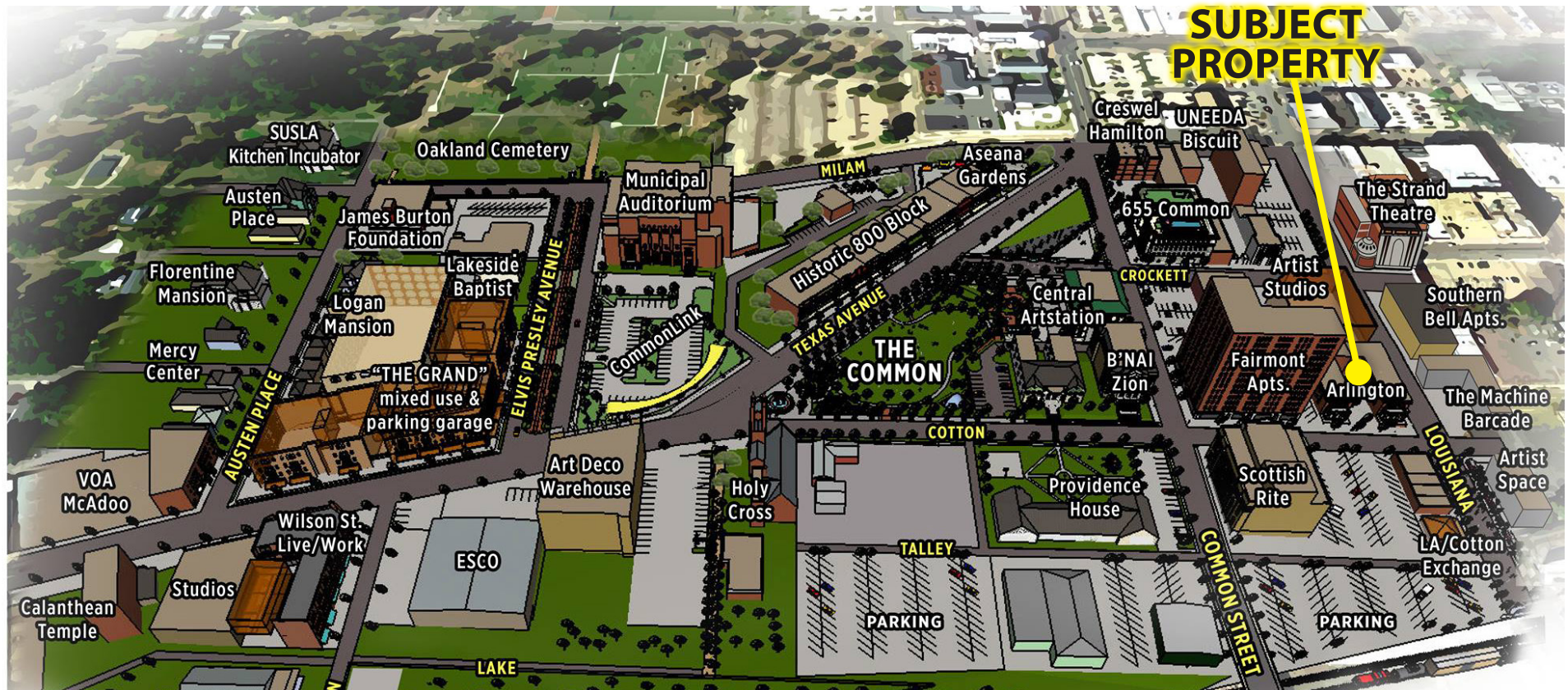


## PROPERTY HIGHLIGHTS

- Multiple potential redevelopment opportunities, including residential, retail, and multifamily
- Historic Tax Credit approved; on the Louisiana Trust for Historic Preservation list
- Three Story Building with approximately 17,000 Square Feet
- Land Site Size: 22,000 SF
- Improvements completed include: new roof, new floor, all new exterior windows, structure and foundation work, and framed elevator shaft
- Dual frontage on Louisiana Street and Cotton Street
- Easy Access via I-20, I-49 and Common Street
- Lease rate \$7.00 / SF



# THE SHREVEPORT COMMON IN DOWNTOWN SHREVEPORT



SHREVEPORT COMMON is a historic, nine-block area located at the western edge of downtown Shreveport, Louisiana. Over 30 public/private partners are transforming the area following a year-long Creative Placemaking Vision Planning process. To date, stakeholders have invested over \$54,000,000 of a \$100,000,000 Portfolio of Projects that include unique public art and programming, greenspaces, historic preservation, saving and re-purposing endangered buildings to market-value and affordable mixed use, artist/creatives live/work, makerspaces and community market places. The transformation continues and is built on Authenticity of the area, Creativity, Sustainability and for Community, with no displacement of the current neighbors - keeping them integral to the revitalization.





