

INTERSTATE INTERCHANGE LAND FOR SALE BOSIER CITY, LOUISIANA 71111

1-220 @ SWAN LAKE RD. INTERCHANGE
150 ACRES (ALL OR PART)

TR 4
+/- 40 AC.

TR 3 +/- 5 AC.

TR 2 +/- 8 AC.

TR 1
+/- 97 AC.

stirling



TR 3 & 4

MAP

DEMOGRAPHICS

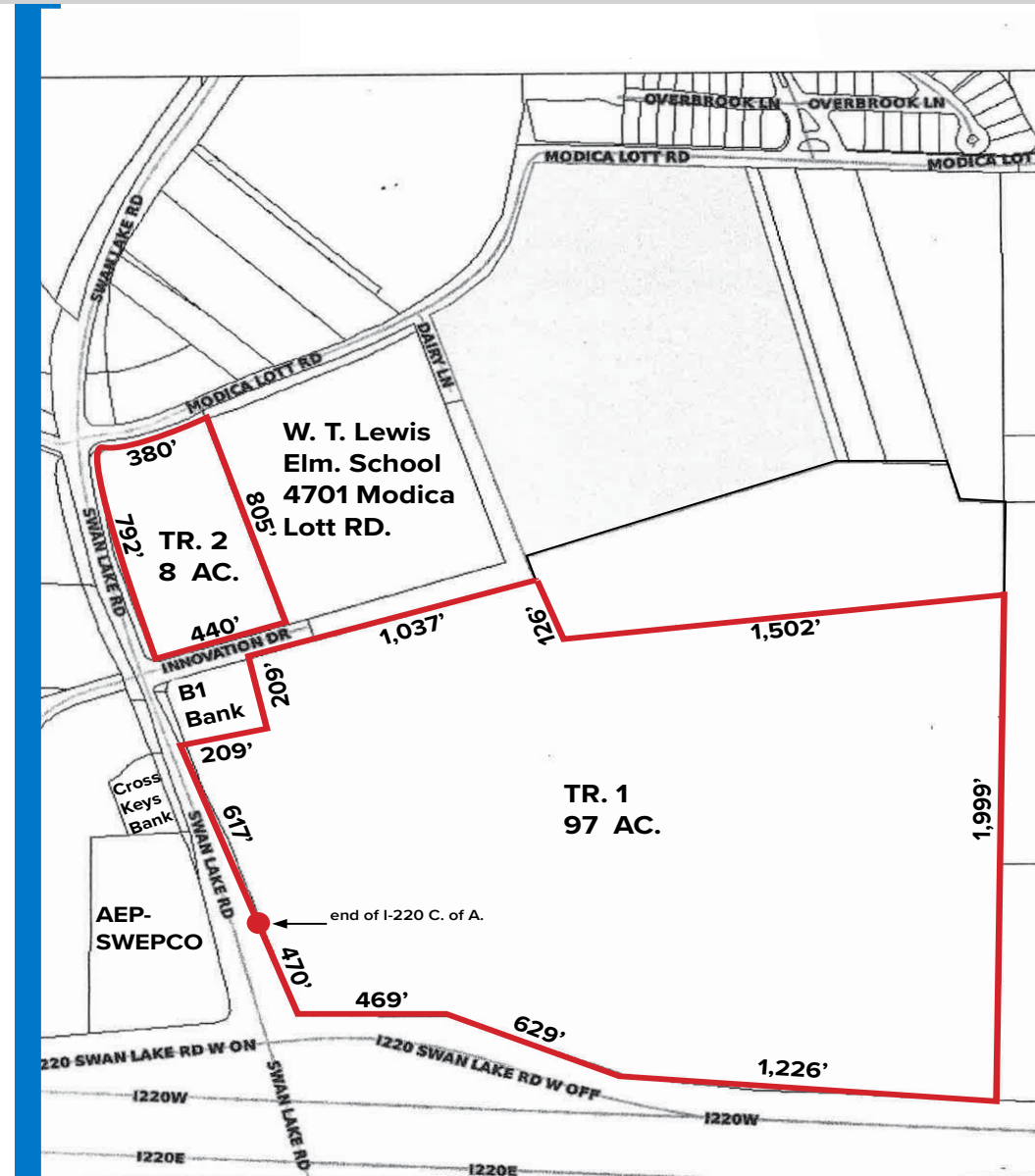
PROPERTY OVERVIEW

Stirling Properties, LLC and its Sr. Advisor & Associate Broker, Jim Dowling, SIOR are pleased to offer for sale one of NW Louisiana's best interstate interchange properties that is ideally suited for commercial and residential development. This 150 +/- acres, consists of Tracts 1,2,3, & 4 and is located in the northernly half of Bossier City, LA. which is one of the most desirable areas in NW LA for commercial, residential and industrial development.

- Bossier City (pop. 63,000 +/-) is the heart of Bossier Parish (pop. 129,000 incl. B.C.) and is a vital part of the Shreveport Bossier MSA (pop. 394,000 +/-), 4th largest MSA in Louisiana
- Bossier City is home to Barksdale Air Force Base (15,000 +/- military & civilian personel) which is HQ for the Eighth Air Force and is a key Air Force Global Strike Command Base.
