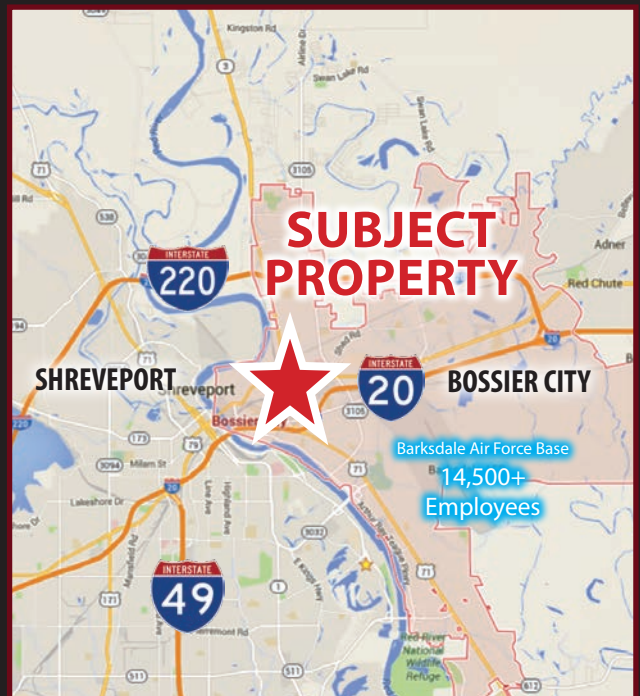




# OFFICE AND LAND FOR LEASE

207 E. TEXAS STREET BOSSIER CITY, LA 71111

- Approximately 68,800 Square Foot Property
- Four Offices and Seven Cubicles -- 2,250 Square Feet
- Two Restrooms
- Shop Warehouse with Two Overhead Doors -- 2,375 Square Feet
- Corner of E. Texas and Traffic St.
- Steel Pipe Fencing around the property
- Approximately 1.75 acres, all concreted and well lit
- Competitive Lease Rates



For more information, contact:

**Michele Sauls, Associate Broker | Michael Morrison**

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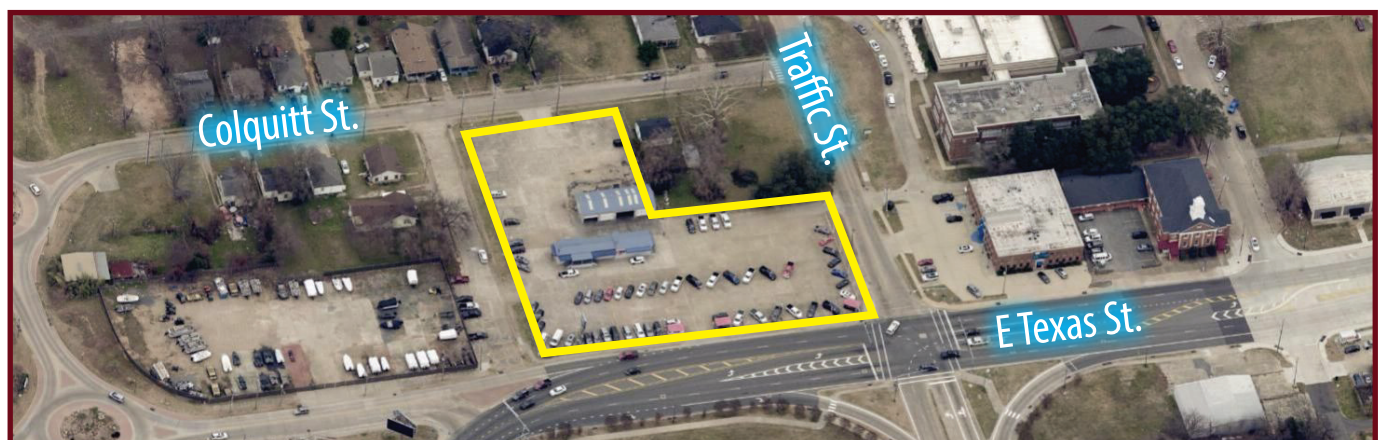
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# OFFICE AND LAND FOR LEASE

204 E. TEXAS STREET  
BOSSIER CITY, LA 71111

## Demographics 1 - 3 - 5 Mile Radius



### Executive Summary

207 E Texas St, Bossier City, Louisiana, 71111  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.52149  
Longitude: -93.73793

	1 mile	3 miles	5 miles
<b>Average Household Income</b>			
2022 Average Household Income	\$29,202	\$47,791	\$62,422
2027 Average Household Income	\$32,729	\$54,335	\$71,372
2022-2027 Annual Rate	2.31%	2.60%	2.72%
<b>Population</b>			
2010 Population	3,435	54,722	124,711
2020 Population	3,242	49,875	112,358
2022 Population	3,425	49,435	111,006
2027 Population	3,589	49,112	108,953
2010-2020 Annual Rate	-0.58%	-0.92%	-1.04%
2020-2022 Annual Rate	2.47%	-0.39%	-0.54%
2022-2027 Annual Rate	0.94%	-0.13%	-0.37%
2022 Male Population	47.8%	49.3%	48.3%
2022 Female Population	52.2%	50.7%	51.7%
2022 Median Age	35.1	35.2	36.6

In the identified area, the current year population is 111,006. In 2020, the Census count in the area was 112,358. The rate of change since 2020 was -0.54% annually. The five-year projection for the population in the area is 108,953 representing a change of -0.37% annually from 2022 to 2027. Currently, the population is 48.3% male and 51.7% female.

<b>Households</b>			
2022 Wealth Index	16	32	50
2010 Households	1,407	22,045	50,726
2020 Households	1,413	21,151	47,970
2022 Households	1,471	21,178	47,730
2027 Households	1,554	21,131	47,134
2010-2020 Annual Rate	0.04%	-0.41%	-0.56%
2020-2022 Annual Rate	1.80%	0.06%	-0.22%
2022-2027 Annual Rate	1.10%	-0.04%	-0.25%
2022 Average Household Size	2.33	2.23	2.25

The household count in this area has changed from 47,970 in 2020 to 47,730 in the current year, a change of -0.22% annually. The five-year projection of households is 47,134, a change of -0.25% annually from the current year total. Average household size is currently 2.25, compared to 2.27 in the year 2020. The number of families in the current year is 25,949 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

January 11, 2023



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