



# Folia Square

Airline Drive, Bossier City, LA 71111

## LAND FOR SALE

Prepared By:

ESTD

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NORTH  
SCALE: 1:100



202  
FOLIA  
120 HOME SITES  
APPROX. 200K SF MU  
66.5 ACRES

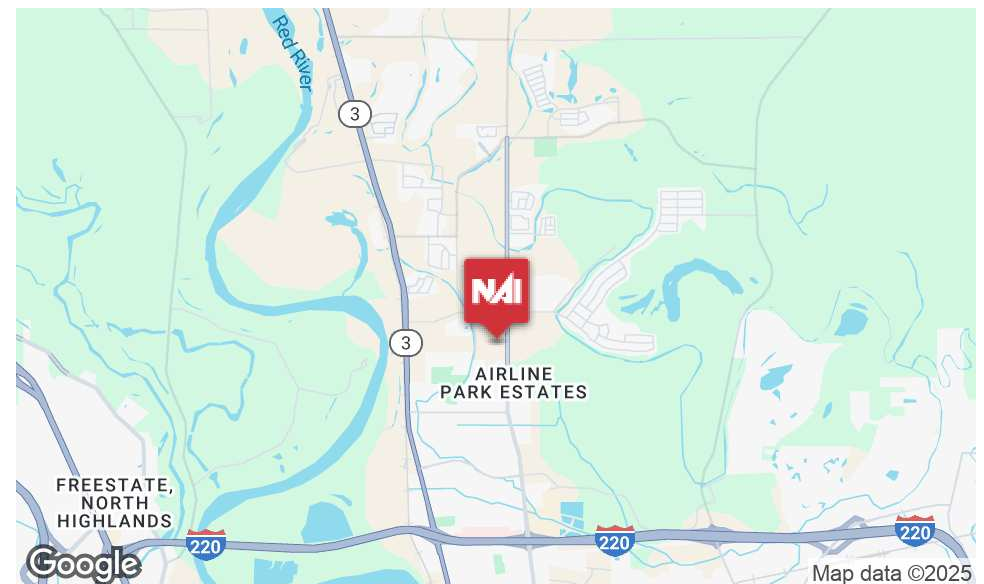


### PROPERTY HIGHLIGHTS

- Commercial Space Available: Up to 13.64 acres, priced competitively between \$18-\$25 per square foot.
- Prime Location: High-visibility intersection at Airline Drive and Wemple Road with 24,000 daily vehicles on Airline Drive.
- Strong Demographic Growth: Projected population increase from 27,987 (2024) to 29,498 (2029).
- Affluent Community: Median household income projected to reach \$111,764 by 2029.

### OFFERING SUMMARY

|           |             |
|-----------|-------------|
| Lot Size: | 13.64 Acres |
|-----------|-------------|



