

NORTH BOSSIER CITY, LA. DEVELOPMENT READY 130 AC TRACT FOR SALE or LEASE THAT CAN BE SUBDIVIDED

Located Just South of I-220 and East of Airline Drive off Plantation Drive, Melrose and Douglas Drive

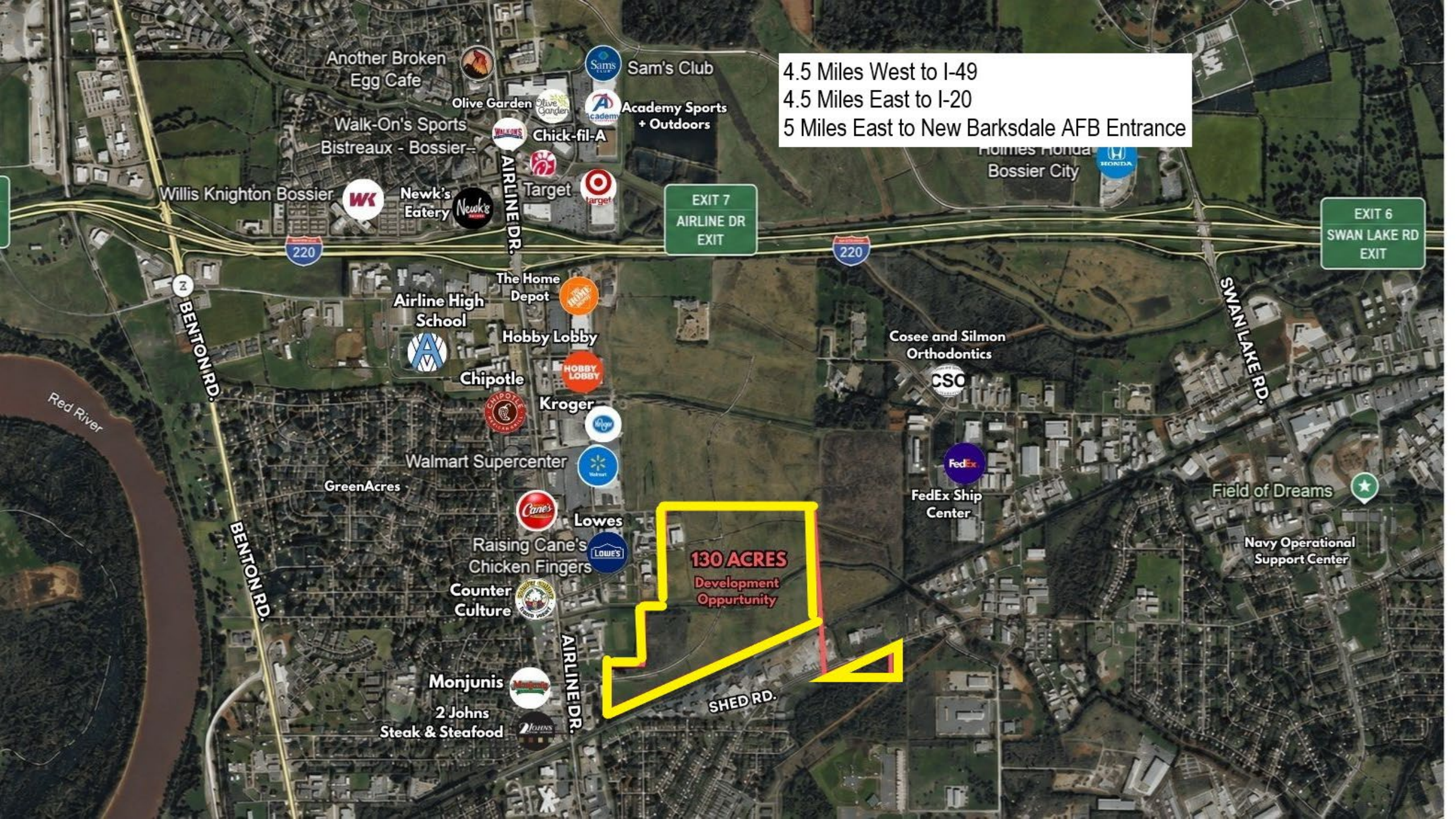
Zoned Commercial and Industrial with all municipal utilities and heavy power

Price \$3 to \$15 a sq. ft.



