



12 ACRES OF LAND FOR SALE

OLD SHED ROAD AT HWY 80, BOSSIER CITY, LA 71111

- Remaining Available Land - 12 Acres +/-
- **May Be Sub-Divided**
- Located In Designated Federal **Opportunity Zone**
- Great Location For Many Uses - Retail, Drive-Thru, Warehouse/Service Businesses
- Frontage On Highway 80 - See Schematics For Possible Layout
- Walking Distance To Expanding Bossier City Sports Complex, Parks & Recreations
- Easy Access To Bossier Parish Community College Via Highly Trafficked Major Artery
- Traffic Count 25,977 cars per day
(Source: Bossier City 2019 count)
- Zoned B-3
- Flood Zone "X"

For more information, contact:

Michele Sauls, Associate Broker | 318-222-2244

msauls@vintagerealty.com | vintagerealty.com

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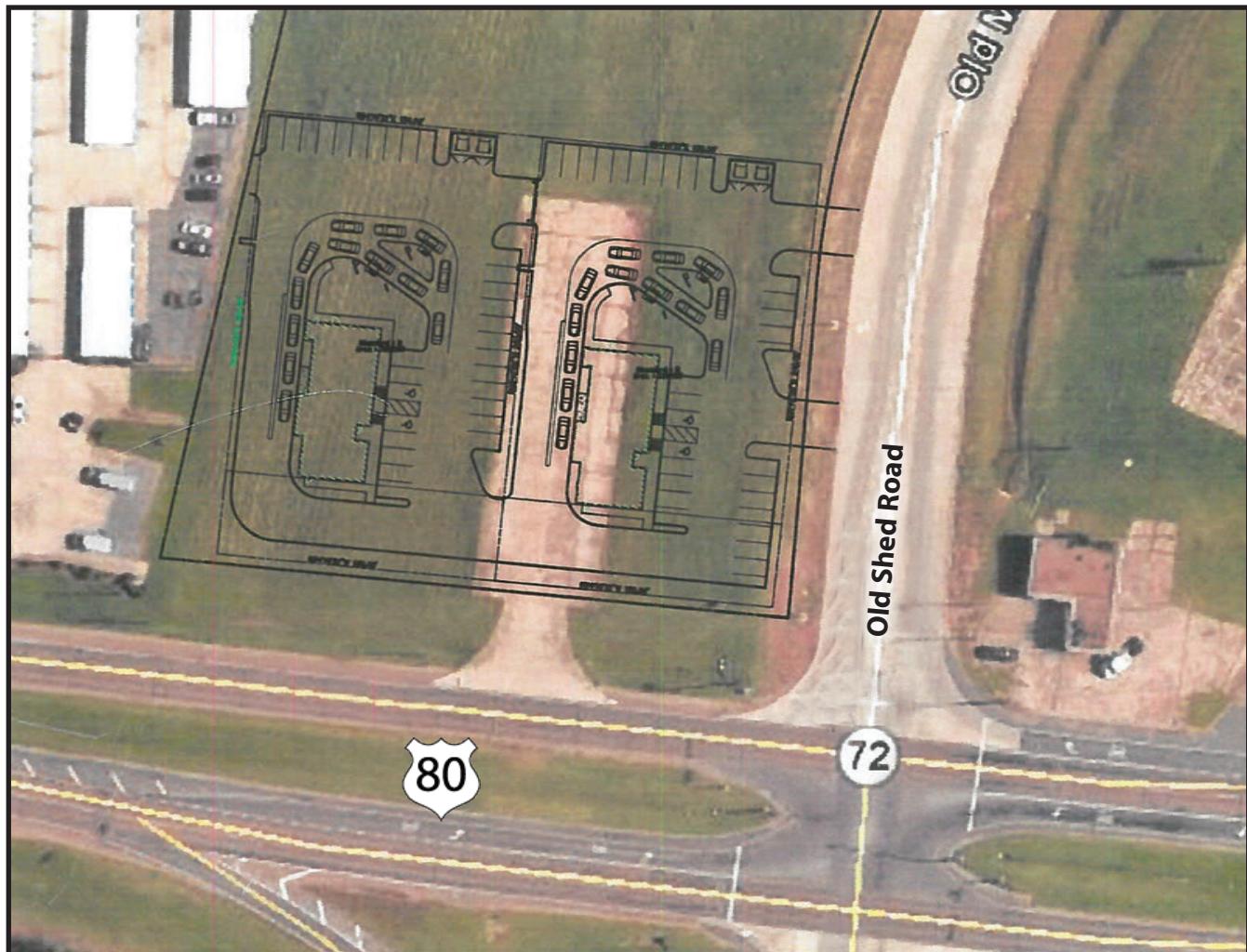
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SCHEMATIC FOR HIGHWAY 80 FRONTAGE



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Executive Summary

3499 E Texas St
3499 E Texas St, Bossier City, Louisiana, 71111
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.52892
Longitude: -93.69090

	1 mile	3 miles	5 miles
Population			
2000 Population	5,143	38,784	92,568
2010 Population	5,152	38,712	96,612
2020 Population	5,242	41,798	101,402
Average Household Income			
2020 Average Household Income	\$46,798	\$49,777	\$61,009
2025 Average Household Income	\$48,631	\$52,168	\$65,380
Households			
2020 Wealth Index	31	40	55
2000 Households	2,283	15,540	37,054
2010 Households	2,302	15,816	39,729
2020 Total Households	2,377	17,136	41,693
2025 Total Households	2,405	17,539	42,267

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