

Offering Memorandum

5418 Benton Road, Bossier City, LA 71111

5418 Benton

- \$1,102,000
- 2.5 Acres
- 371' Benton Rd Frontage



Offering Memorandum

5418 Benton Road, Bossier City, LA 71111

5418 Benton 2.5 acres
#9 on chart \$1.102m

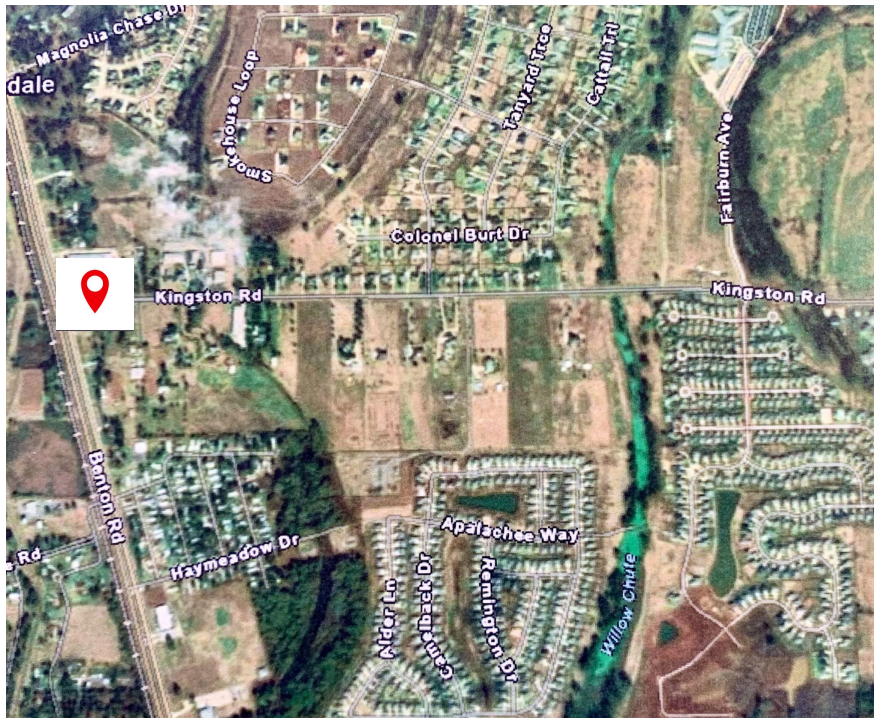


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Executive Summary

The offering: **2.5 acres** near the **busy intersection** of Benton Road (LA Highway 3) and Kingston Road in Benton/North Bossier offering **significant frontage** (371 feet) on Highway 3.

5418 Benton Road in North Bossier Parish features frontage, pasture, and existing driveways. This property is listed for sale at **\$1,102,000**.

The property is located near the bustling and growing corner of Kingston Road and Highway 3 (also called Benton Road). Schools, businesses, and homeowners continue to move into the area. Additionally, Bossier Parish recently completed a major road construction project (Swan Lake Road Extension) with direct access to I-220 that has added significantly to the East-West traffic on Kingston Road.

The property is available through REMAX Real Estate Services, 2323 Old Minden Road, Suite 100, Bossier City, LA 71112 and is listed by Tammi Montgomery assisted by Frank Kelly.



Frank Kelly, Realtor
...GOOD FOR YOU!

318
469-8073

 **Tammi Montgomery**

Licensed by the state of Louisiana. Each office independently owned and operated.



REMAX Real Estate Services
2323 Old Minden Rd
Bossier City, LA 71112
318 752-2700

Property Information

Property Details

The subject property with an address of 5418 Benton Road, Bossier City, LA 71111 is located in the Northern part of Bossier Parish near the intersection of Highway 3 (also known as Benton Road) which runs North and South and Kingston Road which runs East and West. The subject property is #9 in the graphic below.

The subject property abuts two parcels to the North with the municipal addresses of 5424 Benton Road, Bossier City, LA 71111 and 156 Kingston Road, Benton, LA 71006. The two parcels are owned by the same person. The subject property can be purchased alone or with the adjoining parcels. Also, numbered parcels are available and may be sold with parcel 9.



