



**NAI**Rampart

# Folia Square

Airline Drive,  
Bossier City, LA 71111

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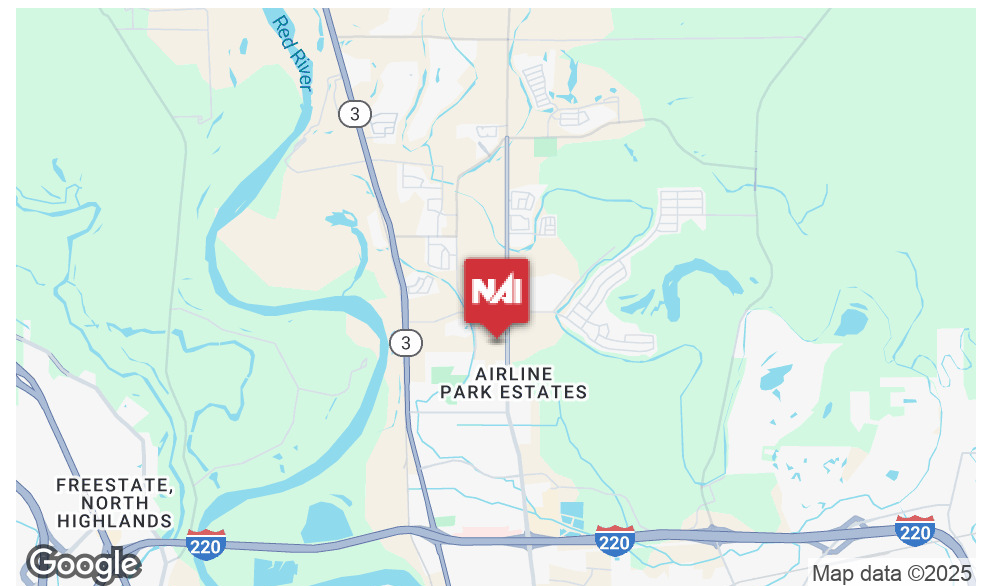


### PROPERTY HIGHLIGHTS

- Commercial Pad Sites Available at \$60 Per Square Foot.
- Prime Location: High-visibility intersection at Airline Drive and Wemple Road with 24,000 daily vehicles on Airline Drive.
- Strong Demographic Growth: Projected population increase from 27,987 (2024) to 29,498 (2029).
- Affluent Community: Median household income projected to reach \$111,764 by 2029.