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All information contained herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the owner or Walker-Alley & Associates, LLC and/or its agents or employees. July 2026



4.5 Miles West to I-49
4.5 Miles East to I-20
5 Miles East to New Barksdale AFB Entrance

EXIT 7
AIRLINE DR
EXIT

EXIT 6
SWAN LAKE RD
EXIT

130 ACRES
Development
Opportunity





Key Facts

3239-3247 Pl
Drive time o

KEY FACTS

102,282

Population



2.3

Average Household Size



37.2

Median Age

\$50,551

Median Household Income



10.9%

No High School Diploma



34.5%

High School Graduate



31.4%

Some College/ Associate's Degree

EDUCATION

BUSINESS



7,423

Total Businesses



98,075

Total Employees

EMPLOYMENT



55.7%

White Collar



22.6%

Blue Collar



21.7%

Services

INCOME



\$50,551

Median Household Income



\$30,802

Per Capita Income



\$52,536

Median Net Worth

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.9%)

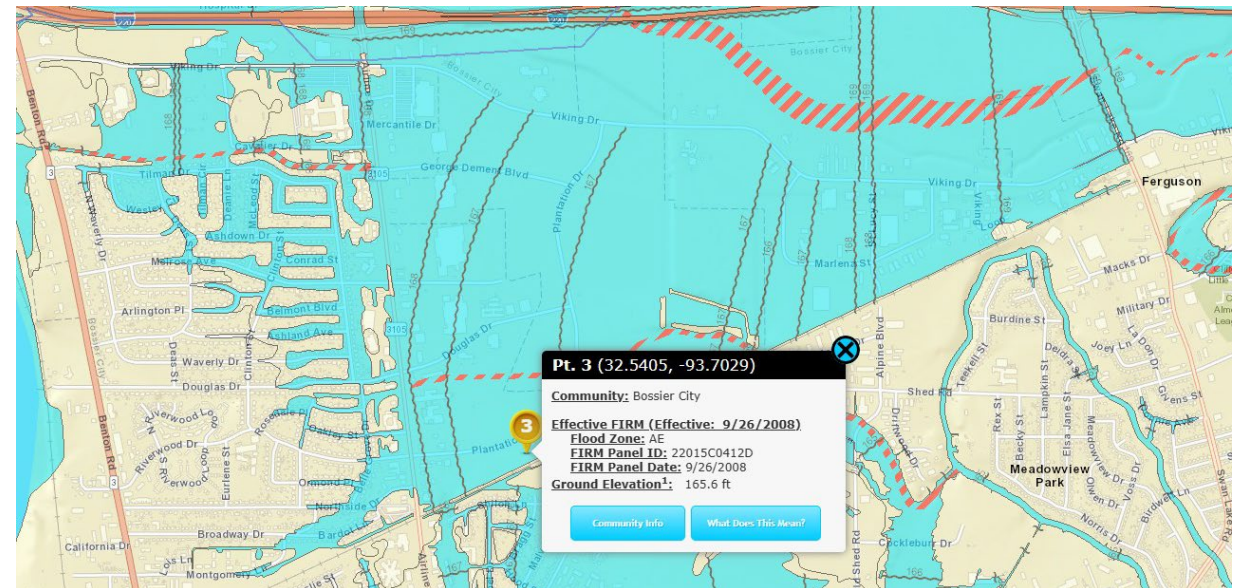
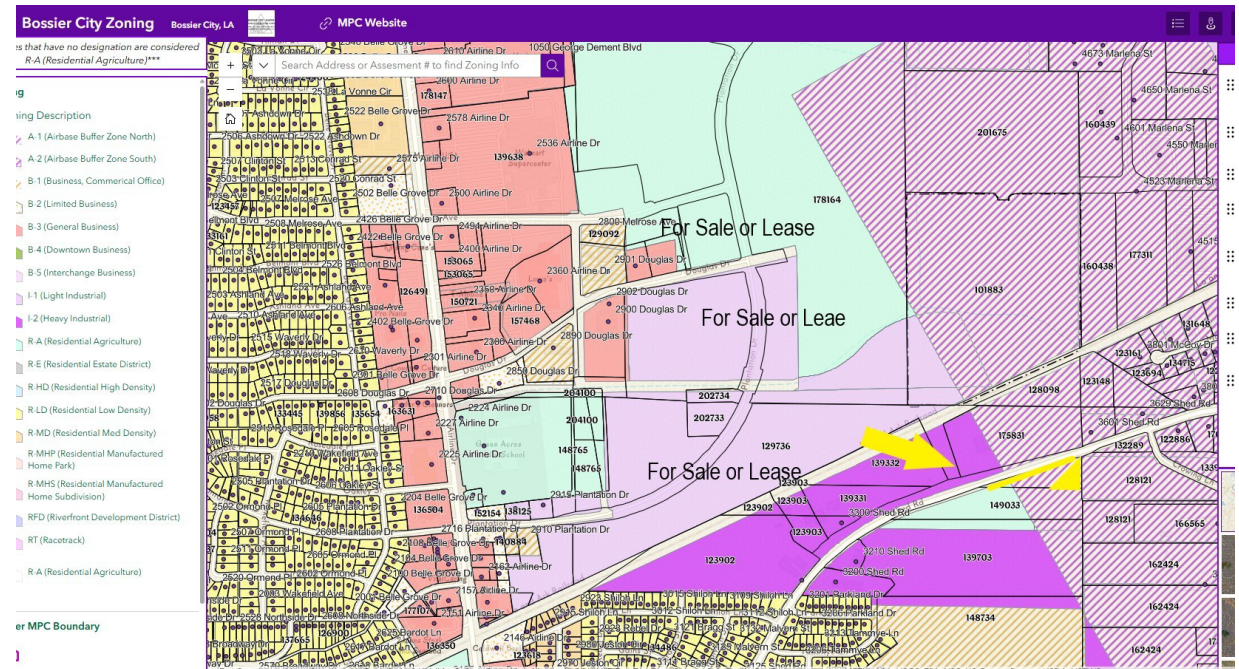
The smallest group: \$200,000+ (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	18.1%	+8.2%	
\$15,000 - \$24,999	10.1%	+3.9%	
\$25,000 - \$34,999	9.8%	+1.7%	
\$35,000 - \$49,999	11.6%	+1.3%	
\$50,000 - \$74,999	18.9%	-0.3%	
\$75,000 - \$99,999	8.9%	-1.9%	
\$100,000 - \$149,999	13.1%	-6.0%	
\$150,000 - \$199,999	5.0%	-3.6%	
\$200,000+	4.7%	-3.1%	

Bars show deviation from

Bossier Pari

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri





At Every Level, North Louisiana Is Built For Business

North Louisiana is a region that understands a competitive, comprehensive portfolio of incentives can make a profound impact on a company's bottom line. Incentives are available to help companies immediately succeed while maintaining significance in the competitive landscape. Contact our business development team to learn more about programs your company is eligible for.

- Property Tax Abatement
- Sales Tax Exemption
- Utility Rate Reduction
- Workforce Development Programs
- New Market Tax Credit
- Opportunity Zones



Contact the Expert

Sheena Bryant, CECD, EDFP
Business Development Strategy Vice
President

☎ 318-677-2558

✉ sbryant@nllep.org



LED FAST START

Recognized for its innovation, effectiveness, flexibility and efficiency, LED FastStart® is the nation's best state workforce training program, according to Business Facilities magazine.

