

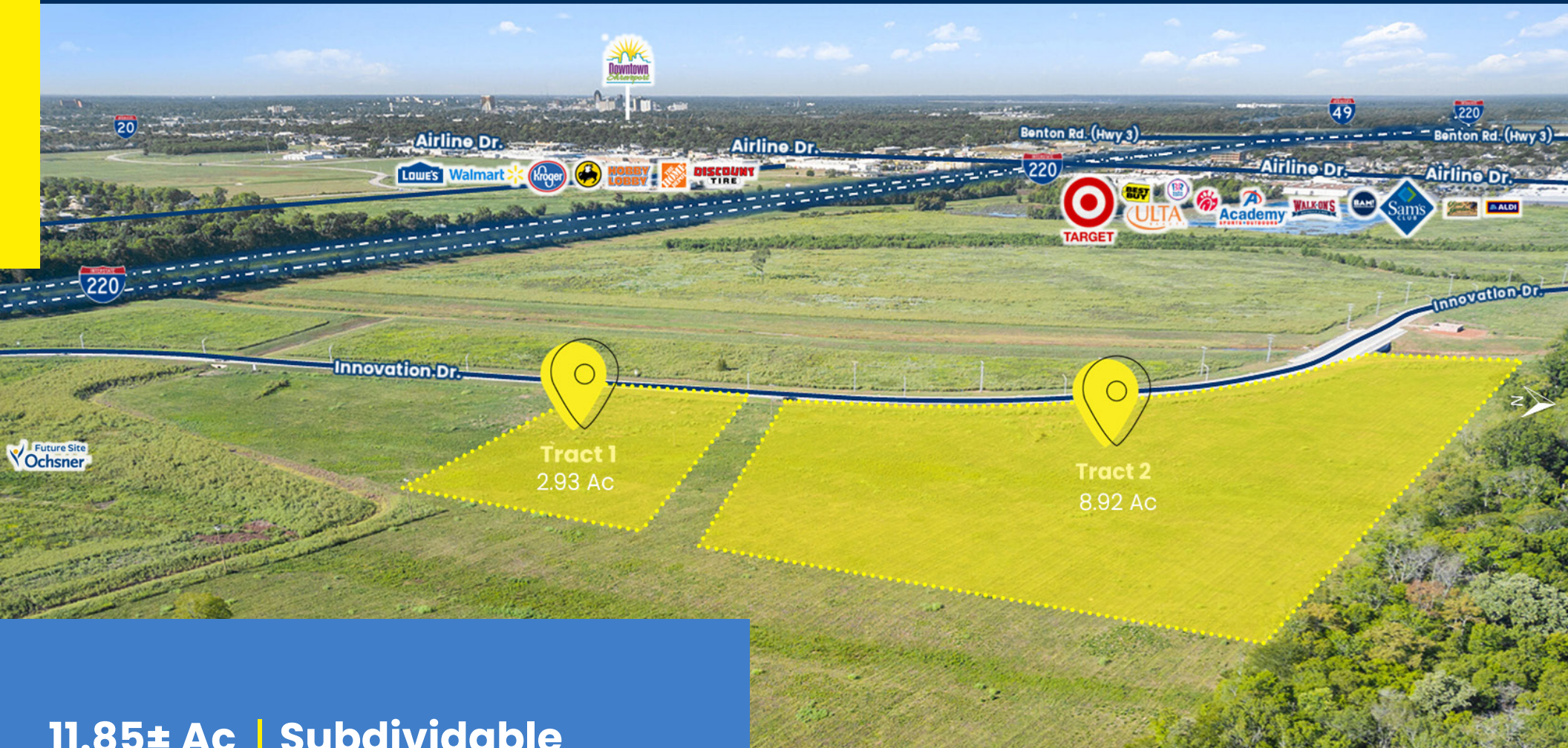


Sealy Real Estate Services

Land For Sale | Investment

INNOVATION PARK

Bossier City, LA 71111



# 11.85± Ac | Subdividable COMMERCIAL LAND

2020 Innovation Dr. | Bossier City, LA 71111

