Offering Summary

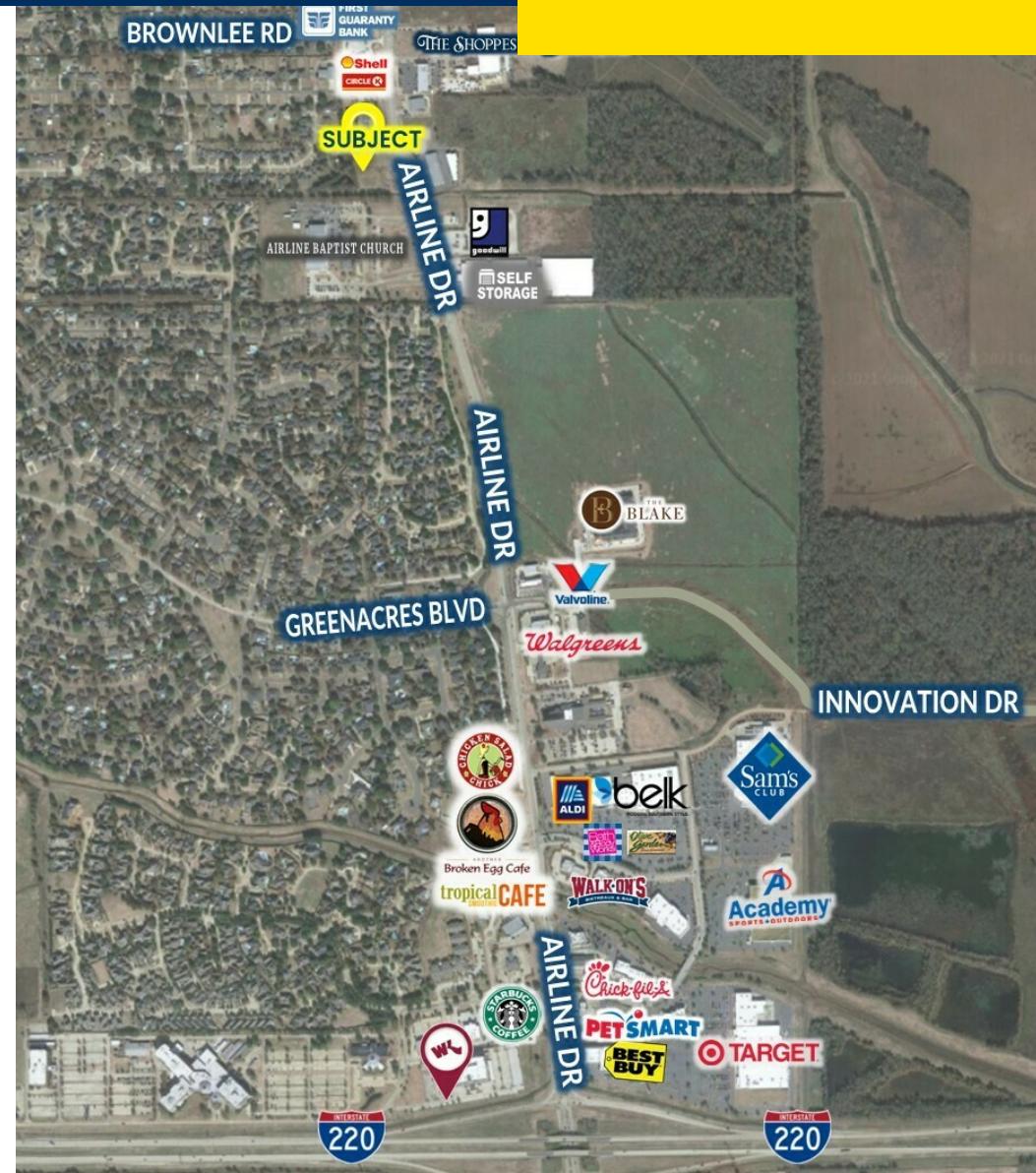|	
Sale Price:	$766,656
Price/SF:	$20.00
Lot Size:	0.88 Acres
Zoning:	C-3
Traffic Count:	28k+ VPD
Location Area:	North Bossier City

Location Overview

Located less than 3 miles north of Interstate 220, the subject property is situated in the fastest-growing area—North Bossier. The surrounding area includes North Bossier's busiest corridor—Beene Blvd. The luxury retirement 'The Blake' center, the new Valvoline, Innovation Drive, and many growing residential neighborhoods surround the subject. There is excellent frontage and visibility, and the property sits within the Airline Dr./Brownlee Rd. intersection on the south side of Circle K.

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101

318.222.8700
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Emily Bynum
Direct 318.698.1106
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Building Name	Airline Dr. Land Near Brownlee - North Bossier
Property Type	Land
Property Subtype	Development
Lot Size	0.88 Acres
Number of Lots	1

38,332 +/- SF of vacant cleared and leveled land in North Bossier offering prime visibility with an existing curb cut.

Having a traffic count of 28,091 in a rapidly growing area. Perfect for commercial development, it presents a strategic investment opportunity in a high-traffic and expanding region. Zoned C-3.

- *Zoned C-3 for versatile commercial use*
- *Prime location on Airline Drive*
- *High visibility for potential businesses*
- *Suitable for various commercial developments*
- *Close proximity to major transportation routes*
- *Accessible to a large customer base*
- *Potential for significant investment returns*
- *Desirable location in the Bossier City area*

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Brownlee Rd

THE SHOPPES AT BROWNLEE

Shell
CIRCLE K

Airline Dr

305'

SUBJECT
0.88 AC

153'

3105

4090 Airline Plaza

Domino's Pizza | MARBLE SLAB CREAMERY | GREAT AMERICAN COOKIES

Palmetto Dr