- Bossier City is also home to Bossier Parish Community College (5,600+/- STUDENTS + STAFF); Cyber Innovation Center & Resarch Park & 4 Casinos with hotels along Red River (Horseshoe, Margaritaville, Boomtown, & Live).

PROPERTY FEATURES

- **Visibility:** Great visibility and access too all passing traffic. 37,000 +/- V.P.D. at the I-220/ Swan Lake Rd. interchange.
- **Land Use:** Currently agriculture and pasture. Great potential for many commercial uses & single and multi family residential.
- **Topography:** Mostly cleared, generally level, and at or near street grade, all of which greatly reduces site work costs.
- **Utilities:** 20" & 16" city water mains & 30" parish sanitary sewer force main located at or near each tract. Electricity by AEP-SWEPCO. Natural gas by CenterPoint Energy/Delta Utilities.
- **Swan Lake RD.** (curb & Gutter): **TR. 1** - 5 lanes. **TR. 2 & 3** - 4 lanes. **TR. 4** - 3 lanes.
- **Zoning:** **TR. 1 & 2** - commercial rezoning now underway. **TR. 3 & 4** - R- A.
- **City Limits:** **TR. 1 & 2** - annexation into Bossier City now underway. **TR. 3 & 4** - outside city.
- **Flood Zone:** **TR. 1** - "AE". **TR. 2 & 3** - "X" & "AE". **TR. 4** - "X" & "AE" & "AE Floodway" in Willow Creek.