Property Information

Property Details

The boundary between the ZIP Codes 71006 which is associated with Benton, LA and 71111 which is associated with Bossier City is along Kingston Road.

5418 Benton Road is on the South side of Kingston Road intersection. There is a residence on the property and the majority of the parcel is used as a pasture. There is also a parking area parallel to Highway; 3.

5418 Benton Road has a Bossier City ZIP Code, 71111.

Property Information

5418 Benton Road, Bossier City, LA 71111

Legal Description

BEGIN AT A PT ON THE E R/W LINE OF HWY 10, BEING S 89 DEG 30 MIN W 1251.7 FT AND S 16 DEG 07 MIN E 924 FT FROM NE COR OF SEC 19, RUN THENCE ALONG E R/W LINE OF HWY #10 S 325 FT, THENCE N 89 DEG 30 MIN E 380 FT, THENCE N 310 FT, THENCE S 89 DEG 30 MIN W 467.5 FT TO PT OF BEGIN, LESS HWY SEC 19, T 19, R 13

Property Information

Site Description

Parcel Number
Lot Size in acres
Road Frontage
Ponds
Improvements

5418 Benton Rd

103699
2.5
371 feet
0
house, shed, parking lot

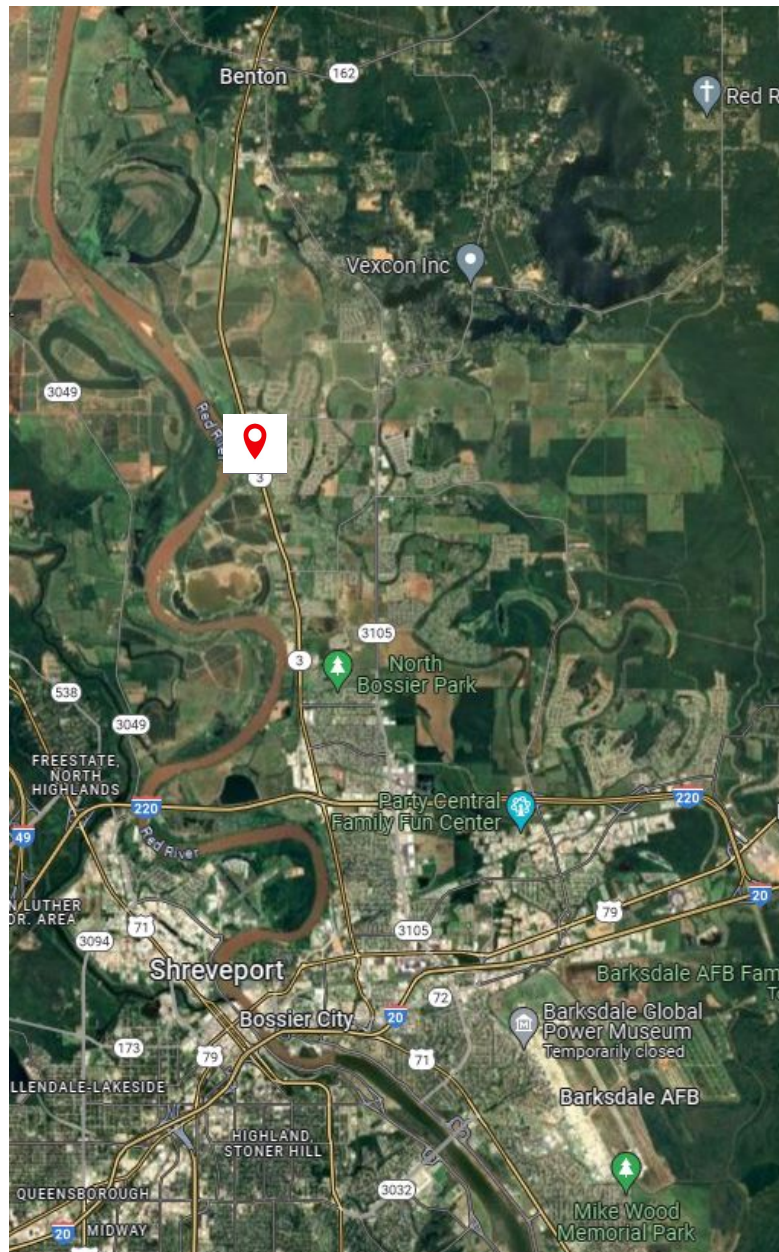
The highlighted parcel in the chart below is the subject property. The remaining properties are also available to be purchased with the subject property or separately.

