



1-26 ACRES PRIME COMMERCIAL LAND

SE CORNER AIRLINE DR. & WEMPLE RD., BOSSIER CITY, LA 71111

- 555' ± on Airline Drive. Additional frontage available
- Located 2 miles north of I-220 interchange
- May be subdivided
- Zoned R-A
- Cleared and generally level
- Ingress/Egress on Airline Drive and Wemple Road
- Perfect for big box anchor, retail, restaurant, office, medical office, multi-family, mixed use



- Surrounded by several new residential developments
- Traffic count: 26,862 VPD
- Sales Price determined by size and location of tract

For more information, contact:

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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. Rev 1/2024



PRIME COMMERCIAL LAND FOR SALE 1-26 ACRES

SE CORNER AIRLINE DRIVE & WEMPLE ROAD
BOSSIER CITY, LA 71111

2022 DEMOGRAPHICS

Radius	Households	Avg HH Income	Population
1 mile	1,896	\$107,898	4,261
3 mile	8,357	\$114,370	21,355
5 mile	21,142	\$84,572	54,142



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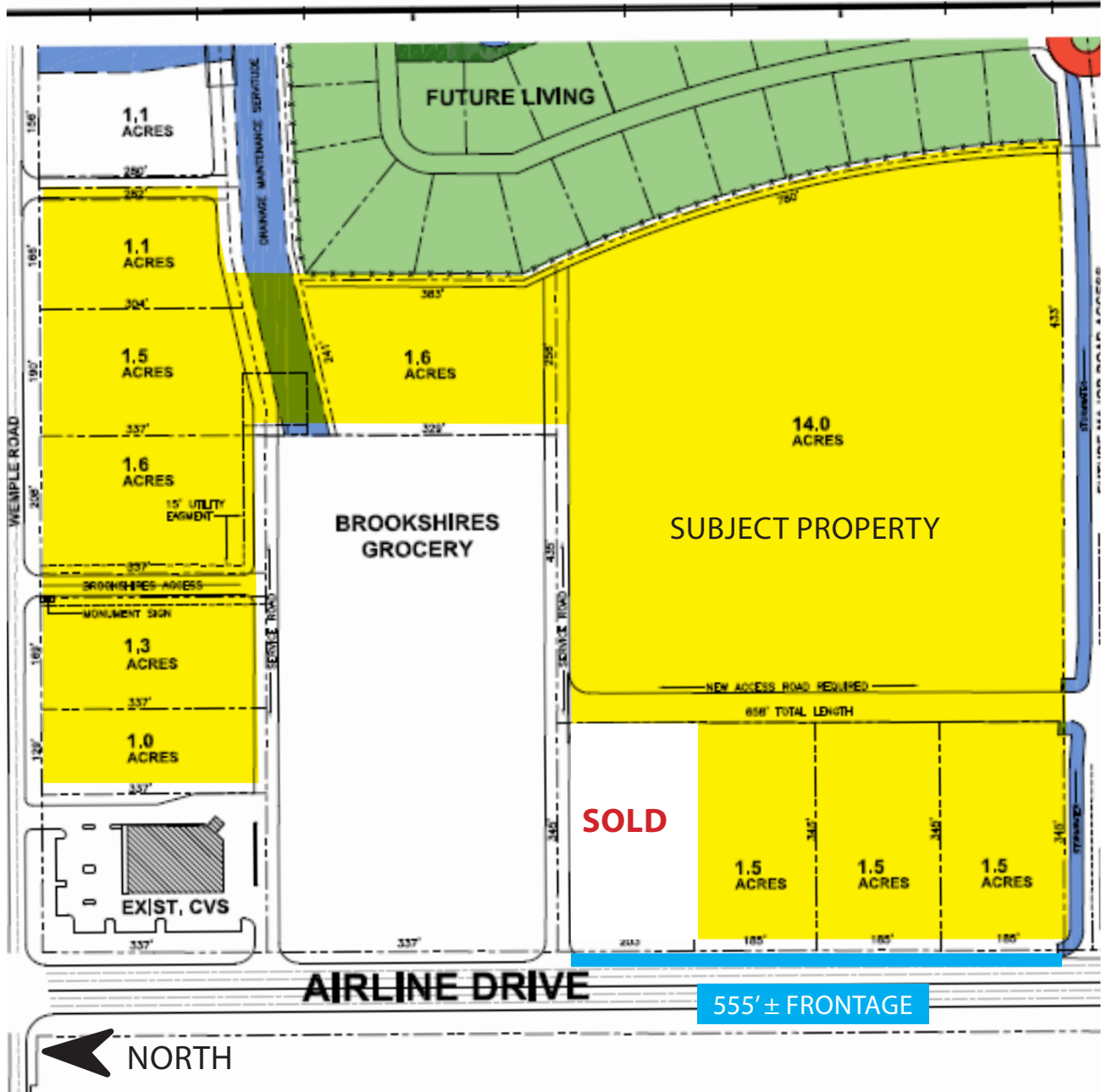
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BOSSIER CITY, LA 71111



Executive Summary

Airline Dr & Wemple Rd, Bossier City, Louisiana, 71111
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.59021
Longitude: -93.71419

	1 mile	3 miles	5 miles
Population			
2010 Population	3,603	15,030	45,979
2020 Population	4,183	21,097	53,443
2022 Population	4,261	21,355	54,142
2027 Population	4,346	21,578	54,654
2010-2020 Annual Rate	1.50%	3.45%	1.52%
2020-2022 Annual Rate	0.82%	0.54%	0.58%
2022-2027 Annual Rate	0.40%	0.21%	0.19%
2022 Male Population	49.9%	49.1%	48.2%
2022 Female Population	50.2%	50.9%	51.8%
2022 Median Age	37.1	38.9	36.7

In the identified area, the current year population is 54,142. In 2020, the Census count in the area was 53,443. The rate of change since 2020 was 0.58% annually. The five-year projection for the population in the area is 54,654 representing a change of 0.19% annually from 2022 to 2027. Currently, the population is 48.2% male and 51.8% female.

	1 mile	3 miles	5 miles
Housing			
2022 Housing Affordability Index	172	158	125
2010 Total Housing Units	1,689	6,516	19,308
2010 Owner Occupied Housing Units	886	4,532	10,847
2010 Renter Occupied Housing Units	610	1,471	7,125
2010 Vacant Housing Units	193	514	1,336
2020 Total Housing Units	2,088	8,885	22,790
2020 Vacant Housing Units	226	628	1,901
2022 Total Housing Units	2,136	9,039	23,171
2022 Owner Occupied Housing Units	1,443	6,676	13,541
2022 Renter Occupied Housing Units	453	1,682	7,601
2022 Vacant Housing Units	240	682	2,029
2027 Total Housing Units	2,190	9,191	23,553
2027 Owner Occupied Housing Units	1,501	6,803	13,875
2027 Renter Occupied Housing Units	437	1,662	7,537
2027 Vacant Housing Units	252	726	2,141

Currently, 58.4% of the 23,171 housing units in the area are owner occupied; 32.8%, renter occupied; and 8.8% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 22,790 housing units in the area and 8.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.74%. Median home value in the area is \$218,044, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.87% annually to \$251,191.

	1 mile	3 miles	5 miles
Average Household Income			
2022 Average Household Income	\$107,898	\$114,370	\$84,572
2027 Average Household Income	\$126,302	\$128,896	\$95,379
2022-2027 Annual Rate	3.20%	2.42%	2.43%

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

January 24, 2023



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