TR 3 & 4

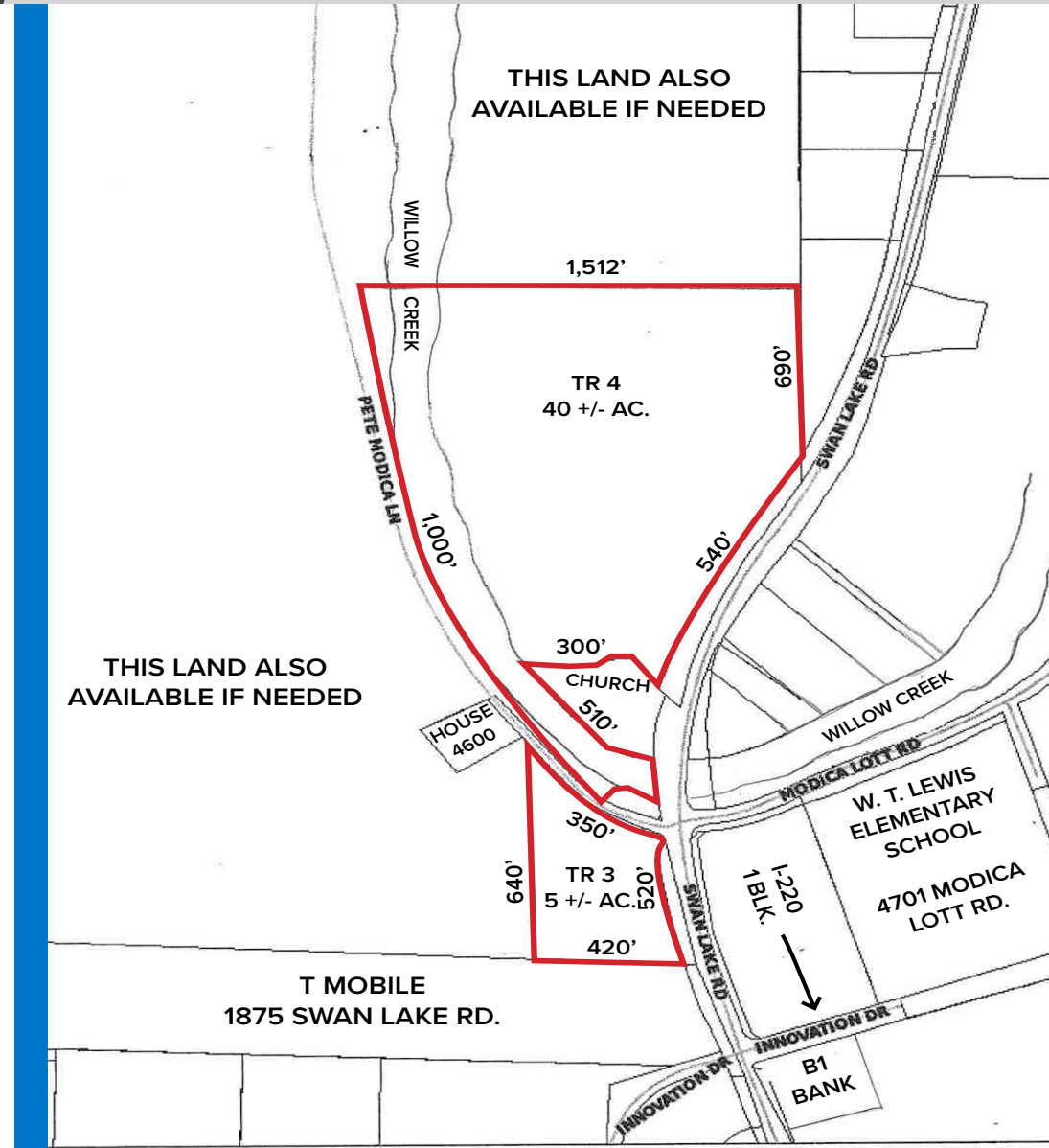
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- **Access:** Outstanding access to entire Shreveport Bossier MSA and all parts of LA & surrounding states via I-220, I-20 & I-49
 - Only minutes to multiple I-20 interchanges in Shreveport & Bossier City & to I-49 in Shreveport
 - Just E. of Airline Drive (LA 3105) & Benton Rd. (LA 3), two of Bossier City's major commercial/retail corridors
 - 3 1/2 hrs. To Jackson, MS via I-20 E
 - 3 hrs. To Dallas, TX via I-20 W
 - 4 hrs. To Baton Rouge, LA via I-49 S & I-10 E
 - 3 1/2 hrs. To Little Rock, AR via I-49 N & I-30 E
- **Land Size:** TR. 1&2 have been recently surveyed. TR. 3&4 sizes & dimensions are approx. & subject to survey.