### OFFERING SUMMARY

Lot Size: 13.64 Acres



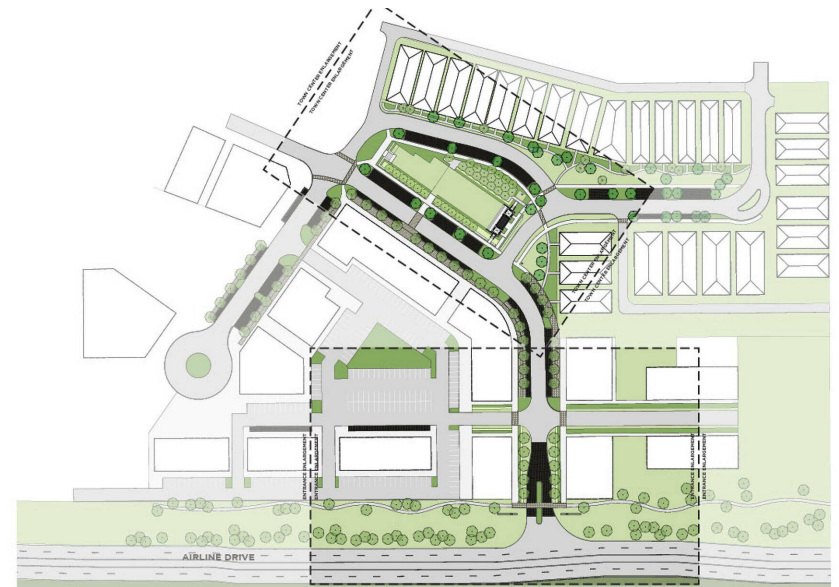
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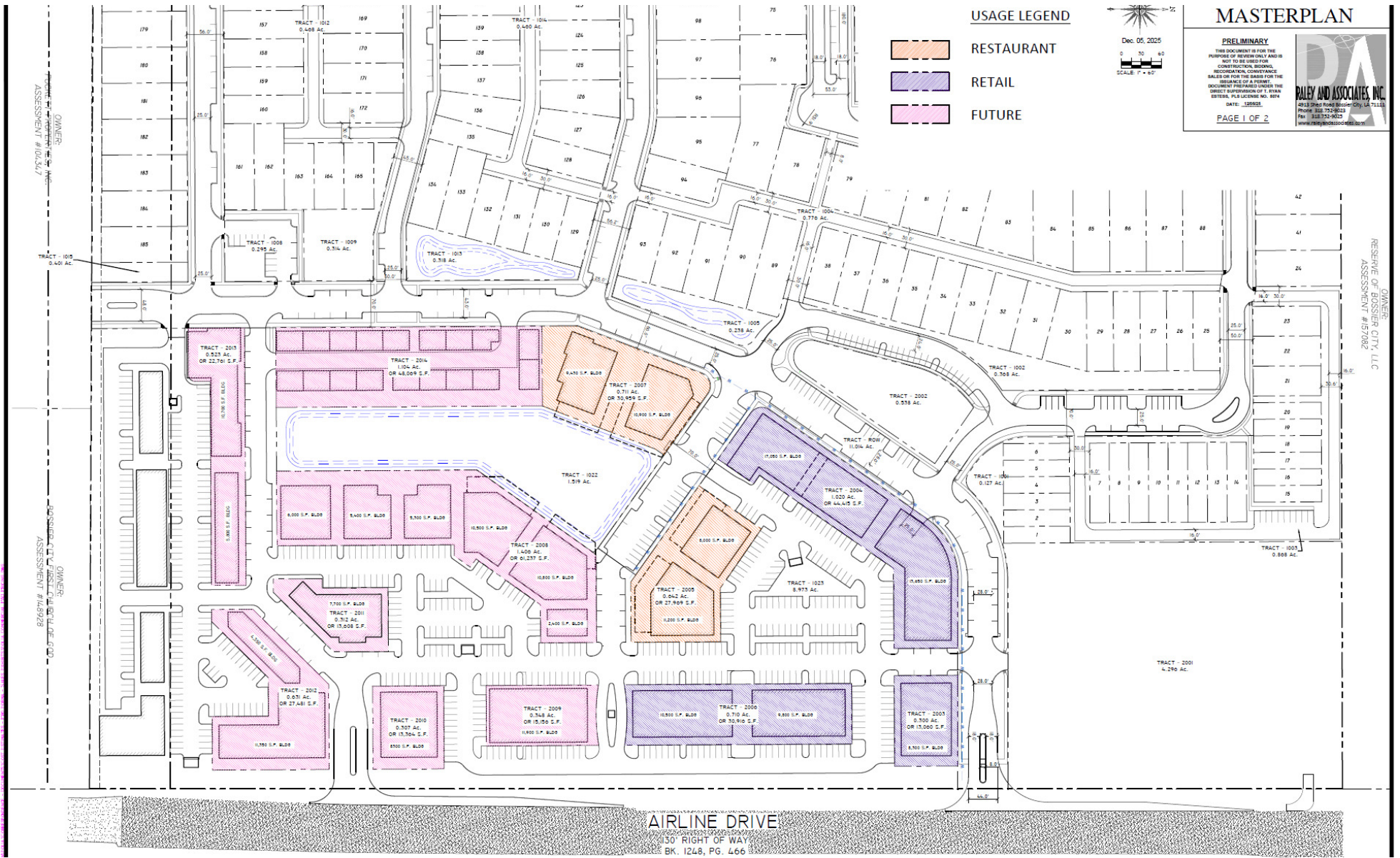
For Illustration Purposed Only, Plans Subject to Change

AERIAL PERSPECTIVE

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## **PAD SITES AVAILABLE**

### **Entitlements / Legal**

- Correct zoning in place
- Final plat recorded (lots + easements)
- Site/development plan approved
- Traffic impact conditions satisfied (turn lanes, etc.)
- Phase I ESA and environmental issues addressed
- REA/CCRs recorded (access, parking, CAM, signage, standards)

### **Pad & Earthwork**

- Mass grading complete
- Pad above required flood/storm elevations

### **Utilities (Stubbed to Pad)**

- Water main with service lateral to pad
- Sanitary sewer main with lateral to pad
- Storm drain system with connection serving pad
- Electric service to pad
- Telecom / fiber to pad or frontage
- Natural Gas to pad (where available)

### **Access / Frontage**

- Required off-site and frontage improvements
- Primary driveways into project constructed
- Internal drives serving pad in place (curb & gutter)
- Public sidewalk and ADA ramps along frontage (as required)