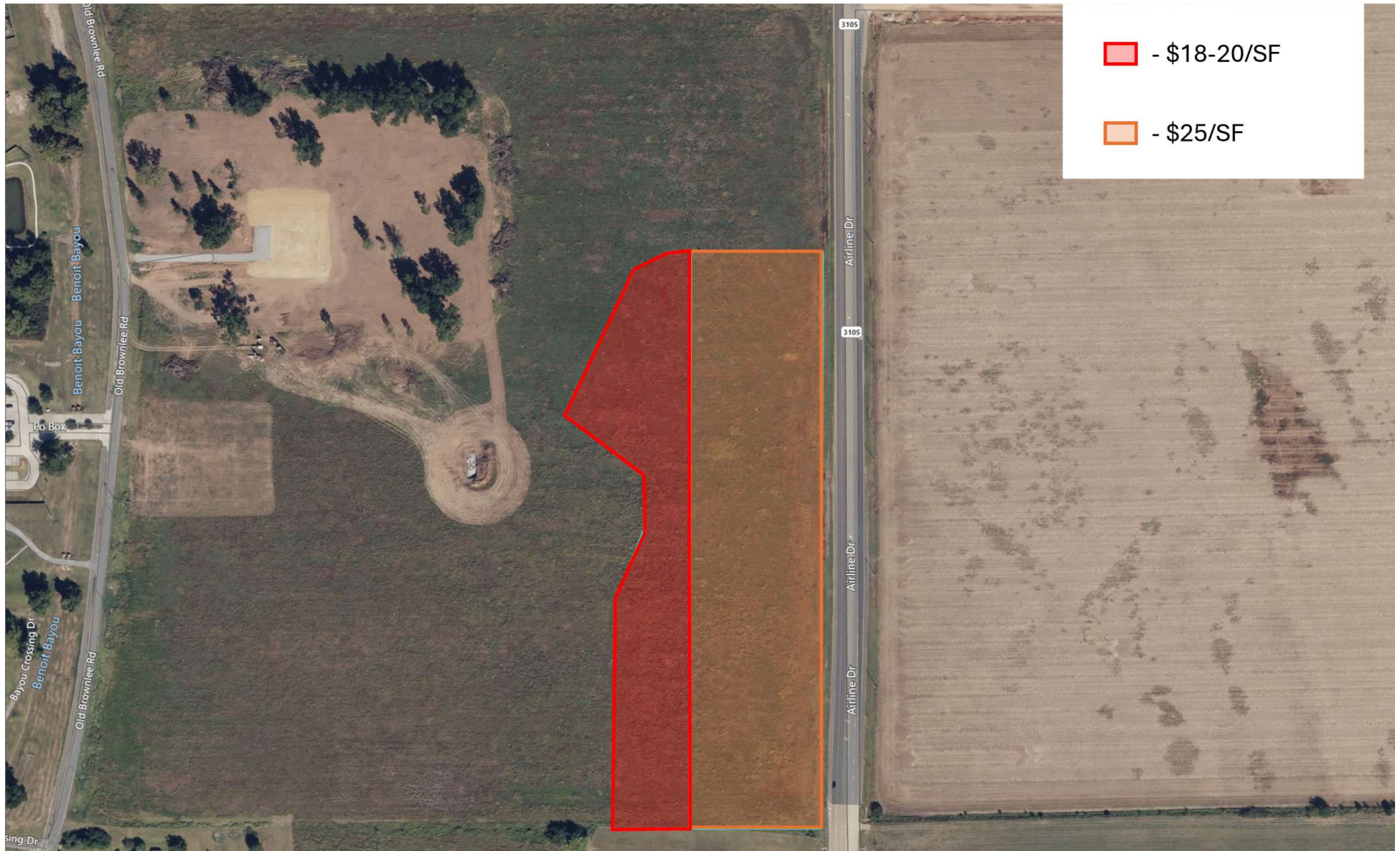
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