Chart #	Address	Lot Size	Benton Rd Frontage	Kingston Rd Frontage
4	156 Kingston	5.5 acres		268 feet
5	5424 Benton	0.3	120 feet	
1	112 Kingston	0.45	129	161
2 & 3	130 Kingston	0.45		165
8	5510 Benton	2.5	302	
9	5418 Benton	2.5	371	
Total		11.7	922	594

Property Information

Regional Maps

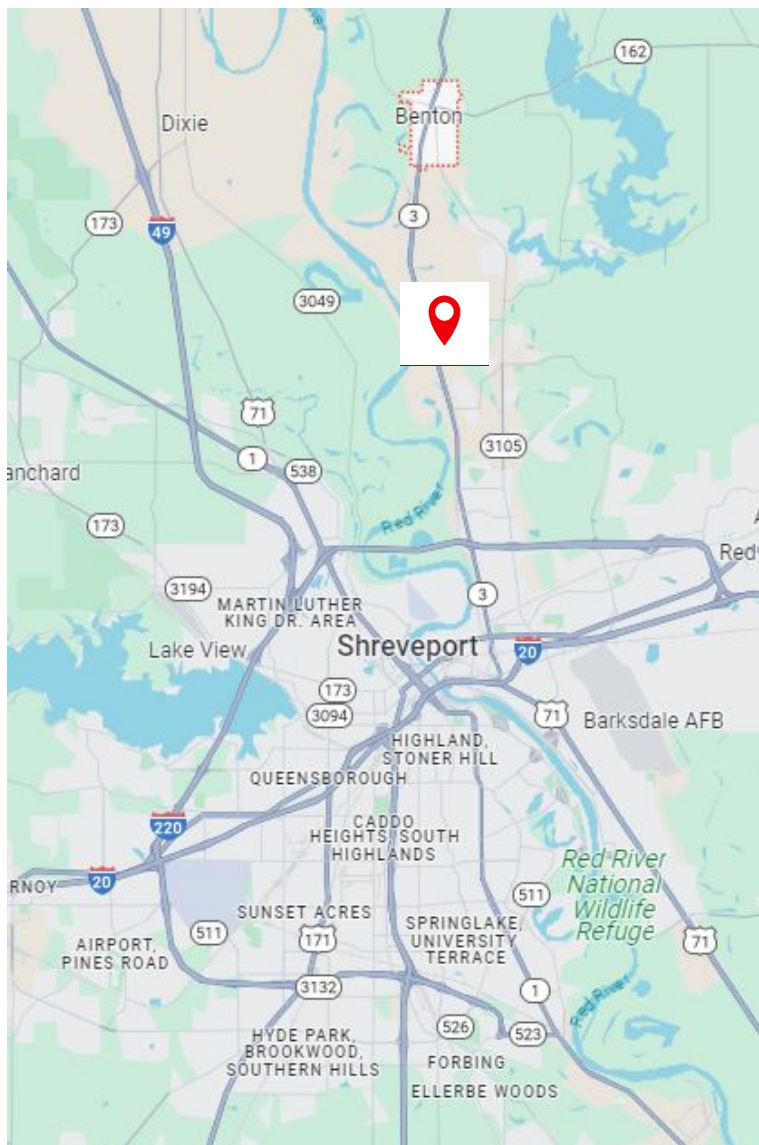
Shreveport, Bossier City, and Benton



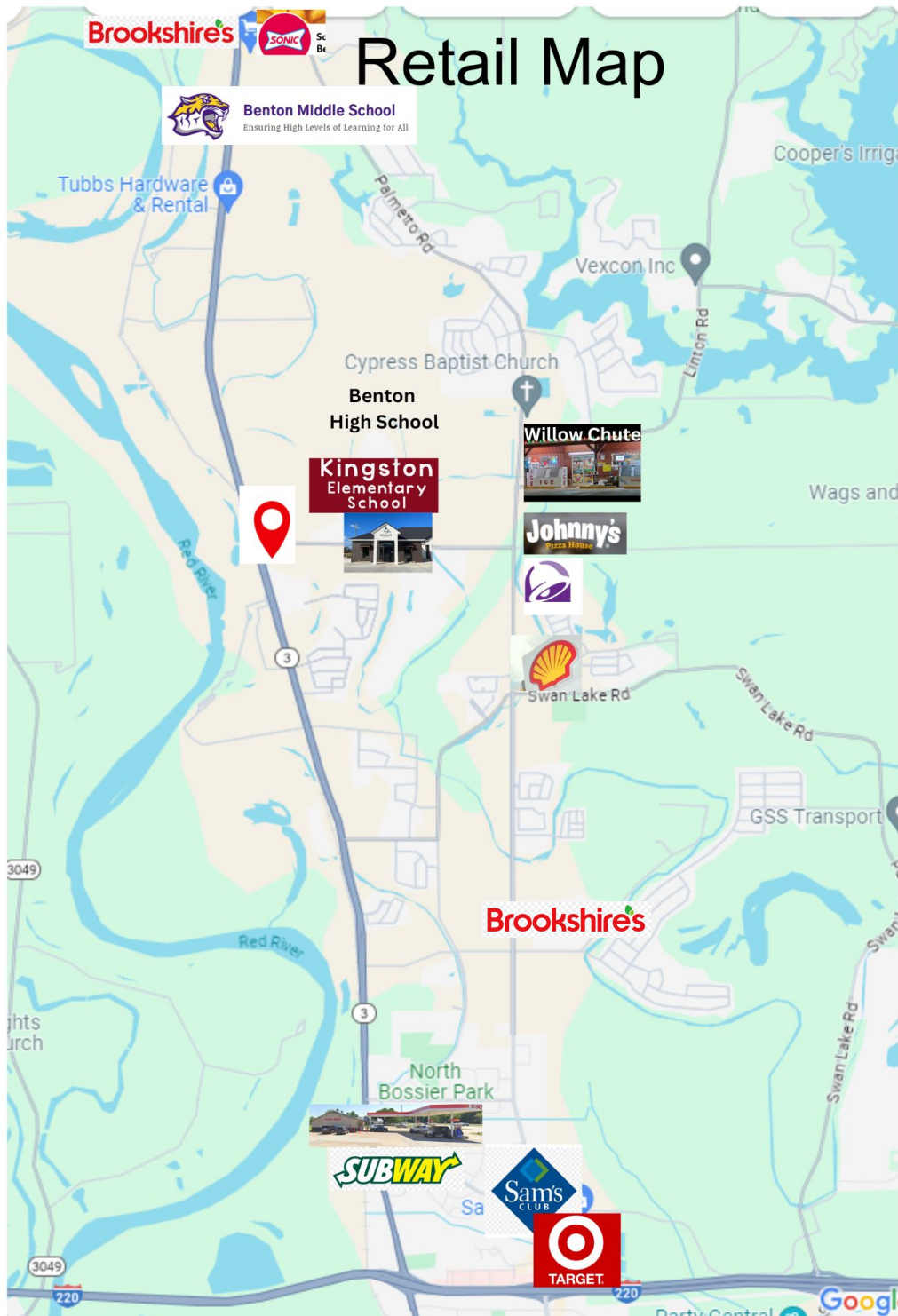
Property Information

Regional Maps

Shreveport, Bossier City, and Benton



Property Information



Service	Direction/Location	Distance
Gas Stations		
Brookshire's	North on Benton Rd	3.5 miles
Willow Chute	E/NE on Airline Drive	2.16
Dixie Mart	South Benton at Brownlee	4.0
Shell	E/SE Airline Drive	2.5
Fast Food		
Sonic	North on Benton Rd	3.55
Subway	South to 4012 Benton Rd	4.17
Taco Bell	E/SE on Airline Drive	2.1
Johnny's Pizza	E/SE on Airline Drive	2.0
Marco's Pizza	E/SE on Airline Drive	2.0
Schools		
Kingston Elementary	E to Fairburn Ave	1.38
Benton High School	E to Fairburn Ave	2
Benton Intermediate	North on Benton Road	2.65
Benton Middle	North on Benton Road	2.6
Providence Classical	South to 4525 Old Brownlee	3.9
Grocery Stores		
Brookshire's	North to Benton Road	3.5
Kroger	South on Airline Drive	7.0
Wal Mart	South on Airline Drive	7.25
Brookshire's	South on Airline Drive	4.35
Sam's Club	South on Airline Drive	6.25
Drug Store/RX		
CVS	South to Airline at Wemple	3.5 miles
Walgreen's	South to Airline at Greenacres	6
Brookshire's	North to Benton Road	3.5
Mon Ami	East on Kingston	0.9
Target	South to Airline at Beene	6.7

