



Folia Square

Airline Drive, Bossier
City, LA 71111

ESTD



202

LAND FOR SALE

Prepared By:

Randall Boughton

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66.5 ACRES

Bryant J. Cheely

Advisor
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SCALE: 1:100

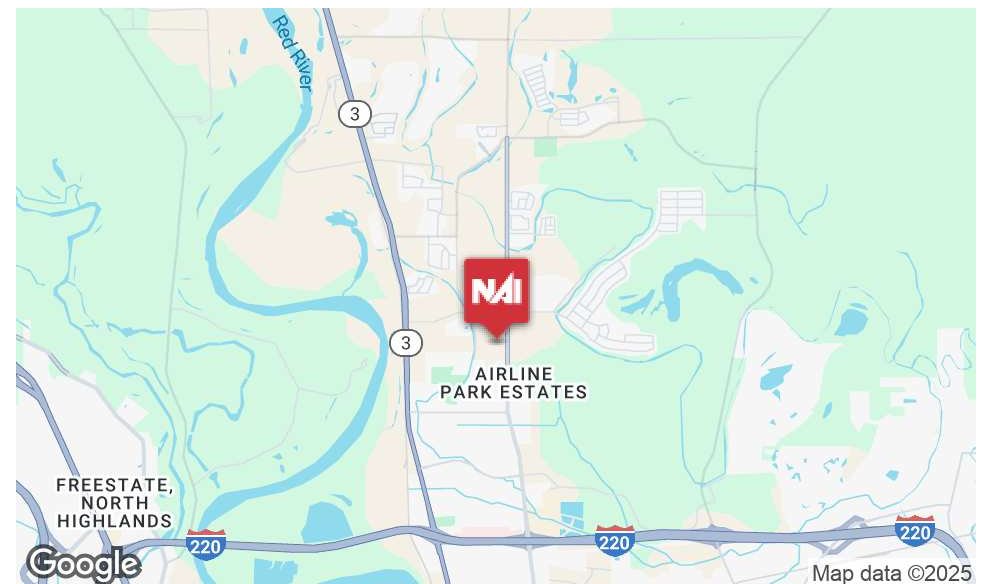