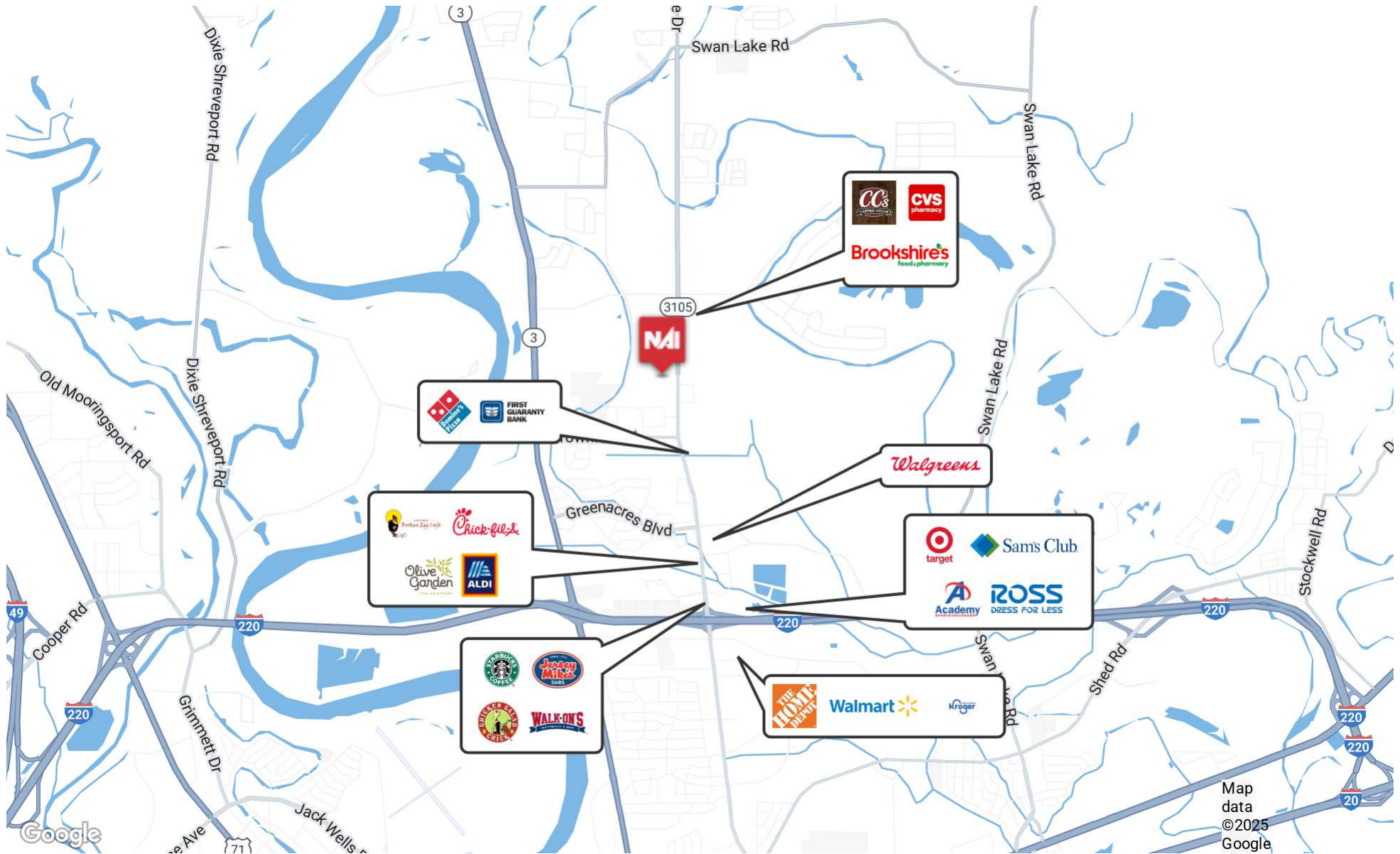
For Illustration Purposed Only, Plans Subject to Change

