

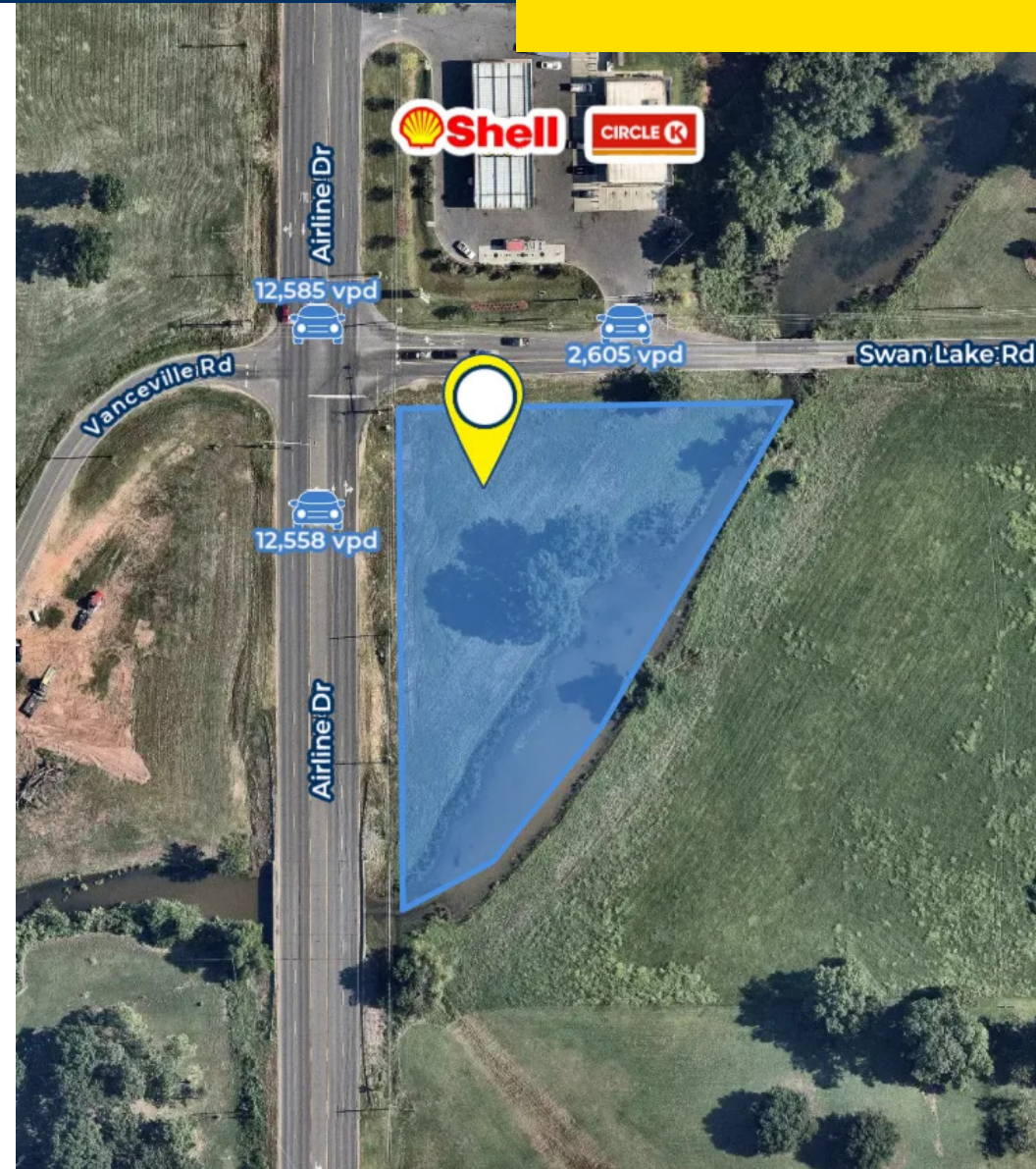


1.62 Acres on SE Corner of
Airline Dr. at Swan Lake Rd.



Sale Price:	\$1,481,900
Price / SF:	\$21.00
Lot Size:	1.62 Acres
Property Type	Commercial/Retail/Office
Property Subtype	Retail
APN	101898

Located on the hard southeast corner of Swan Lake Rd. at Airline Dr. directly across the street from the Shell/ Circle K in the growing North Bossier/ Benton area. Approximately 2.5 miles from Swan Lake Rd. extension (connecting Crouch Rd. to I-220), 2 miles from Benton Road (Hwy. 3) via Vanceville Rd., and 4 miles from I-220. In 2022, the growing residential population for this area increased by 8.6%.