PROPERTY HIGHLIGHTS

- 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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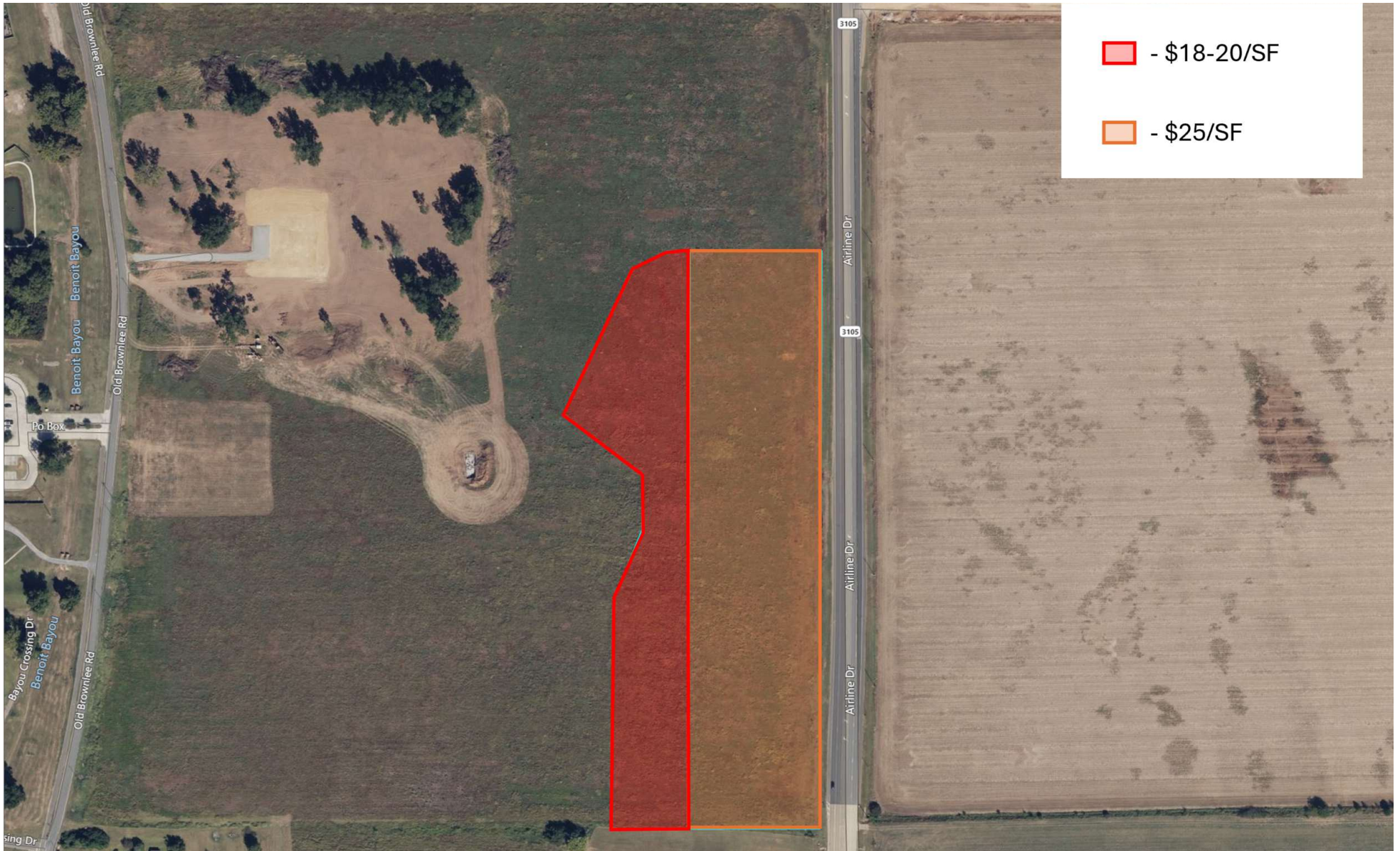
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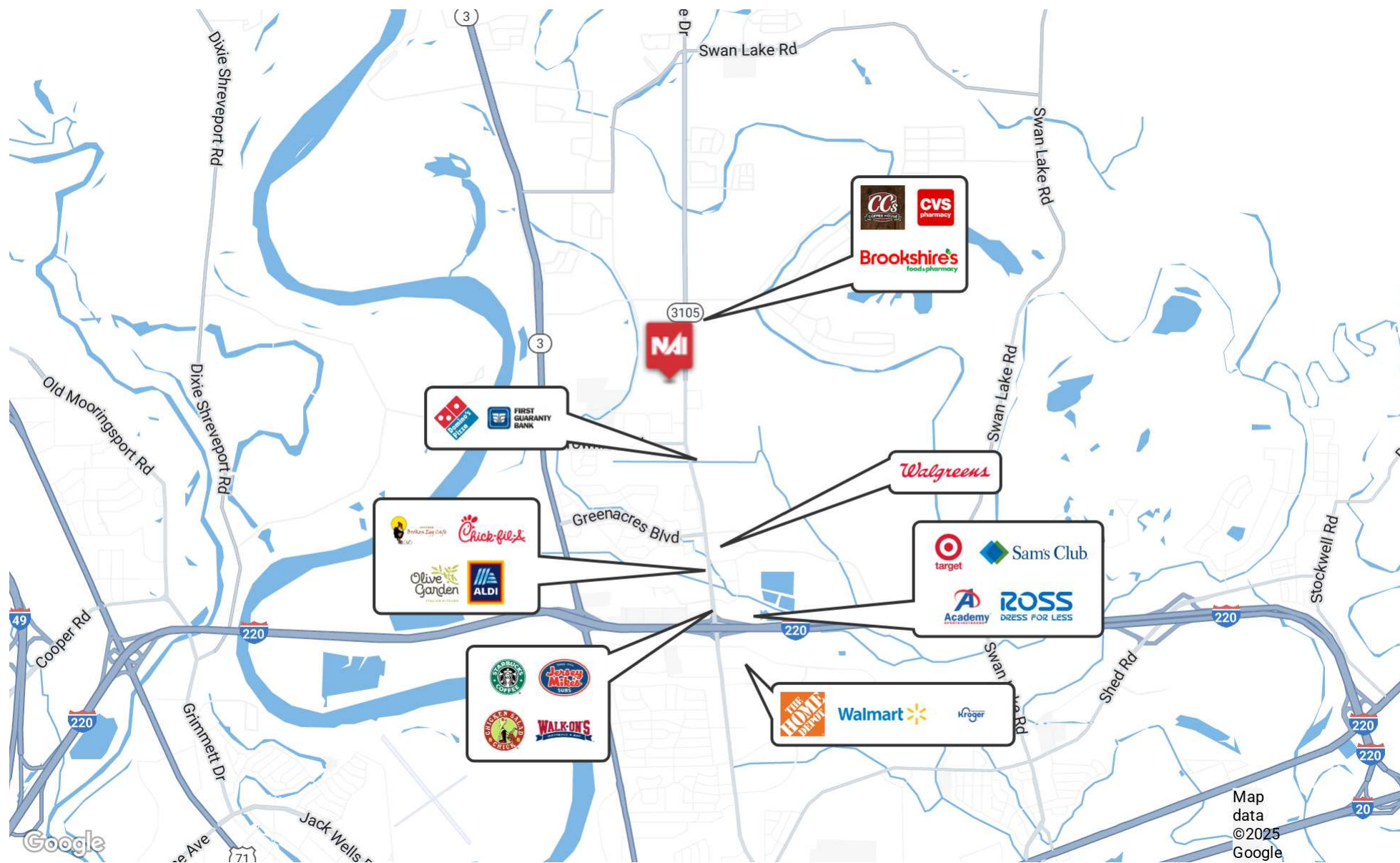
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AERIAL PERSPECTIVE