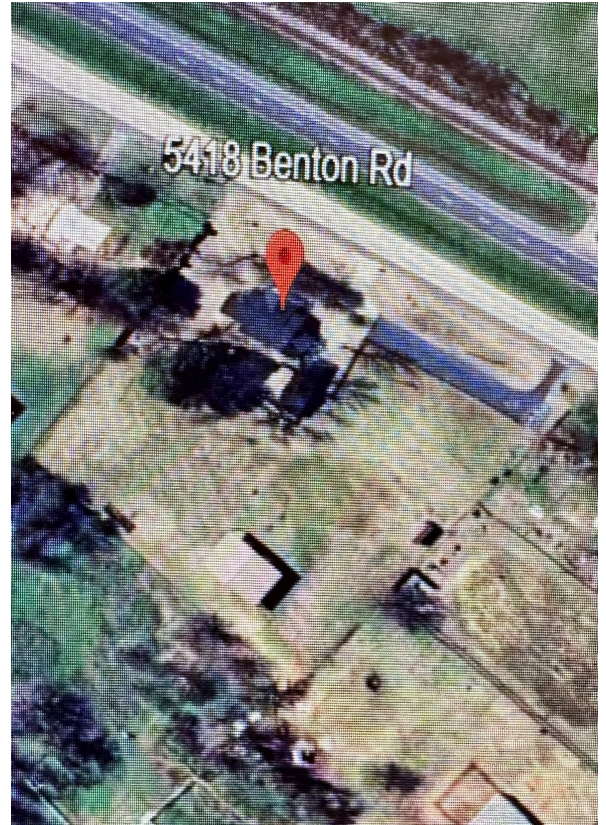
Financial Information

Properties are available at the prices shown.

Address	Price
5418 Benton Road	\$1,102,000
Also Available	
156 Kingston Road	\$1,950,000
5424 Benton Road	\$119,500
112 Kingston Road	\$700,000
130 Kingston Road	\$650,000

Utilities are available at each location. These properties are available as commercial properties and the value is in the land due to its proximity to the busy street intersection not in the residences present. The Benton Metropolitan Planning Commission has already stated that they are expecting this corner to 'go commercial'. Each property has frontage. The two ponds are man-made which means they can be filled if desired.

Photos



Photos



Demographics

The subject property is located at the nexus of opportunity and growth in North Bossier. The evidence is the number of neighborhoods (including affluent subdivisions) that have recently been built, are being built, and that are approved for building.

5418 Benton is near the boundary of ZIP codes 71111 and 71006.

71111 is the 8th most populated ZIP code in Louisiana. In 2022, the median income was \$65,463 and the median age was 35.2 years.

71006 is the 118th most populated ZIP code in Louisiana. In 2022, the median income was \$87,495 and the median age was 41.7 years.