### **Stormwater**

- Regional/master detention/retention sized for pad
- Water-quality/BMP features installed as required
- Storm system as-builts and approvals obtained

### **Common Areas / Signage**

- Shared parking fields and drives (if applicable)
- Common area lighting installed
- Entry and common area landscaping/irrigation
- Project monument/pylon sign in place with panel rights for pad

### **Deliverables at Closing**

- ALTA/NSPS survey of pad
- As-built utility drawings (sizes + stub locations)
- Copies of zoning, site plan, and stormwater approvals

### **Typically Excluded (Buyer Scope)**

- Building and all vertical improvements
- On-pad parking, curbs, sidewalks, dumpster, loading
- Tenant-specialty utility needs (grease trap, upsized fire line, etc.)
- Impact fees, tap fees, meter/connection charges (unless otherwise agreed)



Map data ©2025 Google

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## Business Key Facts 71111 2 | Drive time: 10 minute radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

### Key Statistics

**1,324**

Total Businesses

**14.3K**

Total Employees

**\$2.51B**

Total Sales

**4.2%**

Unemployment Rate

### Daytime Population



**29,723**

Total Population



**30,715**

Total Daytime Population

Ratio of daytime to total population:

**1.03**

Values > 1.0 mean that more people come to the area during the day than live there.



**Suburb**

Dominant Urbanicity Type



**11.4**

Avg Number of Employees



**50.3** ↑

Total Business Per Sq Mi  
This is 843.5% higher than **Bossier Parish**

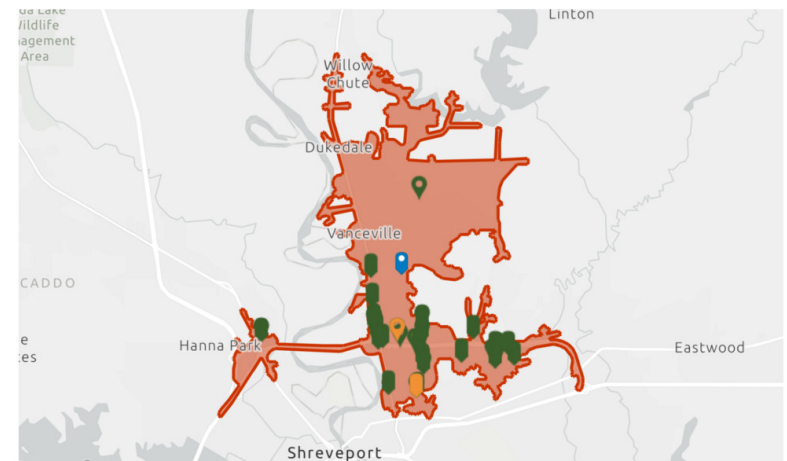
### Top 25 Largest Businesses in Area

**17**

100 or More Employees

**25\***

\$10M+ Annual Sales Vol



Highest sales volume

SCC of Pilgrim Manor Rehab Center	Independent	\$172M
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Most Employees

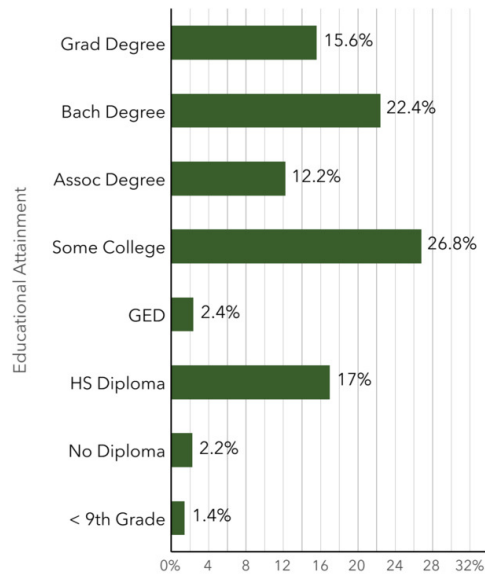
Willis-Knighton Bossier Health Center	Headquarters	900
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**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. \* Indicates the number of locations has reached the maximum.