## HOTEL ARLINGTON

700 COTTON ST.                      SHREVEPORT, LA.

UNDER NEW MANAGEMENT  
NEW FURNISHINGS THROUGHOUT



HIGH ELEVATION  
ALL OUTSIDE ROOMS

TWO BLOCKS FROM  
UNION DEPOT

Rates \$1.50 up

**PHONE 9146**

---

**ICE AND COLD STORAGE**

LEE KINNEGREW, Pres.                      Tobacco Old  
E. R. RATCLIFF, V. Pres.                      1724 (Culinary System)  
CLAUDE KINNEGREW, Sec.-Treas.                      1406 (Office)  
New 525

### Louisiana Refrigerated Products Corporation, Inc.

## ICE

Plant No. 1, Spring, Battle, Commerce and Jones Sts.  
Plant No. 1, Spring, Battle, Commerce and Jones Sts.  
WE OPERATE THE WHITE DELIVERY TRUCKS AND WAGONS, AND EMPLOY  
"GENTLEMENLY" DRIVERS

## THE ARLINGTON STORY

In 1897, the openings of the Union Train Station and Central Train Station changed the course of downtown. Union Station was one-half block away from the Arlington; Central, about a block. Trains were plentiful. For a period, some 45 passenger trains per day would stop in Shreveport and those travelers needed places to eat, shop, be entertained and sleep. One of those places was the Arlington.

Built by John McLoyd Comegys in 1913 and opened in 1914, it was called in a newspaper story, a 'hell of a place'. (We don't know if this was a good thing or bad thing.) What we do know is that the Arlington, though not a 5-star accommodation, was clean and neat. We were told by the Comegys family that the initial contractor ran off with the construction money and it appeared for a time that the hotel would not be completed. It was, but Mr. Comegys did not run it for long.

In 1913, local police pulled off a sting on the hotel. After seeing a large amount of coming and going, police became suspicious and went in armed with a warrant. And discovered that proprietor Philip Kohlbrunner and his wife were running a bootlegging operation, selling illegal Budweiser out of a cask for the 'unheard of' price of .30 per quart! At the time, Shreveport was dry, meaning no liquor could be sold.

In 1937, Mr. Baylor Culpepper of the Ruston area entered into a 99-year lease for the hotel that gave him rights to it until 2036! Mr. Culpepper was nothing if not BULLISH on Shreveport. So who was this man? Culpepper grew up on a farm near Athens, LA., in Claiborne Parish. In 1917, he enlisted in the Army but spent his military service in the U.S. After the war, he and his wife moved to Homer, La., where he worked as an oil rig builder. They saved their money and in 1921 he came to Shreveport and purchased his first hotel, saying "Shreveport was the best place in the world to live."

The hotel was in one of the 'coolest' spots in the city- not cool as in awesome, but cool as in airflow. The Arlington sits on a high spot. It had 44 comfortable, fire-proof rooms with oscillating fans, telephones and Spring-Air mattresses. Rates were \$1-\$2 dollars per night.

Mr. Culpepper did not keep the hotel the entire 99 years...by 1978 it had turned into a lower price boarding house. During its heyday, though, the Arlington was active. Along the Louisiana Street side are 5 retail spaces that were in use from 1914 until the 1980s. There were bicycle and motorcycle sales, shoe repair, a tailor, a small grocer, a barber, jeweler, clothing cleaner, a confectioner, and a BBQ stand.

Likely the most famous was a bar called the Gay Nineties that opened in Sept. of 1959. The Gay Nineties featured gas air conditioning and REAL Can-Can dancers, plus 'Kenny Rasmussen at the piano.' It also featured a Silver Dollar Bar that ran the length of the bar and was studded with real silver dollars. Hours of operation were high noon until midnight each day.

**SHREVEPORT/BOSSIER CITY** is part of the area called the Ark-La-Tex, a U.S. socio-economic region where Arkansas, Louisiana, Texas, and Oklahoma intersect. The Shreveport—Bossier City MSA is home to Barksdale Air Force Base, Cyber Innovation Center, multiple colleges and universities, as well as several upscale riverboat casinos that bring over 2 million tourists to the area each year. North Louisiana’s 14 parishes of over 800,000 residents boast some of the most vibrant and diverse economies in the nation. In the latest census, the Shreveport/Bossier City’s population was 390,101. Northwest Louisiana supports a large and sophisticated healthcare sector, a competitive manufacturing base, a reenergized oil and gas sector (through the exploration of the Haynesville Shale), a sizeable and diverse service sector and supplier network, a transforming timber/paper industry, a hospitality/gaming industry, federal installations, movie filming/entertainment industry and more.



