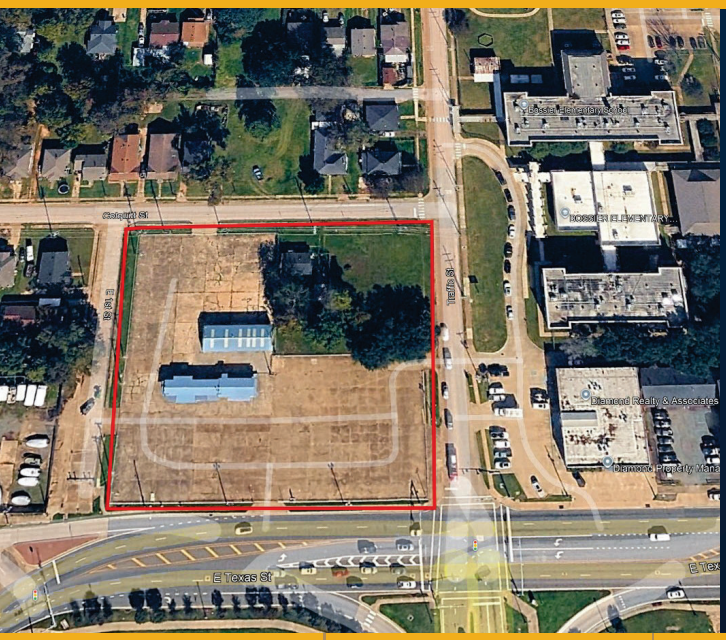
FOR SALE · DEVELOPMENT LAND

2.13± Acres Across from the Louisiana Boardwalk

207 E. Texas Street · Bossier City, LA 71111

NAI RAMPART
CO-LISTED WITH
DIAMOND REALTY & ASSOCIATES



BOSSIER CITY RIVERFRONT

Get in front of what's next.

The Louisiana Boardwalk across the street is adding new music, dining and recreation venues.

OPENING NOV 2026
The Parish Standard
~220-seat restaurant and listening room

TARGETING Q1 2027
Louisiana Grandstand
~2,700-guest auditorium

OPENED 2026
The Picklr
Indoor pickleball facility

OPENED 2026
Bossier Arts Council
New home on the Boardwalk

2.13±	92,783±	7	$21.56	$2,000,000
ACRES	LAND SF	PARISH PARCELS	PRICE / SF	SALE PRICE

PROPERTY OVERVIEW

This 2.13± acre lot with 330± feet of frontage on E. Texas Street, made up of seven Bossier Parish parcels, sits directly across the street from the Louisiana Boardwalk. The Boardwalk is a 500,000 SF riverfront retail and entertainment center between the Horseshoe and Margaritaville casino resorts. New music and dining venues are on the way, making this a strong site for hospitality, restaurant, retail, entertainment or event parking uses.

HIGHLIGHTS

- Directly across from the Louisiana Boardwalk
- 330± FT on E. Texas St at the signalized Traffic St corner
- ~2,700-guest Grandstand auditorium targeting Q1 2027
- $13.5M+ in Boardwalk tenant investment in two years
- Minutes from I-20 and downtown Shreveport

PROPERTY DETAILS

Address	207 E. Texas St, Bossier City, LA 71111
Property Type	Vacant land
Land Area	2.13± AC (92,783± SF)
Parcels	135969, 135970, 135978, 135980, 130967, 130968, 130969
Zoning	RFD (Riverfront Development District)
Frontage	330± FT on E. Texas St; also Traffic St, Colquitt St and E. 1st St
Sale Price	$2,000,000 ($21.56/SF)

Boardwalk venue details per Louisiana Boardwalk announcements reported by Shreveport-Bossier Journal (Sept 2026), KSLA and BeBossier. Opening dates are the developers' targets.

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