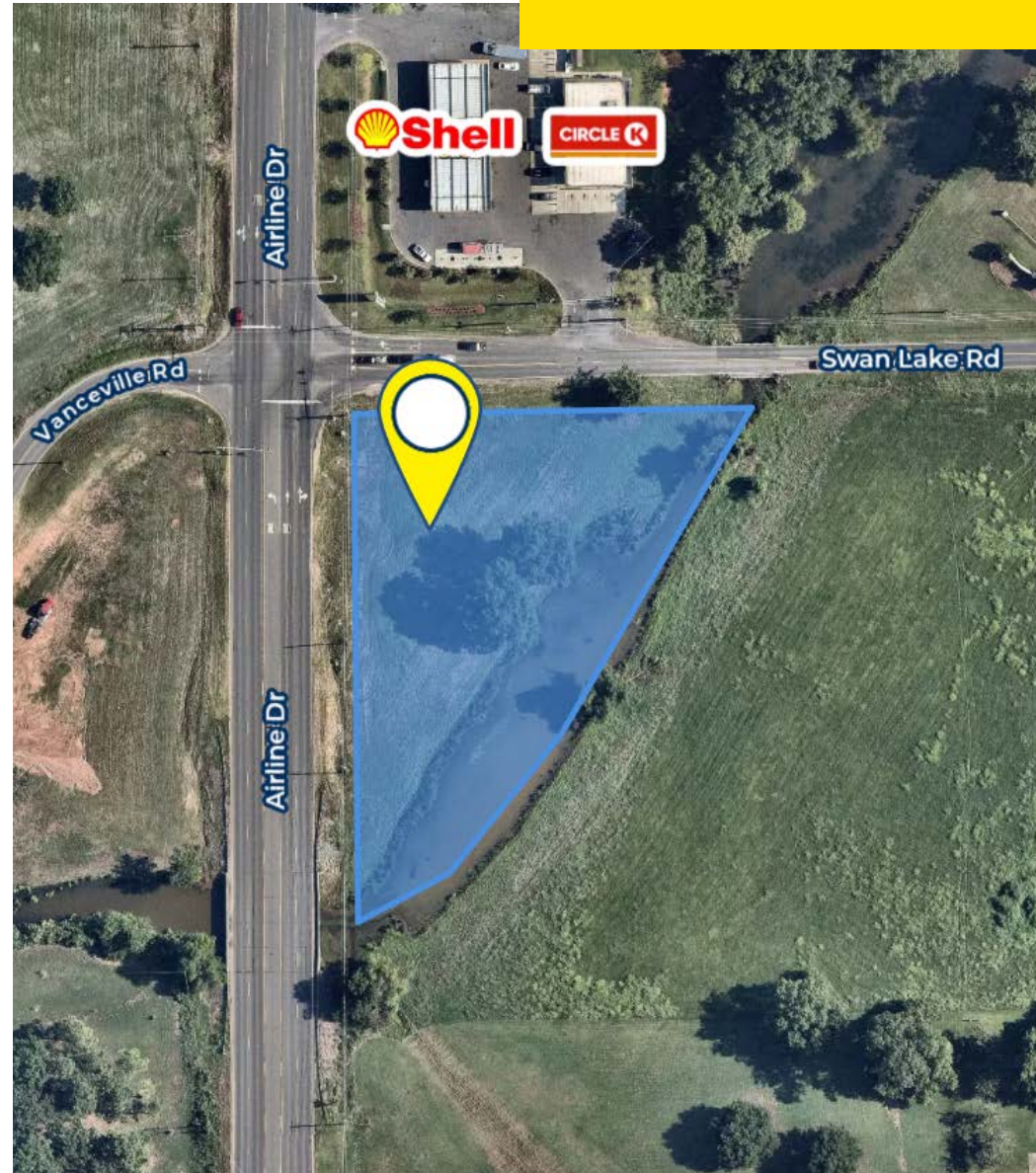


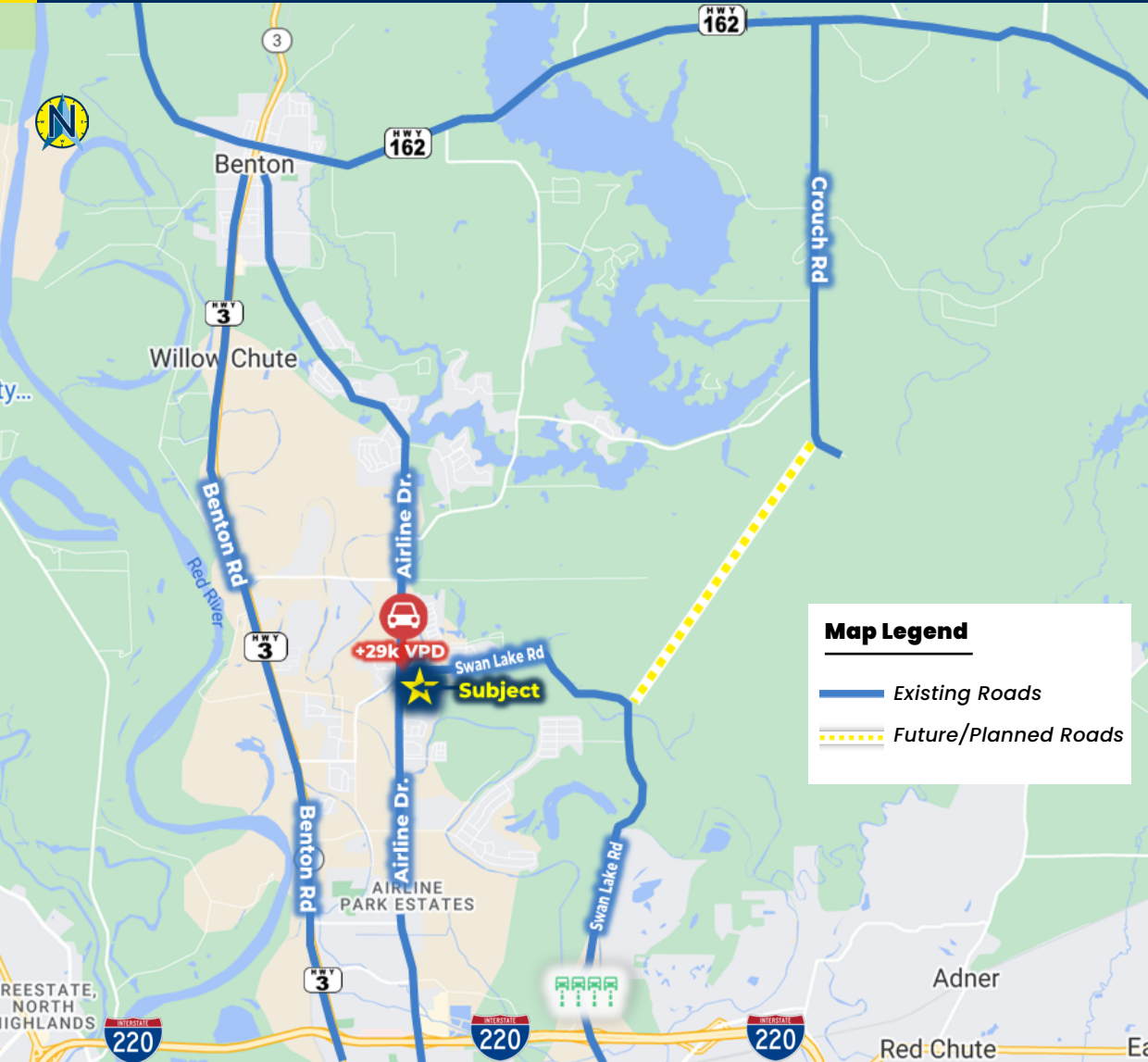


1.62 Acres on SE Corner of
Airline Dr. at Swan Lake Rd.
\$600,000

Property Subtype	Land
APN	101898
Lot Size	1.62 Acres
Number of Lots	1
Price/Acre	\$370,370
Visibility	Excellent
Lot Frontage	389 ft.
Lot Depth	306 ft.
Parish	Bossier

Located on the hard southeast corner of Swan Lake Rd. at Airline Dr. directly across the street from the Shell/ Circle K in the growing North Bossier/ Benton area. Approximately 2.5 miles from Swan Lake Rd. extension (connecting Crouch Rd. to I-220), 2 miles from Benton Road (Hwy. 3) via Vanceville Rd., and 4 miles from I-220. In 2022, the growing residential population for this area increased by 8.6%.





Map Legend

- Existing Roads
- - - Future/Planned Roads

ECONOMICAL & INFRASTRUCTURAL GROWTH

Bossier's Busiest Roads

Benton Road (Hwy 3) and Airline Drive

Swan Lake Road Project

Recent Project Improvements Completed

Widening of Swan Lake Road to four lanes.

Completion of connecting road, Innovation Drive, connecting Airline Drive to Swan Lake Road.

Future Improvement Plans

Swan Lake Road - future path of the north-south thoroughfare

Currently it's just a path through the woods to help surveyors mark rights-of-way for the northern extension of Swan Lake Rd., but it marks the beginning of clearing and grubbing for the future path of the north-south thoroughfare.

Once completed, the north-south roadway will allow motorists to drive from LA Hwy. 162 to I-220 or into Bossier City. The goal is for the new Swan Lake Road to connect to Crouch Road and help alleviate the heavy traffic on Airline Drive and Benton Road.

Swan Lake is projected to be a future arterial road, with Airline being one already (via Highway 162 and Crouch Road all the way down to I-220 and I-20)