## Executive Summary

700 Cotton St, Shreveport, Louisiana, 71101  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.50916  
Longitude: -93.74955

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	3,349	59,212	141,718
2020 Population	2,680	52,525	126,422
2023 Population	2,592	51,422	124,338
2028 Population	2,516	50,552	121,767
2010-2020 Annual Rate	-2.20%	-1.19%	-1.14%
2020-2023 Annual Rate	-1.02%	-0.65%	-0.51%
2023-2028 Annual Rate	-0.59%	-0.34%	-0.42%
2023 Male Population	54.0%	49.0%	48.3%
2023 Female Population	46.0%	51.0%	51.7%
2023 Median Age	44.9	35.8	36.9

In the identified area, the current year population is 124,338. In 2020, the Census count in the area was 126,422. The rate of change since 2020 was -0.51% annually. The five-year projection for the population in the area is 121,767 representing a change of -0.42% annually from 2023 to 2028. Currently, the population is 48.3% male and 51.7% female.

### Median Age

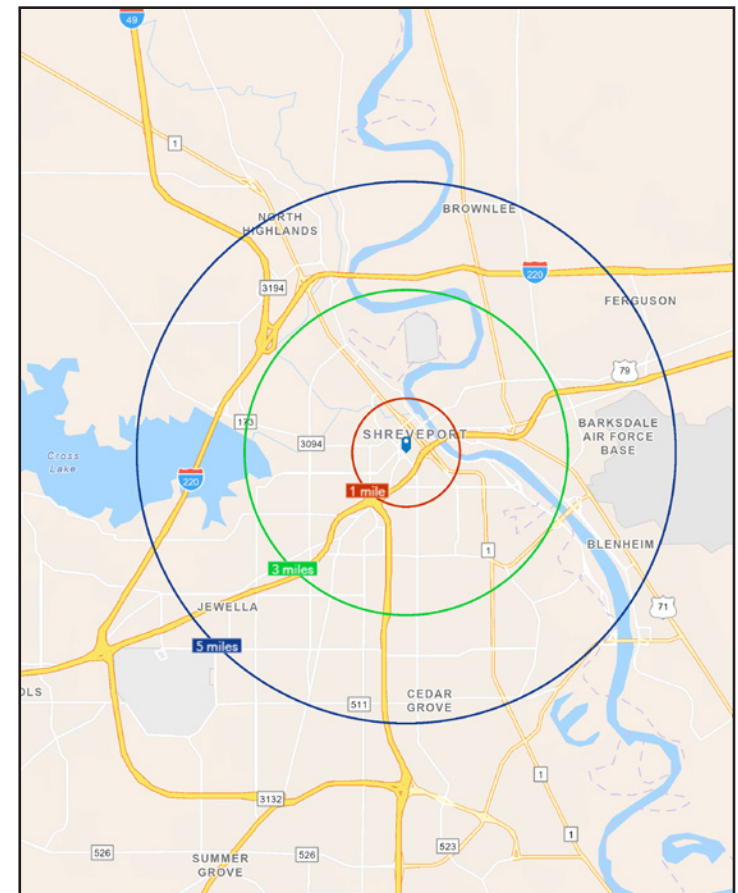
The median age in this area is 36.9, compared to U.S. median age of 39.1.

### Households

	1 mile	3 miles	5 miles
2023 Wealth Index	17	33	49
2010 Households	1,499	24,098	57,469
2020 Households	1,262	22,760	53,969
2023 Households	1,228	22,727	53,742
2028 Households	1,197	22,638	53,348
2010-2020 Annual Rate	-1.71%	-0.57%	-0.63%
2020-2023 Annual Rate	-0.84%	-0.04%	-0.13%
2023-2028 Annual Rate	-0.51%	-0.08%	-0.15%
2023 Average Household Size	1.83	2.15	2.25

### Average Household Income

	1 mile	3 miles	5 miles
2023 Average Household Income	\$32,199	\$51,247	\$62,376
2028 Average Household Income	\$34,608	\$57,265	\$69,997
2023-2028 Annual Rate	1.45%	2.25%	2.33%





CONTACT:

**G. Archer Frierson III, CCIM, SIOR | [gfrierson@vintagerealty.com](mailto:gfrierson@vintagerealty.com) | 318.222.2244**

**Claire Childs | [cchilds@vintagerealty.com](mailto:cchilds@vintagerealty.com) | 318.222.2244**

**330 Marshall Street, Suite 200, Shreveport, LA 71101**

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 9/2023

