

CHASING ACES
GOLF COMPLEX
COMING SOON!



Subject Property

Bossier
Elementary

E Texas St.

East Bank District

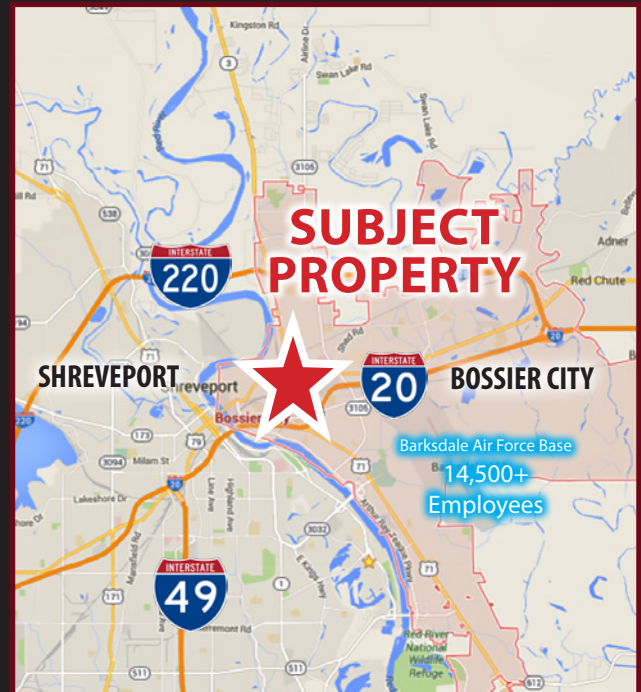


Louisiana Boardwalk
4 Million Visitors
Annually

OFFICE AND LAND FOR SALE

207 E. TEXAS STREET, BOSSIER CITY, LA 71111

- Approx. 68,800 Square Foot Property, approx. 1.58 Acres
- Tract located on E. Texas Street/Hwy 80 at entrance to Bass Pro Shop, Margaritaville Casino and Louisiana Boardwalk (tenants include Regal Cinemas, Bath & Body Works, Build-A-Bear, Saltgrass Steakhouse, Hooters.)
- In Bossier City at the foot of the Texas Street bridge crossing the Red River - one of only 3 bridges crossing the river
- High visibility with quick over-the-bridge access to Shreveport's Central Business District
- Located at signalized intersection
- Two small buildings on site: 2,250 sq.ft. office & 2,375 sq.ft. shop warehouse.
- 320 lineal ft. of frontage on Hwy. 80
- Zoned RFD (Riverfront District)
- Approximately 14,448 vehicles per day



For more information, contact:

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SHREVEPORT-BOSSIER MARKET OVERVIEW

RECENT SHREVEPORT ECONOMIC NEWS



Groundbreaking was held in February 2024 for a new golf facility next to the Margaritaville Resort on the Red River. The \$25 million dollar project is expected to take 14 months to complete and will create 120+ full time jobs.



In May of 2021, construction began on a 135 acre, 5 story distribution center just off I-220 on Corporate Drive. The \$200 Million Amazon robotics fulfillment center includes contemporary robotics technology, inventory and shipping operations in a multi-level building with a 650,000-square-foot foundation. The project will create over 1,000 full-time jobs with starting pay of \$15 per hour and benefits. In October 2023, Amazon entered into an agreement for a second 87,000 sq ft facility at the Shreve Park Industrial Campus located off Hwy 3132.



SLB announced in July 2023 it is establishing a manufacturing facility in the former General Motors plant in Caddo Parish. The company's \$18.5 million investment is expected to create 1,345 new direct and indirect jobs with an annual payroll of more than \$50 million over the next three years.



In December 2023 the 985,000 square foot Millennium Studios downtown was leased to G-Unit Film & Television company led by New York-bred rapper and businessman Curtis "50 Cent" Jackson. The company has signed a deal with Fox Entertainment to write dramas, live-action comedies, and animated series. A grand opening is expected in August. Jackson is also interested in purchasing other properties in Shreveport, including Stageworks downtown.



The Port of Caddo-Bossier sits at the head of navigation on the Red River Waterway. Large tenants include Benteler Steel, Calumet Packaging, Oakley Louisiana, Odyssey Specialized Logistics, Omni Industries, Pratt Industries, Ronpak, Ternium, and West Louisiana Aggregates. In 2022 Performance Proppants and Sunny Point Aggregates broke ground on a new 43 acre campus. In 2023, the facility broke ground on a new Heavy-Load Warehouse and new waterline.



The Cordish Companies broke ground on a new \$270 million land-based casino along the Red River in December of 2023 reviving the former Diamond Jacks Casino property. The casino is expected to create about 750 new full-time jobs paying out a total of about \$34 million in salaries and tips.



A leading beverage manufacturing, packaging and distribution company, Multipack announced in December 2023 it is investing \$10.4 million to establish a new production facility in Caddo Parish to develop and distribute beverages for nationally recognized brands. LA Economic Development estimates that the project will result in an additional 228 indirect new jobs, for a total of 369 potential new jobs in the Northwest Region.



Ochsner LSU Health Shreveport has generated \$151.4 million in business sales, \$57.4 million in household earnings and an additional \$9.1 million to the state treasury. Ochsner LSU Health also increased operational spending in Caddo Parish by 40 percent, or by \$192 million. The establishment plans to add more clinics.



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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
Average Household Income			
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%
Population			
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.

Households			
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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