LIST PRICE

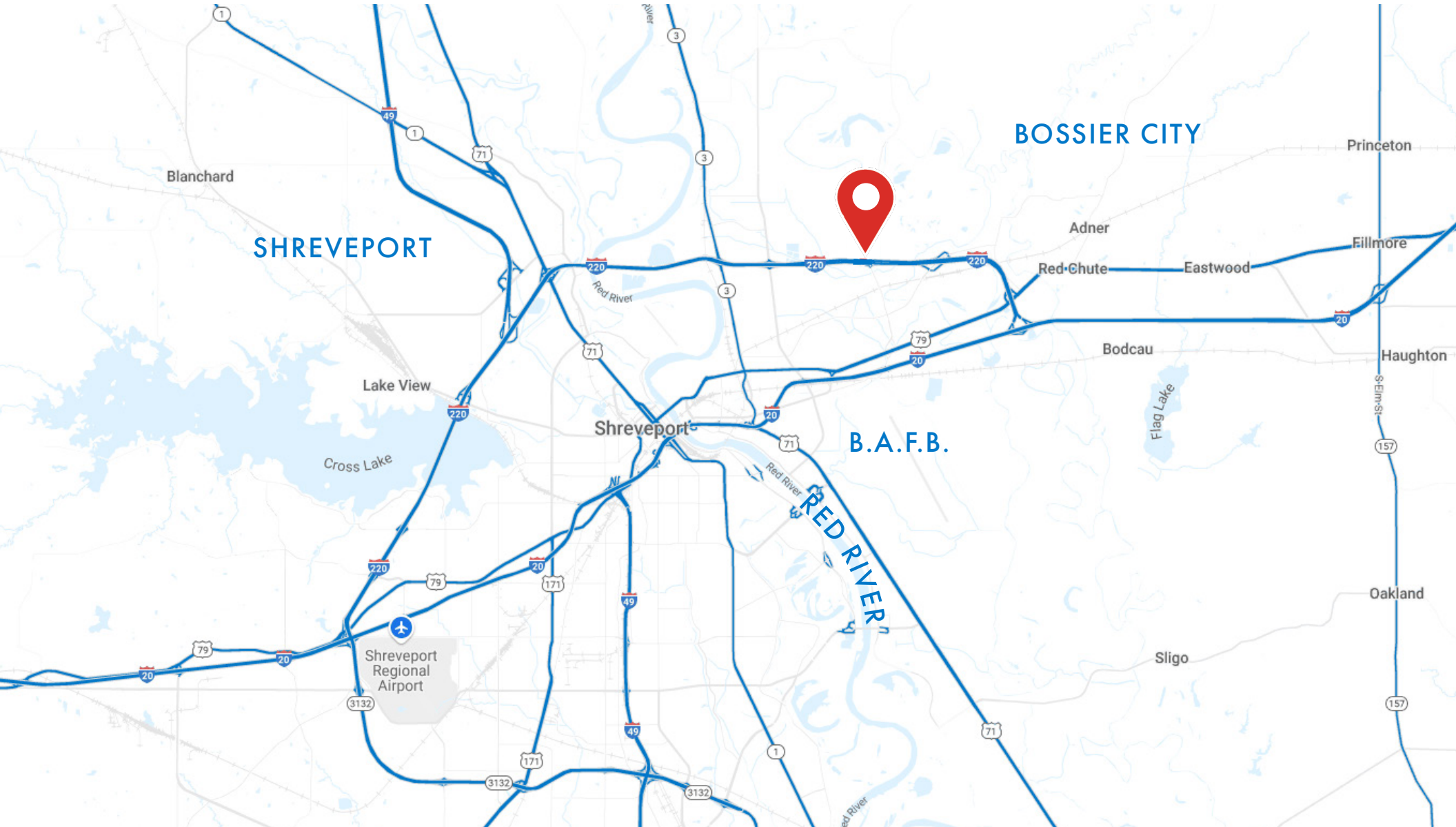
TR. 1: 97.241 acres (surveyed) @ \$3.18 S.F. = \$13,470,000 TOTAL
 TR. 2: 8.034 acres (surved) @ \$12 S.F. = \$4,200,000 TOTAL
 TR. 3: 5 +/- acres (subject to survey) @ \$12 S.F. = \$2,614,000 +/- TOTAL
 TR. 4: 40 +/- acres (subject to survey) @ \$3 S.F. = \$5,300,000 +/- TOTAL.
PRICE FOR PARTS: To Be Negotiated
 Minerals not included



TR 3 & 4

MAP

DEMOGRAPHICS






TR 1 & 2

TR 3 & 4

MAP

DEMOGRAPHICS

2024 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
 POPULATION	30,117	65,557	210,617
 AVG. HH INCOME	\$102,663	\$88,864	\$84,823
 HOUSEHOLDS	12,498	26,789	88,944