### Sealy Real Estate Services

333 Texas St. | Ste. 1050  
Shreveport, LA 71101

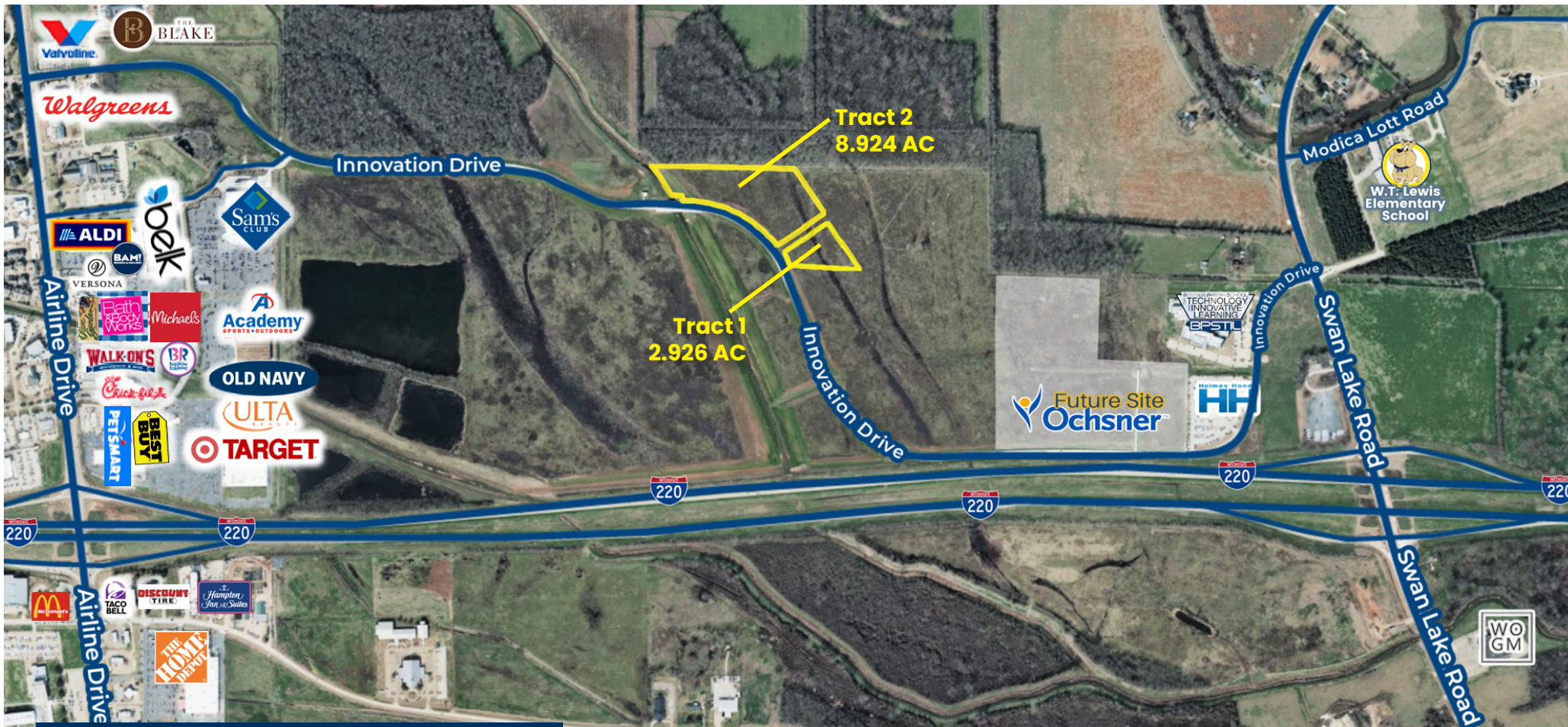
318.222.8700  
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### Property Highlights