AERIAL PERSPECTIVE

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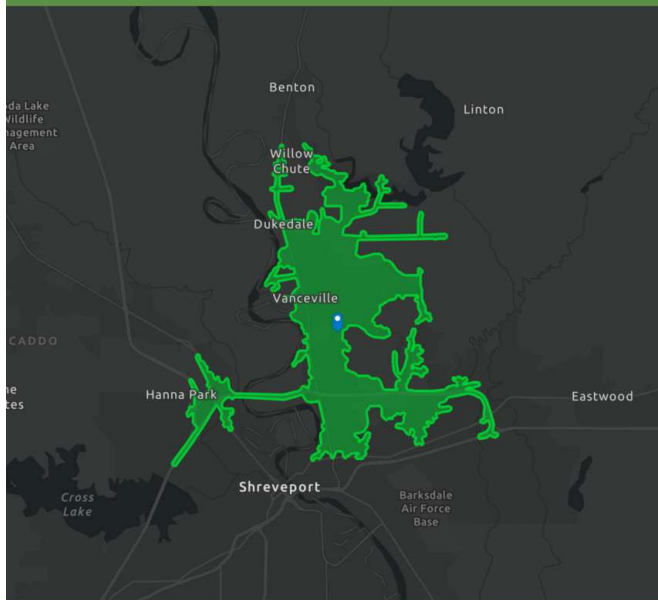