ECONOMICAL & INFRASTRUCTURAL GROWTH



Bossier's Busiest Roads

Benton Road (Hwy 3) and Airline Drive

Swan Lake Road Project

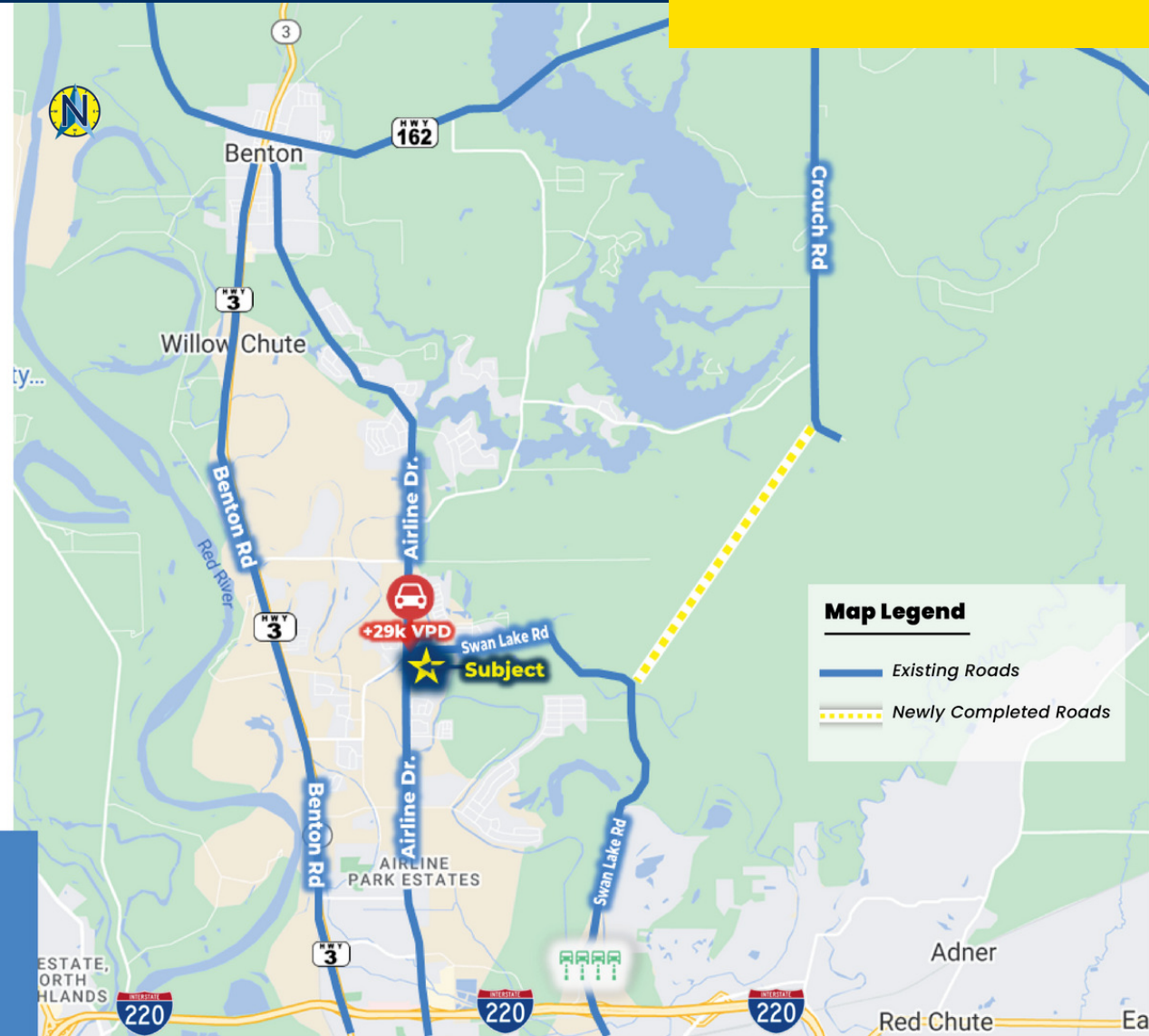
Project Improvements Completed

- *Widening of Swan Lake Road to four lanes.*
- *Completion of connecting road, Innovation Drive, connecting Airline Drive to Swan Lake Road.*

■ *Swan Lake Road - future path of the north-south thoroughfare*

Now complete, the north-south roadway allows motorists to drive from LA Hwy. 162 to I-220 or into Bossier City. The purpose for the new Swan Lake Road /Veterans Pkwy is to connect to Crouch Road and help alleviate the heavy traffic on Airline Drive and Benton Road.

Swan Lake Road is emerging as a major north-south arterial, creating another key transportation corridor through Bossier Parish with connectivity to Highway 162, I-220 and I-20.



Proposed roads included above are not accurate of civil approved plans. The road line is meant to serve as a visual representation displaying the general vicinity of project objectives. For exact location of new roadways, contact the City of Bossier.