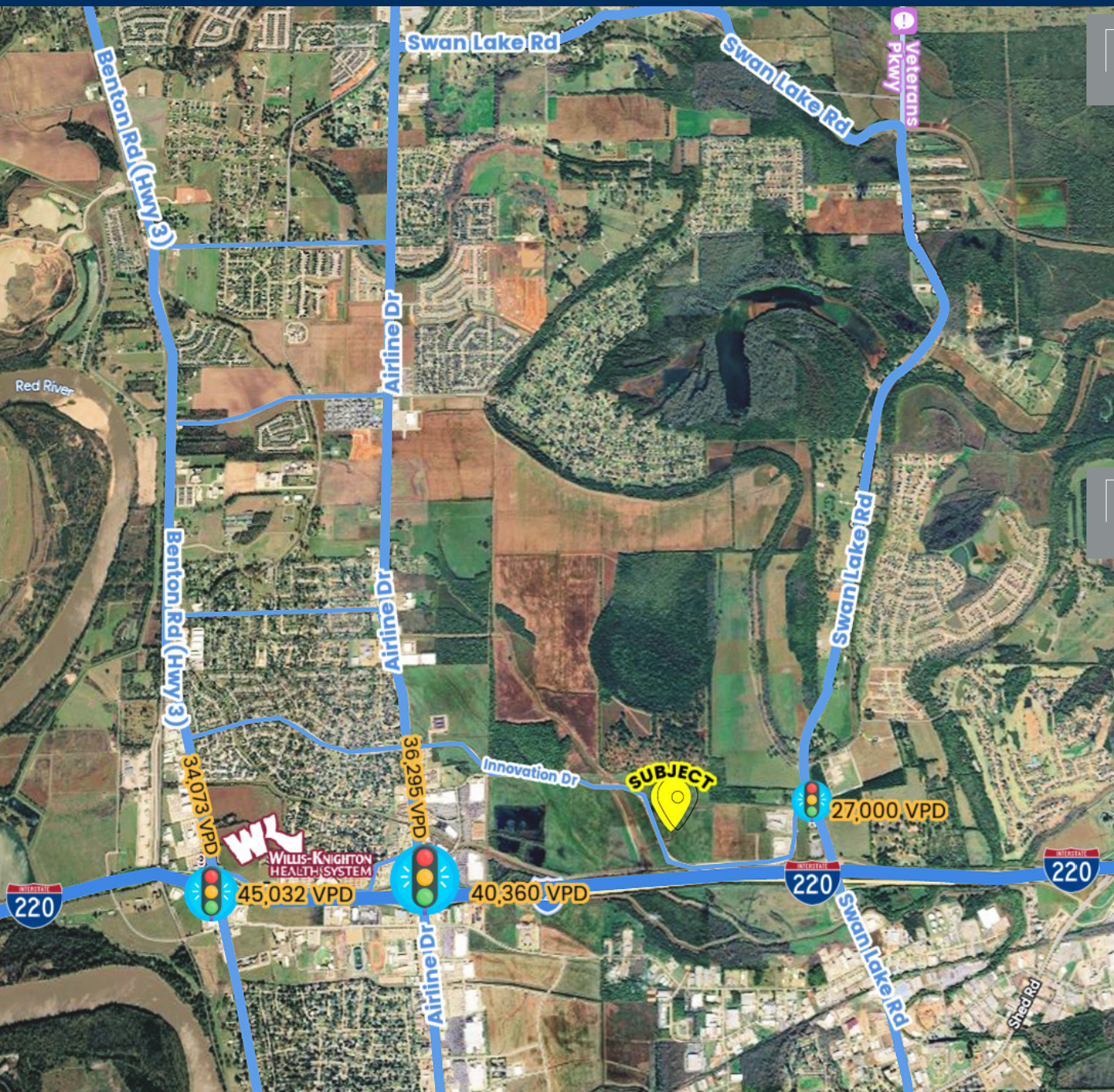
- Access via Airline Dr. & Swan Lake Rd.
- Frontage on Innovation Dr.
- High Visibility Near I-220
- Located in Expanding Growth Corridor

**11.85 ± AC Total | \$7.00 / SF**

### Property Highlights

Priced at \$7.00/SF, these 2.926 ac. and 8.924 ac. commercial land tracts are available in whole, or they can be subdivided into smaller tracts. The property offers approximately 5,000 vehicles per day and 27,900 vehicles per day at the nearby intersection of Airline Drive and Innovation Drive. Along with visibility from Interstate 220, this strategic location makes it ideal for commercial, professional, or medical office users. Positioned within a high-growth corridor, the site presents an exceptional opportunity for developers, investors, and end users seeking a commercial site in North Bossier.

Located in North Bossier's rapidly expanding growth corridor, this property sits just north of Interstate 220 along Innovation Drive. The site benefits from excellent connectivity to Airline Drive, Veterans Parkway, and Swan Lake Road, placing it near one of the area's primary retail and commercial hubs. Surrounded by national retailers, hospitals, and auto dealerships, the location offers strong accessibility and visibility. Continued residential development in the surrounding area further supports long-term commercial demand and investment potential.