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## DEMOGRAPHIC PROFILE

71111

Drive time of 10 minutes

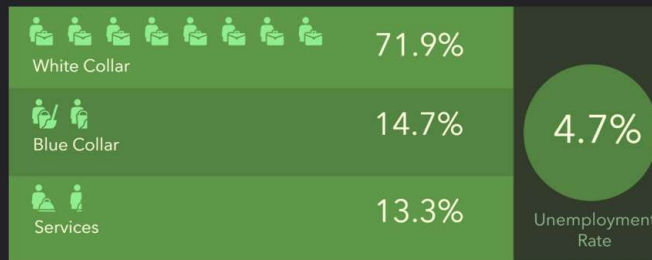


Source: This infographic contains data provided by Esri (2024, 2029).  
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### EDUCATION



### EMPLOYMENT



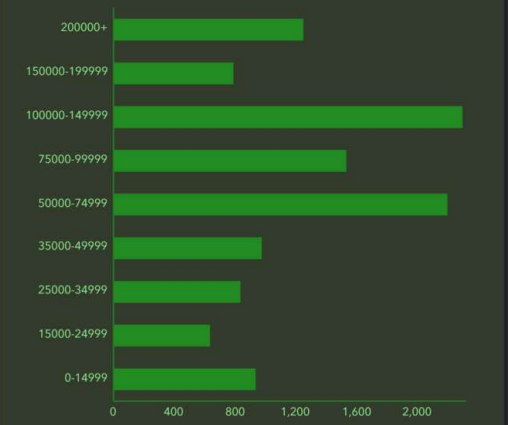
### KEY FACTS



### INCOME



### HOUSEHOLD INCOME (\$)



### Retail Demand by Industry

71111  
71111, Bossier City, Louisiana  
Drive time of 15 minutes



| NAICS Code | Industry Summary                              | Spending Potential Index | Average Spent | Total         |
|------------|-----------------------------------------------|--------------------------|---------------|---------------|
| 44-45, 722 | Retail Trade, Food Services & Drinking Places | 73                       | \$21,828.20   | \$681,694,842 |
| 44-45      | Retail Trade                                  | 73                       | \$18,669.99   | \$583,063,833 |
| 722        | Food Services & Drinking Places               | 72                       | \$3,158.21    | \$98,631,009  |