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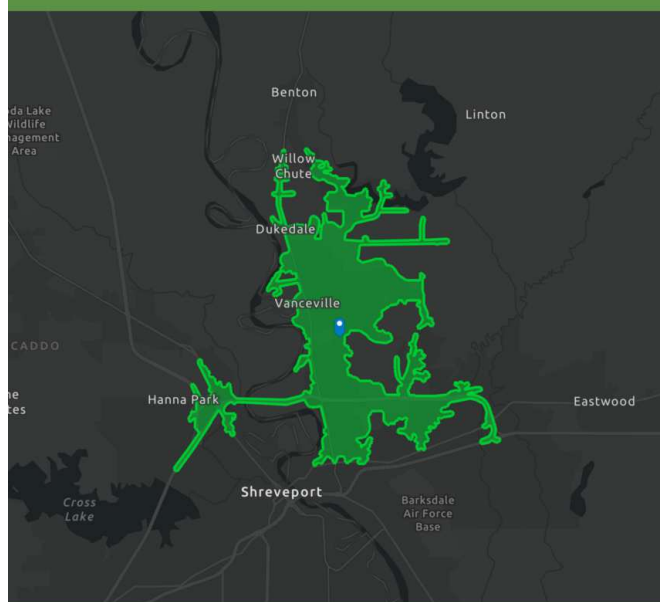


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DEMOGRAPHIC PROFILE

71111

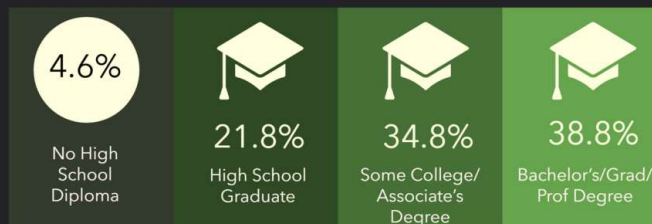
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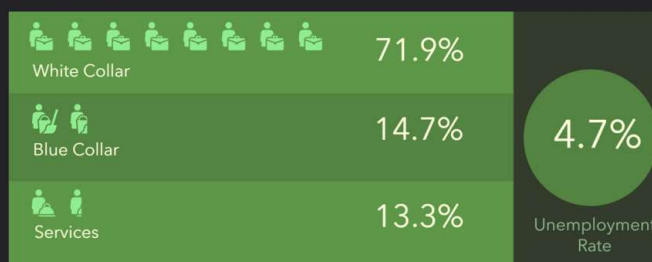
Source: This infographic contains data provided by Esri (2024, 2029).

