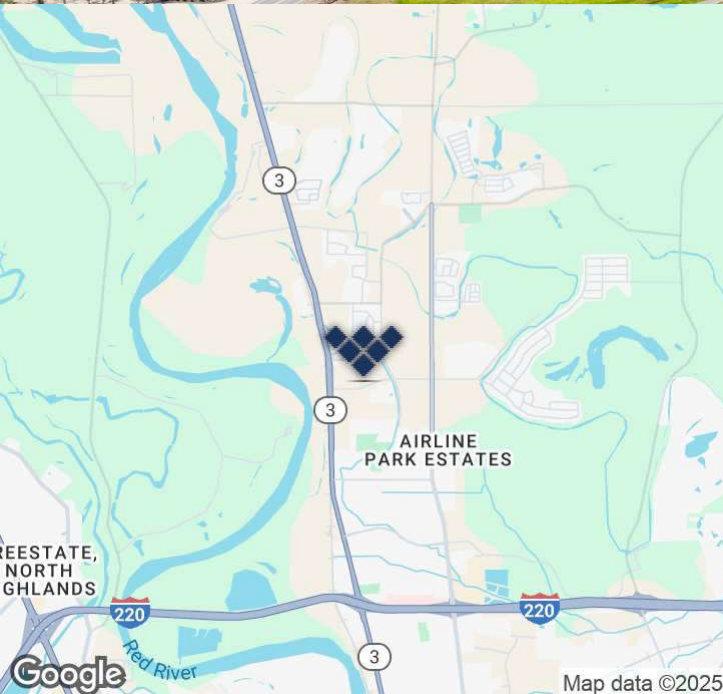




**Versatile Land Tracts for
Development in N Bossier-
Wemple, Old Brownlee, Benton Rd**

Patrick Beauvais
Direct 318.698.1115
Mobile 318.458.2800
patrickb@sealynet.com

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com



Offering Summary

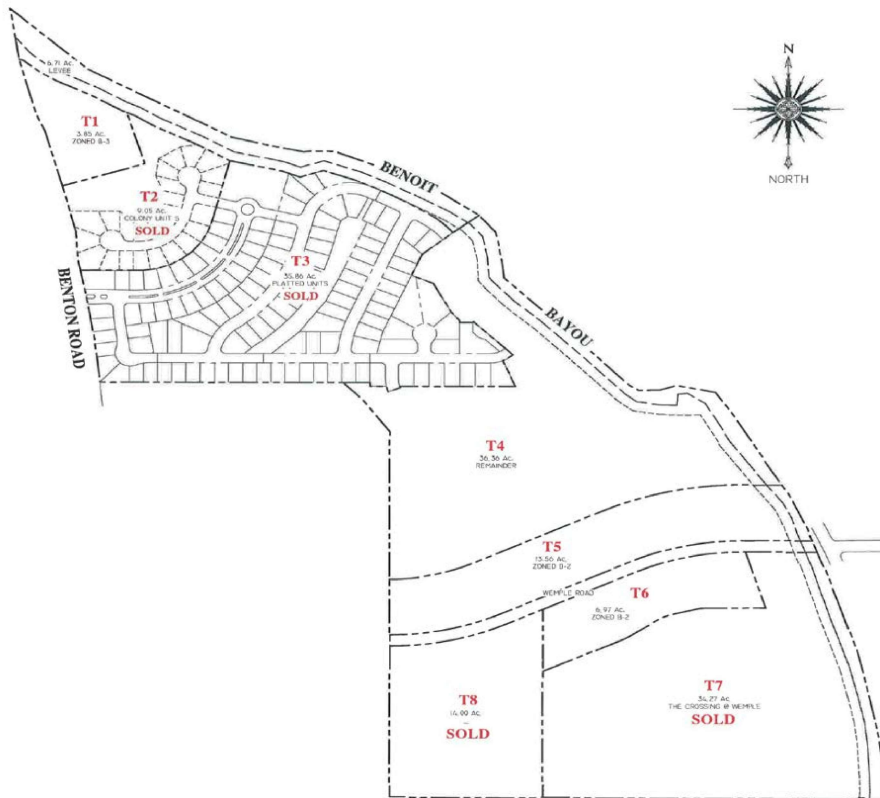
Sale Price:	\$2.50 - \$6.00 / SF
Lot Size:	40 Acres
Location:	North Bossier City