**1-MILE RADIUS**

Immediate Activity (Site-Level)



**\$223M in Annual Sales**

High-volume commercial activity surrounding the site



**1,363 Employees**

Strong daytime population and workforce presence



**100+ Businesses Nearby**

Established commercial corridor

**5-MILE RADIUS**

Market Strength (Trade Area)



**68,858 Population**

Strong surrounding population base



**18.6% Population Growth**

Rapidly expanding trade area



**\$551K Median Net Worth**  
**\$75K-\$125K Core Incomes**

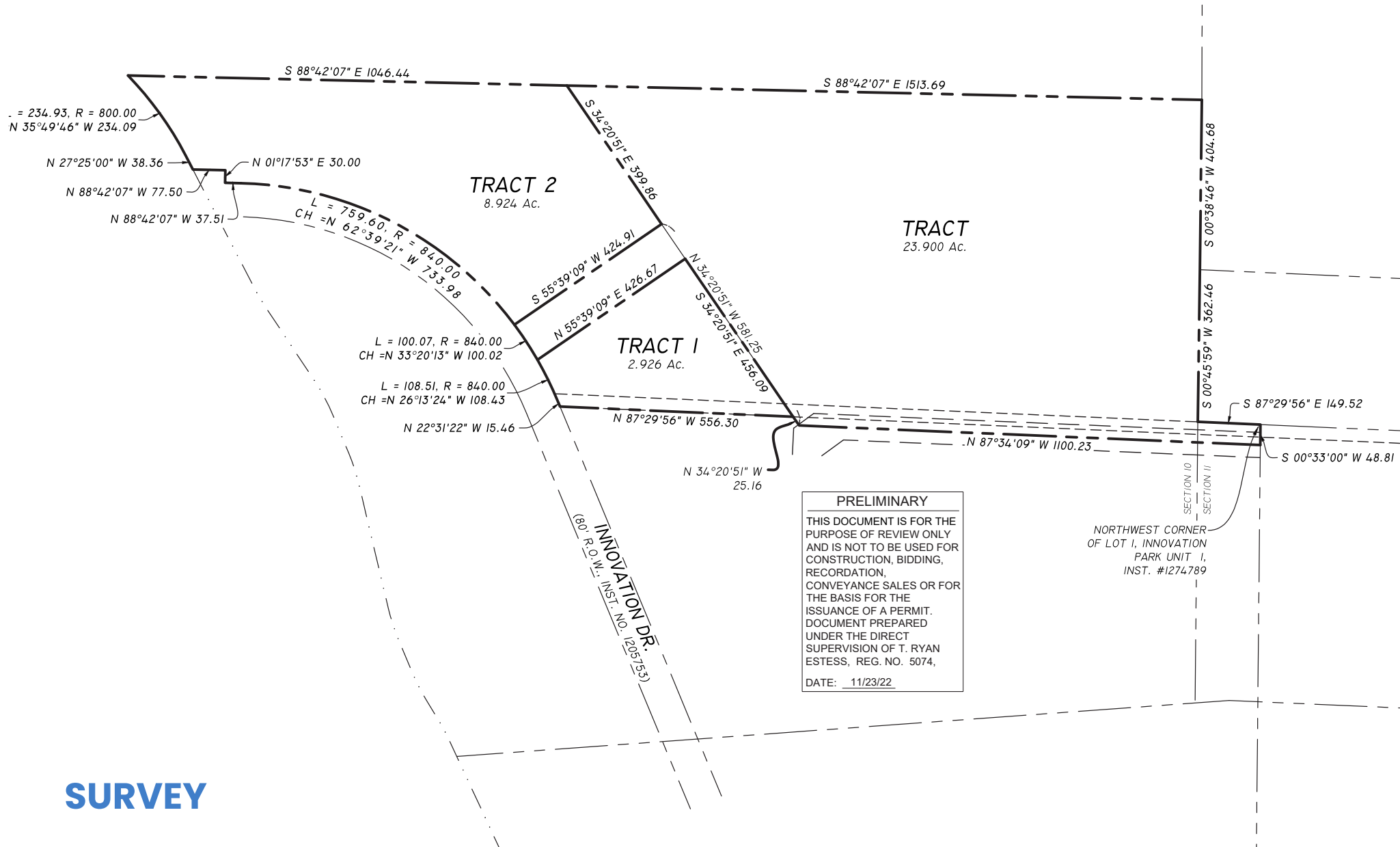
Affluent, stable households with strong spending power



**Veterans Parkway** — \$40M+ public infrastructure corridor (I-220 to Hwy 162)



**The Region's Largest** private, non-governmental employer and leading healthcare provider (**7,000+ employees**)



## SURVEY

The plan above is an approximate estimation and is subject to change without notice. All acreage is approximate and subject to confirmation by a survey. All zoning classifications and proposed uses indicated are for discussion purposes only and are subject to application and final approval of city and parish zoning boards.



W.T. Lewis Elementary



**Tract 2**  
8.92 Ac



**Tract 1**  
2.93 Ac

Innovation Dr.

Innovation Dr.

 **SRES**  
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