FastStart provides customized employee recruitment, screening, training development and training delivery for eligible, new or expanding companies — all at no cost. Based on a company's immediate and long-term workforce needs, the FastStart team crafts unique programs that ensure high-quality, flexible workers are prepared on day one and beyond.

The FastStart team includes dozens of experienced professionals from a range of businesses — manufacturing to corporate headquarters, digital media to customer support centers and R&D. FastStart has designed and delivered comprehensive workforce solutions for a wide variety of Fortune 500 companies, as well as high-tech companies funded by leading venture capital firms.

FastStart Experience Includes:

- 2D/3D Graphics Development
- Curriculum Design
- Instructional Design
- Leadership Instruction
- Organization Development
- Photography
- Project Management
- Recruitment and Selection Tactics
- Social Media Campaign Implementation
- Technical Instruction
- Videography
- Web Design

Civilian Labor Force Profile

3239-3247 Plantation Dr | Drive time: 60 minute radius

Industry	Employed	Percent	US Percent	Location Quotient
Total	217,012	100.0%	100.0%	-
Agriculture/Forestry/Fishing	1,480	0.7%	1.1%	0.65
Mining/Quarrying/Oil & Gas	4,373	2.0%	0.3%	6.25
Construction	14,059	6.5%	6.9%	0.94
Manufacturing	15,334	7.1%	9.6%	0.74
Wholesale Trade	4,514	2.1%	1.7%	1.24
Retail Trade	24,848	11.4%	10.7%	1.07
Transportation/Warehousing	11,857	5.5%	5.2%	1.05
Utilities	3,586	1.6%	0.9%	1.77
Information	2,400	1.1%	1.8%	0.63
Finance/Insurance	7,834	3.6%	5.0%	0.73
Real Estate/Rental/Leasing	4,117	1.9%	1.8%	1.03
Professional/Scientific/Tech	12,063	5.6%	9.2%	0.61
Management of Companies	56	0.0%	0.1%	0.20
Admin/Support/Waste Management	9,759	4.5%	4.1%	1.10
Educational Services	19,721	9.1%	9.4%	0.96
Health Care/Social Assistance	39,264	18.1%	14.7%	1.23
Arts/Entertainment/Recreation	4,610	2.1%	2.1%	1.00
Accommodation/Food Services	14,746	6.8%	6.4%	1.06
Other Services (Excluding Public)	10,436	4.8%	4.6%	1.05
Public Administration	11,955	5.5%	4.5%	1.23

- **Building your high-tech plant or industrial facility in Northwest Louisiana offers strong logistical advantages, targeted financial incentives, and a growing advanced manufacturing infrastructure.**

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- **Building your Plant in North Bossier City increases your likelihood of success.** Higher Employee Retention due to the excellent quality of life, Great Schools, Affordability and Low Crime.

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- **Strategic Logistics and Infrastructure**

- Northwest Louisiana serves as a central hub for transportation and heavy industry.

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- **Financial Incentives and Support**

- The state and local authorities actively back industrial expansion through competitive packages.

- **Custom Workforce Training:** Programs like LED FastStart offer comprehensive, tailored recruitment and training solutions for new operations. [1, 2, 3]

- **Tax Exemptions:** Companies often qualify for programs like the High Impact Jobs and Data Center or manufacturing Sales Tax Exemption programs. As noted by the North Louisiana Economic Partnership, the region provides "incentives, competitive property tax abatement, and expedited permitting." [1, 2]

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- **Growing Industrial Ecosystem**

- Northwest Louisiana is experiencing a major economic surge, anchored by massive investments in tech infrastructure, advanced manufacturing, and data centers—including Amazon's multibillion-dollar investments in Caddo and Bossier parishes. This ensures a robust supply chain network, utility backing from providers like SWEPCO, and a collaborative regional leadership focused on industrial growth. [1, 2, 3]