| NAICS Code | Industry Subsector & Group                            | Index | Average Spending | Total         |
|------------|-------------------------------------------------------|-------|------------------|---------------|
| 441        | Motor Vehicle & Parts Dealers                         | 73    | \$2,260.03       | \$70,580,824  |
| 4411       | Automobile Dealers                                    | 72    | \$1,876.90       | \$58,615,525  |
| 4412       | Other Motor Vehicle Dealers                           | 75    | \$185.67         | \$5,798,342   |
| 4413       | Auto Parts, Accessories & Tire Stores                 | 74    | \$197.47         | \$6,166,957   |
| 442        | Furniture and Home Furnishings Stores                 | 73    | \$804.77         | \$25,132,949  |
| 4421       | Furniture Stores                                      | 75    | \$534.65         | \$16,697,269  |
| 4422       | Home Furnishings Stores                               | 71    | \$270.11         | \$8,435,679   |
| 443, 4431  | Electronics and Appliance Stores                      | 73    | \$236.28         | \$7,379,120   |
| 444        | Bldg Material & Garden Equipment & Supplies Dealers   | 73    | \$1,124.85       | \$35,129,073  |
| 4441       | Building Material and Supplies Dealers                | 74    | \$1,024.08       | \$31,982,113  |
| 4442       | Lawn and Garden Equipment and Supplies Stores         | 71    | \$100.77         | \$3,146,960   |
| 445        | Food and Beverage Stores                              | 72    | \$4,053.78       | \$126,599,409 |
| 4451       | Grocery Stores                                        | 72    | \$3,796.31       | \$118,558,641 |
| 4452       | Specialty Food Stores                                 | 71    | \$126.35         | \$3,945,885   |
| 4453       | Beer, Wine, and Liquor Stores                         | 69    | \$131.12         | \$4,094,883   |
| 446, 4461  | Health and Personal Care Stores                       | 73    | \$578.19         | \$18,056,932  |
| 447, 4471  | Gasoline Stations                                     | 74    | \$2,698.77       | \$84,282,740  |
| 448        | Clothing and Clothing Accessories Stores              | 75    | \$905.20         | \$28,269,356  |
| 4481       | Clothing Stores                                       | 75    | \$723.97         | \$22,609,609  |
| 4482       | Shoe Stores                                           | 74    | \$167.92         | \$5,244,296   |
| 4483       | Jewelry, Luggage, and Leather Goods Stores            | 72    | \$13.30          | \$415,451     |
| 451        | Sporting Goods, Hobby, Musical Inst., and Book Stores | 74    | \$349.07         | \$10,901,355  |
| 4511       | Sporting Goods, Hobby, and Musical Inst Stores        | 75    | \$282.66         | \$8,827,531   |
| 4512       | Book Stores and News Dealers                          | 72    | \$66.40          | \$2,073,823   |
| 452        | General Merchandise Stores                            | 73    | \$3,217.82       | \$100,492,448 |
| 4522       | Department Stores                                     | 74    | \$285.17         | \$8,905,825   |
| 4523       | Merch. Stores, incl. Warehouse Clubs, Supercenters    | 73    | \$2,932.65       | \$91,586,623  |

### Retail Demand by Industry

71111  
71111, Bossier City, Louisiana  
Drive time of 15 minutes



| NAICS Code | Industry Summary                             | Spending Potential Index | Average Spent | Total        |
|------------|----------------------------------------------|--------------------------|---------------|--------------|
| 453        | Miscellaneous Store Retailers                | 72                       | \$431.62      | \$13,479,395 |
| 4531       | Florists                                     | 72                       | \$21.99       | \$686,699    |
| 4532       | Office Supplies, Stationery, and Gift Stores | 72                       | \$69.76       | \$2,178,637  |
| 4533       | Used Merchandise Stores                      | 72                       | \$57.84       | \$1,806,482  |
| 4539       | Other Miscellaneous Store Retailers          | 72                       | \$282.02      | \$8,807,577  |
| 454        | Nonstore Retailers                           | 72                       | \$2,009.61    | \$62,760,234 |
| 4541       | Electronic Shopping and Mail-Order Houses    | 73                       | \$1,755.16    | \$54,813,579 |
| 4542       | Vending Machine Operators                    | 74                       | \$29.29       | \$914,865    |
| 4543       | Direct Selling Establishments                | 64                       | \$225.16      | \$7,031,790  |
| 722        | Food Services & Drinking Places              | 72                       | \$3,158.21    | \$98,631,009 |
| 7223       | Special Food Services                        | 72                       | \$11.29       | \$352,639    |
| 7224       | Drinking Places (Alcoholic Beverages)        | 71                       | \$75.04       | \$2,343,582  |
| 7225       | Restaurants and Other Eating Places          | 72                       | \$3,071.88    | \$95,934,788 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



**Source:** Esri 2024 Consumer Spending data are derived from the 2019, 2020, and 2022 Consumer Expenditure Surveys Bureau of Labor Statistics; and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

