



**SEALY &  
COMPANY**

4300 Industrial Drive Extension  
Bossier City, LA 71112

**Land  
For Sale**



### Offering Summary

Sale Price:	\$1,900,000
Lot Size:	3.49 Acres
Number of Units:	165
Price / Acre:	\$544,413
Year Built:	1984
Zoning:	A-1
Market:	LA-Shreveport
Submarket:	North Bossier
Traffic Count:	66,200

### Location Overview

This highly visible property formerly used as a hotel sits one block from the Industrial Drive Extension entrance/exit ramp to I-20. It's less than one mile south from the heavily trafficked E. Texas St. (Hwy 80) and just north of Bossier City's Biggest Employer, the Barksdale Air Force Base, and sits adjacent from their Visitor Center.

**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealynet.com](http://www.sealynet.com)

**Melissa Riddick, SIOR**  
Direct 318.698.1110  
Mobile 318.218.4987  
[MelissaR@Sealynet.com](mailto:MelissaR@Sealynet.com)

**Roland Ricou**  
Direct 318.698.1109  
Mobile 318.773.3357  
[RolandR@Sealynet.com](mailto:RolandR@Sealynet.com)

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.





**SEALY &  
COMPANY**

4300 Industrial Drive Extension  
Bossier City, LA 71112

Land  
**For Sale**



Property Type	Land
Property Subtype	Other
APN	123232
Building Size	67,200 SF
Parking Spaces	650
Construction Status	Existing
Roof	Metal
Free Standing	Yes
Number of Buildings	4

**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealynet.com](http://www.sealynet.com)

**Melissa Riddick, SIOR**  
Direct 318.698.1110  
Mobile 318.218.4987  
[MelissaR@Sealynet.com](mailto:MelissaR@Sealynet.com)

**Roland Ricou**  
Direct 318.698.1109  
Mobile 318.773.3357  
[RolandR@Sealynet.com](mailto:RolandR@Sealynet.com)

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.