

VACANT LAND AVAILABLE

PRICE

- \$1,225,000 Total
(\$8± SF)
- Minerals not included

LAND SIZE

- 3.51± Acres
- 285' wide x 542' deep

PROPERTY HIGHLIGHTS

- All wooded
- Long frontage on Hilton Dr. (±285')
- Excellent visibility and accessibility to all traffic on Hilton Dr. and I-20
- Served by 8" city sanitary sewer main 200' west of northwest property corner and 8" city water main at southwest corner
- Zoned B-3 (Commercial)

LOCATION HIGHLIGHTS

- One of Bossier City's premier commercial locations
- In the heart of Bossier City and its commercial and retail districts
- 0.5 block east of the I-20/ Airline Dr. interchange (exit #22)

TRAFFIC COUNT (ADT 2021)

- Interstate 20: 57,308

2022 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	6,703	39,892	98,072
Avg. HH Income	\$50,774	\$53,959	\$111,439





**3.51±
ACRES**

**CYBER INNOVATION
CENTER**
3,000-Acre National Cyber
Research Park

**BARKSDALE
AIR FORCE BASE**
Largest Employer in
Shreveport/Bossier MSA
± 14,500 military and civilian
employees