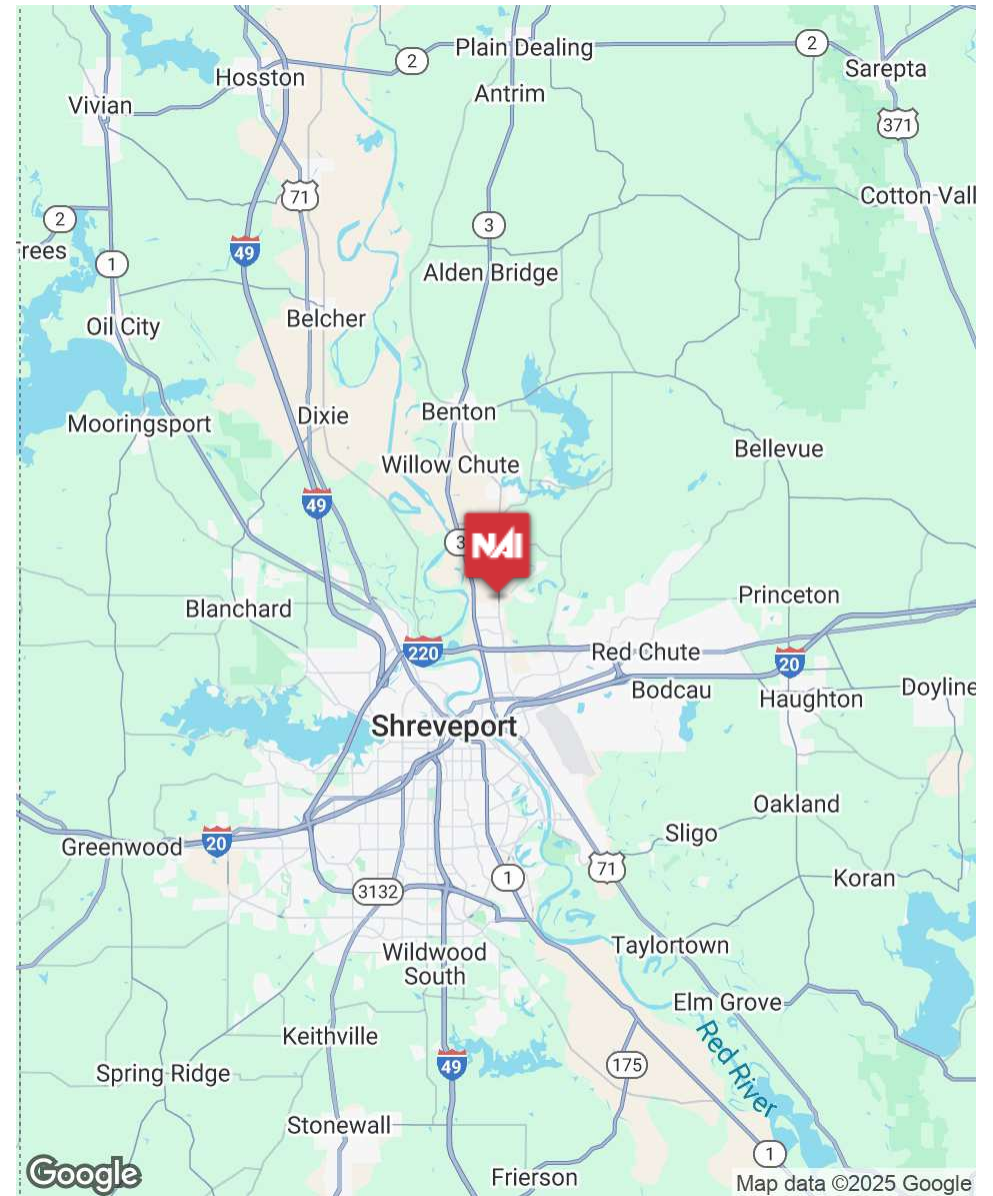
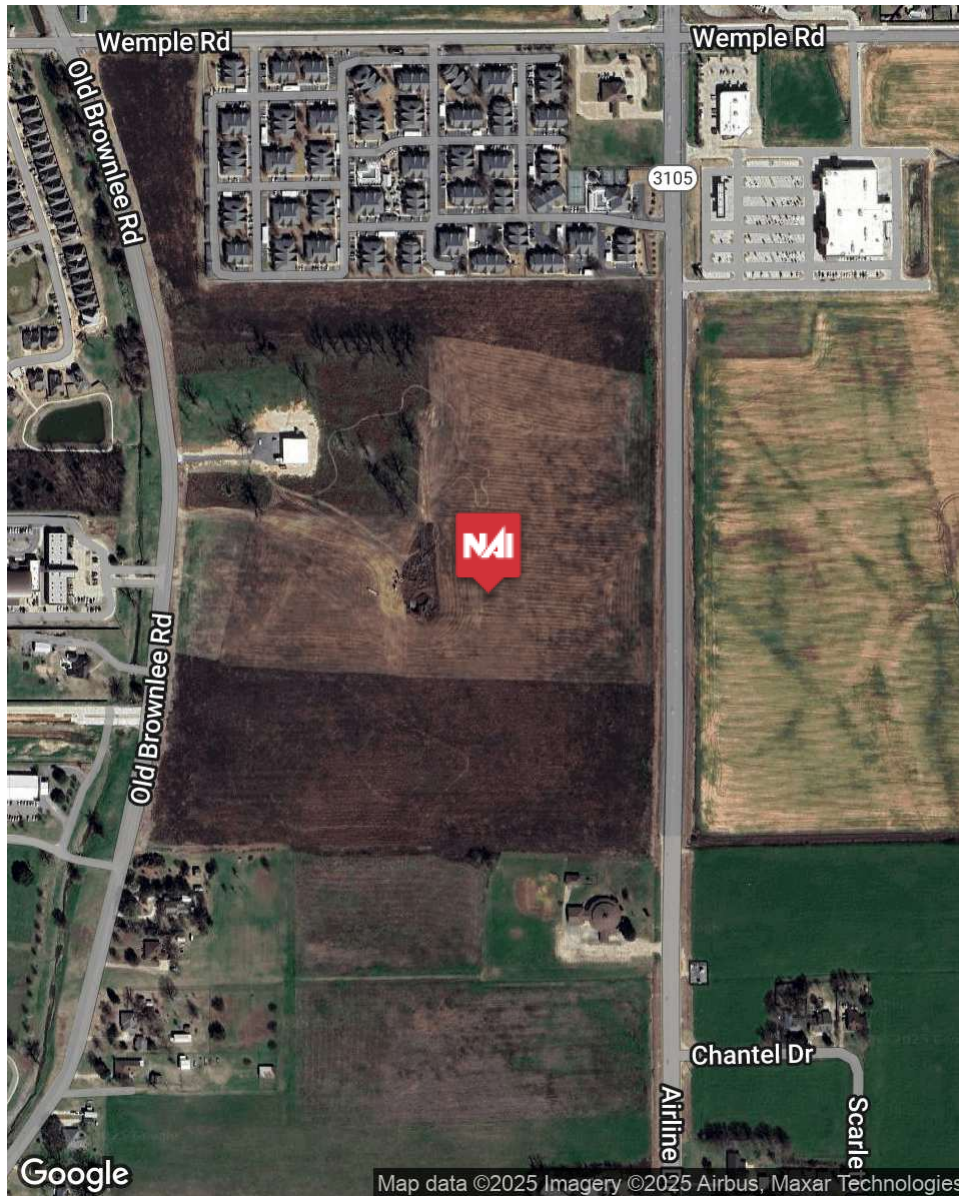
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**Source:** Esri 2024 Consumer Spending.

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66.5 ACRES

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NORTH ➤