



10+/- ACRES IN SOUTH BOSSIER

FOR SALE

4800 BLOCK OF BARKSDALE BLVD, BOSSIER CITY, LA 71111

- Approximately 300' of frontage on Barksdale Blvd.
- Access point on Medical Drive
- Public utilities to site
- Generally level at street grade
- Property is surrounded by retail, medical and professional office and residential uses
- Traffic Count: 30,690 avg. cars per day Barksdale/Jimmie Davis Highway
- Zoned R-A
- Offered at \$2.75/psf



2024 DEMOGRAPHICS

Radius	Population	Avg HH Income	# of Households
1 mile	8,051	\$87,149	3,112
3 mile	32,385	\$90,795	13,756
5 mile	88,930	\$84,940	39,980

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 8/2025



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Executive Summary

4800 Barksdale Blvd, Bossier City, Louisiana, 71112
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.46308
Longitude: -93.66518

	1 mile	3 miles	5 miles
Population			
2010 Population	6,984	31,995	92,689
2020 Population	7,898	32,337	90,902
2024 Population	8,051	32,385	88,930
2029 Population	8,165	32,082	87,111
2010-2020 Annual Rate	1.24%	0.11%	-0.19%
2020-2024 Annual Rate	0.45%	0.03%	-0.51%
2024-2029 Annual Rate	0.28%	-0.19%	-0.41%
2020 Male Population	48.2%	48.1%	47.8%
2020 Female Population	51.8%	51.9%	52.2%
2020 Median Age	35.5	36.4	36.8
2024 Male Population	49.0%	48.9%	48.6%
2024 Female Population	51.0%	51.1%	51.4%
2024 Median Age	36.4	36.9	37.4

In the identified area, the current year population is 88,930. In 2020, the Census count in the area was 90,902. The rate of change since 2020 was -0.51% annually. The five-year projection for the population in the area is 87,111 representing a change of -0.41% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

Households			
2024 Wealth Index	63	68	68
2010 Households	2,603	13,392	39,911
2020 Households	3,040	13,742	40,157
2024 Households	3,112	13,756	39,980
2029 Households	3,179	13,852	40,084
2010-2020 Annual Rate	1.56%	0.26%	0.06%
2020-2024 Annual Rate	0.55%	0.02%	-0.10%
2024-2029 Annual Rate	0.43%	0.14%	0.05%
2024 Average Household Size	2.54	2.31	2.19

Mortgage Income			
2024 Percent of Income for Mortgage	20.3%	18.9%	22.2%

Median Household Income			
2024 Median Household Income	\$69,607	\$70,478	\$59,717
2029 Median Household Income	\$78,630	\$78,390	\$67,531
2024-2029 Annual Rate	2.47%	2.15%	2.49%

Average Household Income			
2024 Average Household Income	\$87,149	\$90,795	\$84,940
2029 Average Household Income	\$98,671	\$102,581	\$97,042
2024-2029 Annual Rate	2.51%	2.47%	2.70%

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

March 18, 2025



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