

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

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 6/2021



12 ACRES OF LAND FOR SALE

OLD SHED ROAD AT HIGHWAY 80
BOSSIER CITY, LA 71111



For more information, contact:

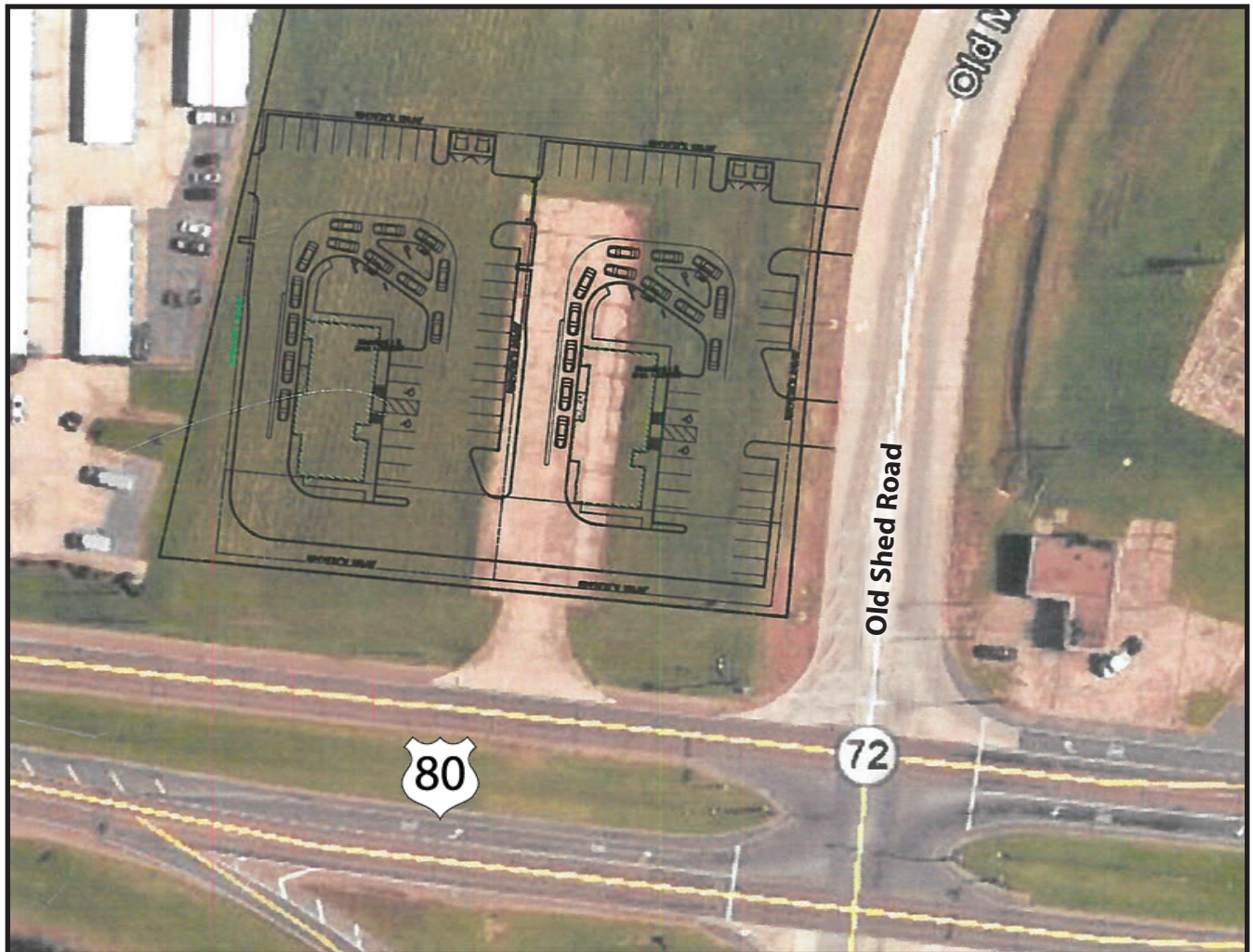
Michele Sauls, Associate Broker | 318-222-2244
msauls@vintagerealty.com | vintagerealty.com

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. 6/2021

12 ACRES OF LAND FOR SALE

OLD SHED ROAD AT HIGHWAY 80
BOSSIER CITY, LA 71111

SCHEMATIC FOR HIGHWAY 80 FRONTAGE



For more information, contact:

Michele Sauls, Associate Broker | 318-222-2244
msauls@vintagerealty.com | vintagerealty.com

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. 6/2021

12 ACRES OF LAND FOR SALE

OLD SHED ROAD AT HIGHWAY 80
BOSSIER CITY, LA 71111



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



For more information, contact:

Michele Sauls, Associate Broker | 318-222-2244
msauls@vintagerealty.com | vintagerealty.com

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. 6/2021