

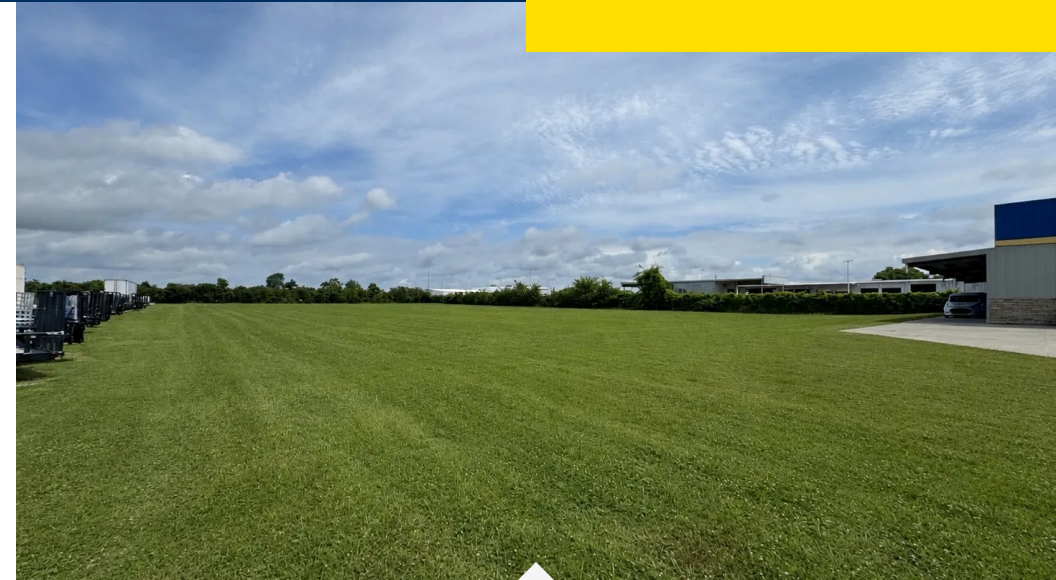


### Offering Summary

Sale Price:	\$900,000
Price / Acre:	\$391,304
Lot Size:	2.30 Acres

### Location Overview

Located directly behind 2250 Autoplex Drive, the property offers efficient regional connectivity: I-220 (0.3 miles, 2-minute drive) and I-20 (3.4 miles, 9-minute drive), providing broad access across the Shreveport-Bossier metro and surrounding distribution network.



Property Type	Land
Property Subtype	Commercial
Zoning:	B-3
Number of Lots	1

2,308 acres of unimproved commercial land situated in the heart of Bossier City's established commercial corridor. The site benefits from strong automotive, retail, and industrial adjacency, with surrounding daytime traffic and regional workforce density that underpin its near-term development potential. The configuration supports a range of commercial and light industrial uses including service operations, storage-oriented concepts, and longer-term land banking. It lends itself equally well to immediate build scenarios or phased development. Proximity to existing infrastructure reduces friction on the path to entitlement.

- 2,308 acres | Commercially zoned
- Automotive, retail, and industrial surroundings with established traffic and workforce density
- Suited for commercial, light industrial, service, or storage-oriented development
- Flexible hold, phase, or build-to-suit strategy
- Infrastructure proximity supports near-term development feasibility
- I-220 (0.3 mi, 2 min) · I-20 (3.4 mi, 9 min)



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