Business Key Facts | 71111 2 | Drive time: 10 minute radii

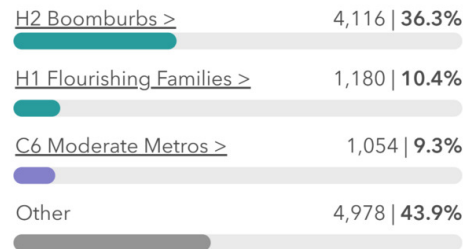


### About the Workforce



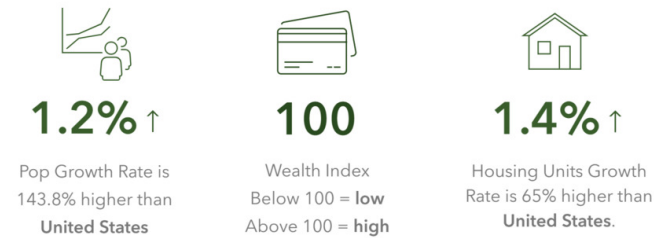
### Tapestry

Top 3 segments by household count



[View comparison table](#)

### About the Community

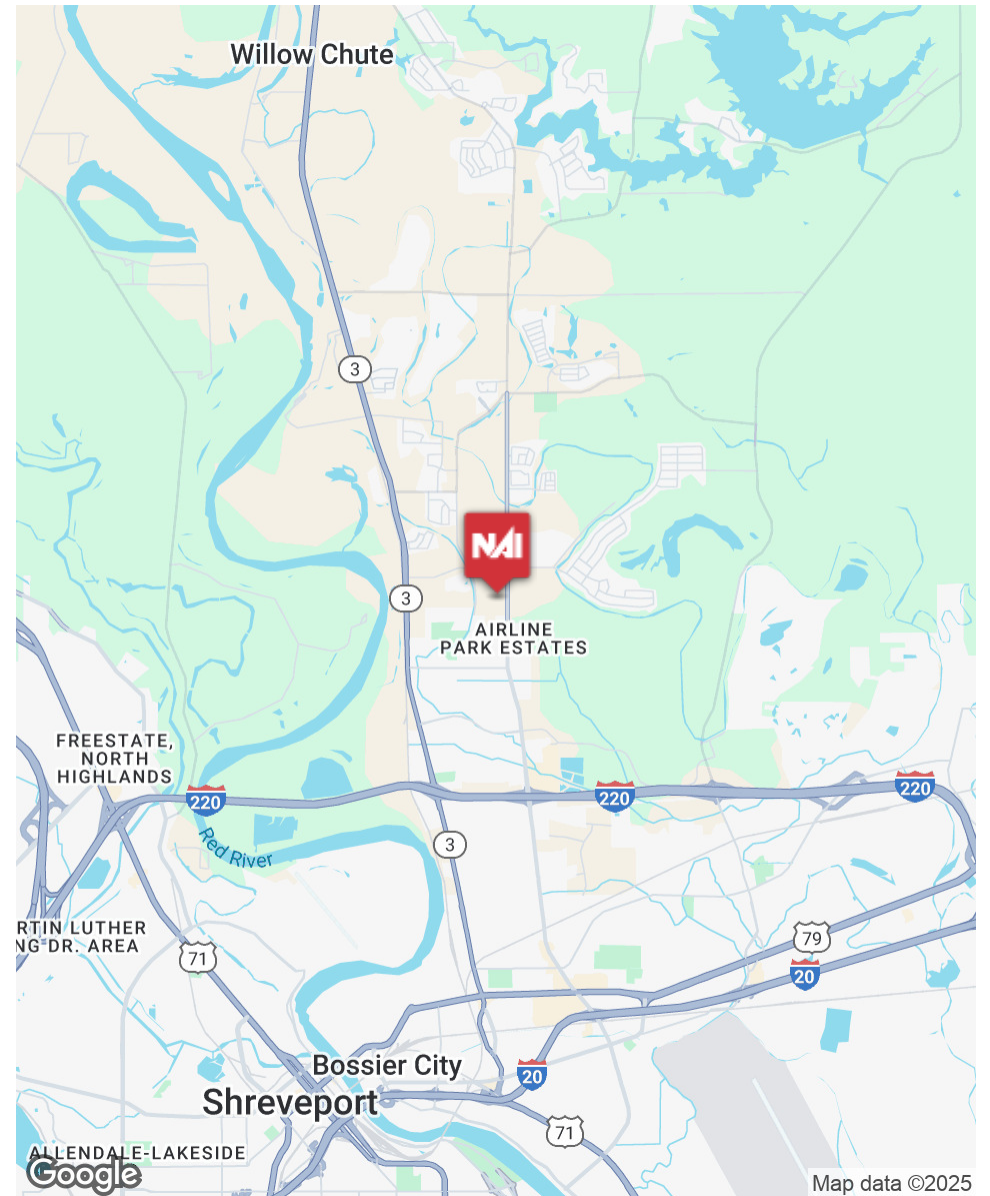
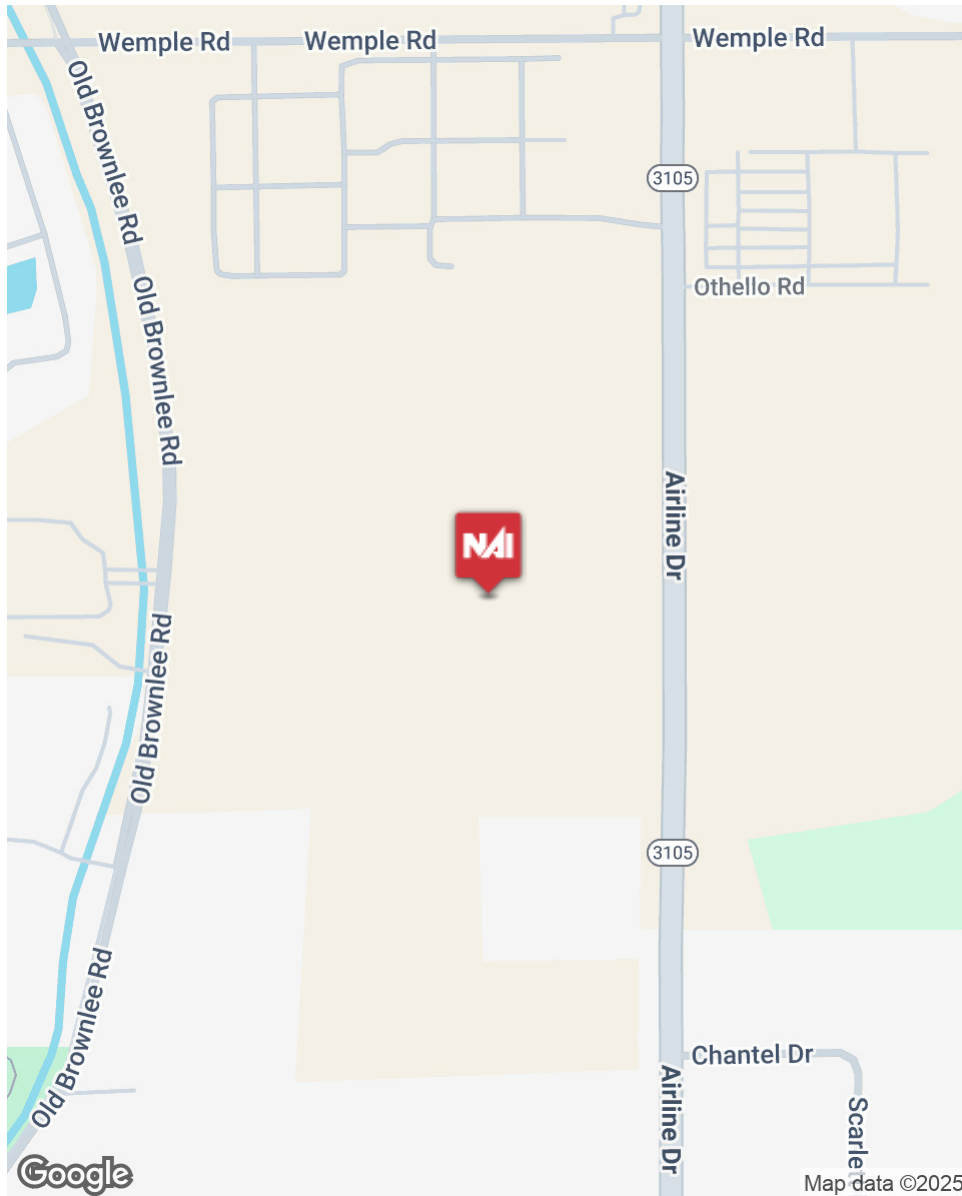


### Businesses Per 1,000 Population

Business Categories	10 minutes	ZIP Codes 71111 (Bossier City)	States Louisiana	United States of America United States
Restaurants	3.60	4.84	2.87	2.45
Health Care & Social Assistance	6.26	5.14	4.03	3.76
Retail	6.12	7.88	5.49	4.59
Manufacturing	1.18	1.87	1.25	1.32
Finance & Insurance	3.16	3.47	2.37	1.79
Professional & Tech Services	3.67	4.05	4.07	3.60

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