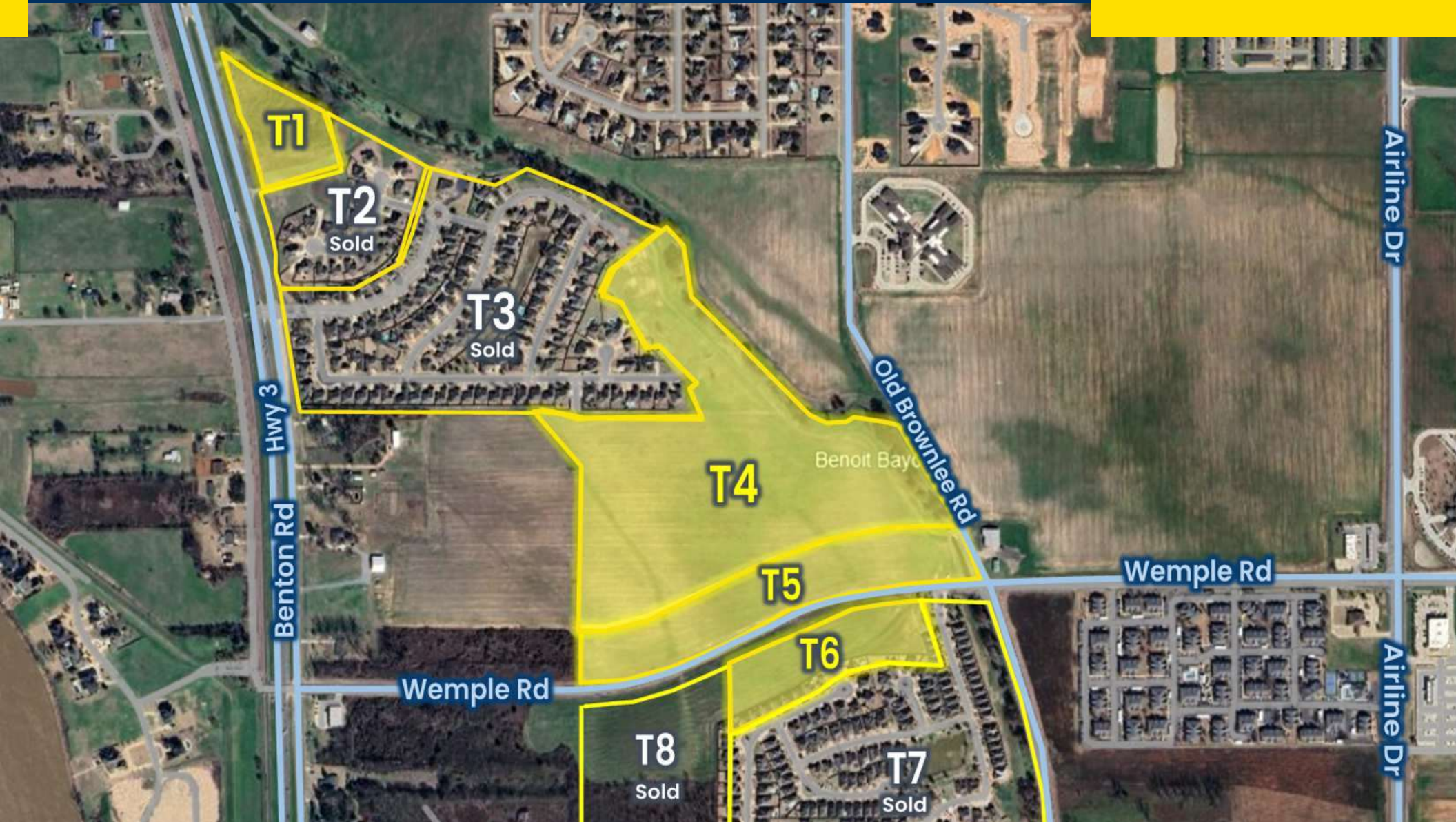
Property Overview

These 60 acres of mixed-use development tracts are strategically divided into 36 acres zoned for residential use and 24 acres designated for commercial development. The residential area is perfect for home development providing a tranquil environment with easy city access. The commercial sections boast excellent road frontage, which is ideal for offices, medical, or light retail, making them attractive for businesses capitalizing on the region's growth. The development includes: a 3.85-acre commercial lot on Benton Road, 13.5 acres of B2-zoned commercial land on Wemple Rd, a 36.36-acre residential/multifamily development adjacent to existing homes, and a 6.97-acre B2-zoned lot near The Crossing neighborhood. These prime tracts are set to become a community cornerstone, blending residential comfort with commercial vitality.

Of Lots 4 | Total Lot Size 3.85 - 36.36 Acres | Total Price \$2.50 - \$6.00 / SF

Lot #	Size	Price	Zoning
T1	3.85 Acres	\$6.00 / SF	B-3
T4	36.36 Acres	\$2.50 / SF	R/MF
T5	13.56 Acres	\$5.00 / SF	B-2
T6	6.97 Acres	\$5.00 / SF	B-2





Of Lots 4 | Total Lot Size 3.85 – 36.36 Acres | Total Lot Price \$2.5 – \$6.0 / SF | Best Use Development/Mixed-Use

Status	Lot #	Size	Price	Zoning
Available	T1	3.85 Acres	\$6.00 / SF	B-3
Available	T4	36.36 Acres	\$2.50 / SF	R/MF
Available	T5	13.56 Acres	\$5.00 / SF	B-2
Available	T6	6.97 Acres	\$5.00 / SF	B-2





Luxury Retirement



Top-Tiered Schools



Modern Upscale Residential

Photo Credit: Old Brownlee Community Care Center, Drone Services, and Zillow.

Location Description

North Bossier City is rapidly growing, marked by suburban expansion and increasing property values. The area's appeal lies in its modern neighborhoods, excellent public schools like Benton and Airline, and a high quality of life with abundant parks and recreational facilities. The vicinity features significant retail, dining, and healthcare developments, supported by proximity to major employers and enhanced infrastructure. Notable local amenities include the luxury Canal Place Neighborhood, Old Brownlee Community Care Center, Providence Academy, and the new Brookshire's Grocery at Wemple Road and Airline Drive.

Central to this expansion are key commercial corridors such as Benton Road and Airline Drive, strategically positioned to serve as hubs for broadening consumer accessibility. The area is experiencing rapid residential and commercial development, particularly within the dynamic five-square-mile stretch between Benton Road and Airline Drive. This area estimates 5,000 new homes, accompanied by a flourishing commercial presence designed to meet the growing demands for infrastructure and local amenities.

The Wemple Road area is preparing for extensive infrastructure enhancements, including major road and drainage projects, crucial to supporting continued growth and attracting future investment.

Rapid Growth: Location Indicators

- **Economic Growth:** A decreasing unemployment rate and rising employment in high-value sectors indicate a robust economy capable of supporting new business developments.
- **Infrastructure Improvements:** Ongoing expansions and enhancements of major roads improve accessibility and connectivity, making the area more attractive for both residential and commercial investments.