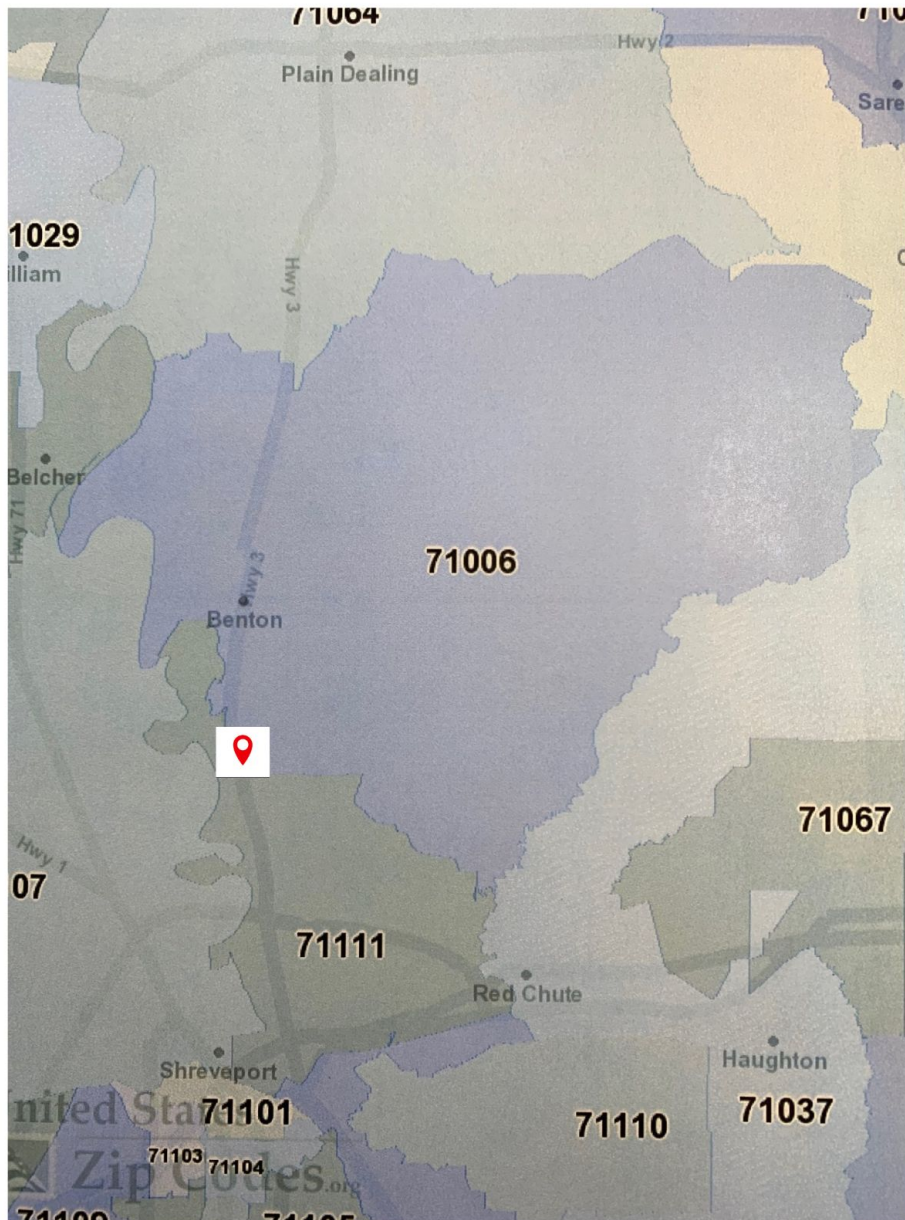
Additional demographic data are available at:

<https://www.unitedstateszipcodes.org/71111/>

and

<https://www.unitedstateszipcodes.org/71006/>

Demographics



Market Overview

Benton is located in Northwest Louisiana and is situated about 6 miles North of Bossier City. The Shreveport/Bossier City market is the hub of the ArkLaTex region and Benton is a combination of bedroom community for the Shreveport/Bossier area and home to many of the active duty military and civilian workforce of Barksdale Air Force Base as well as the employees of the indirect businesses and activities supporting BAFB. Benton is a historical small town and the seat of the parish government. As such, there is considerable government activity and constituent presence in the Benton area. Large employers such as Willis Knighton Health System and the gaming industry have a significant, positive effect on the Benton/North Bossier market. The oil & gas industry and the school system are also significant contributors to the market.

The market outlook for the North Bossier/Benton area is strong. It remains a popular choice for home buyers for three reasons: good schools, good law enforcement, and good government. Additionally, businesses continue to push the center of gravity Northward up Airline Drive toward Benton and Northward up Highway 3 (Benton Road) toward Benton. Kingston Road is about 2 miles long and connects Benton Road with Airline Drive.

North off of Kingston Road is Fairburn Avenue which leads to Kingston Elementary School (the highest rated neighborhood school in Louisiana) and Benton High School (the highest rated high school in Bossier Parish). Within the last 12 months a pharmacy, physical therapist, bank, bakery, specialty meat market, and a chiropractor have established their businesses at the Kingston/Fairburn juncture.