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EDUCATION



EMPLOYMENT



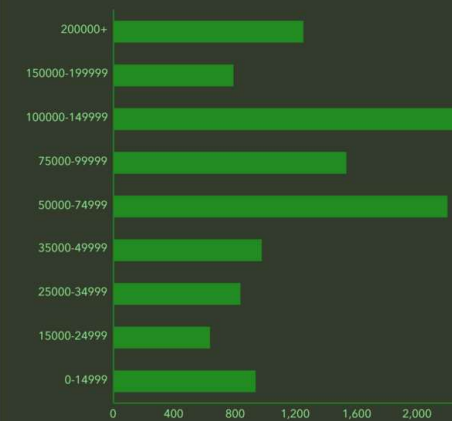
KEY FACTS



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.

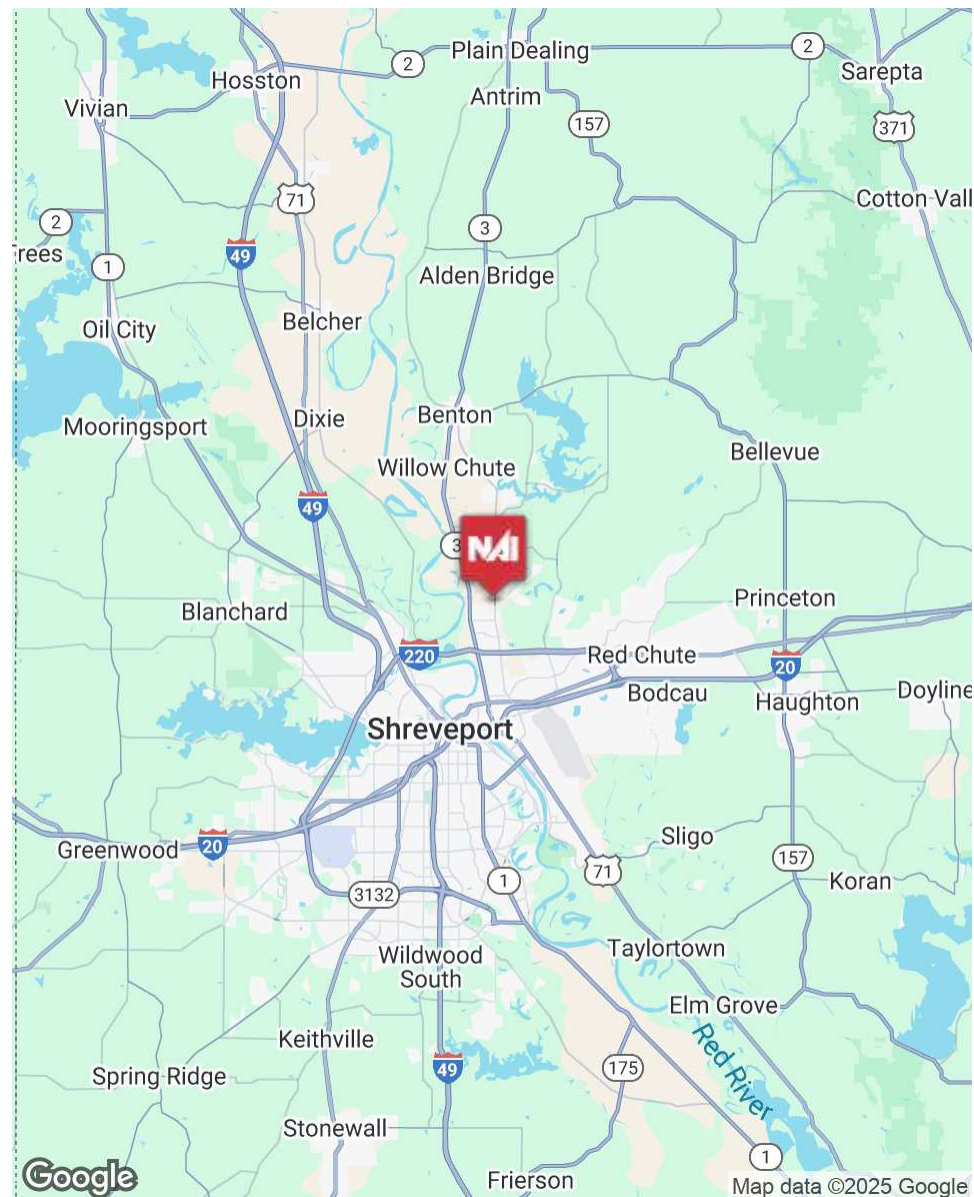
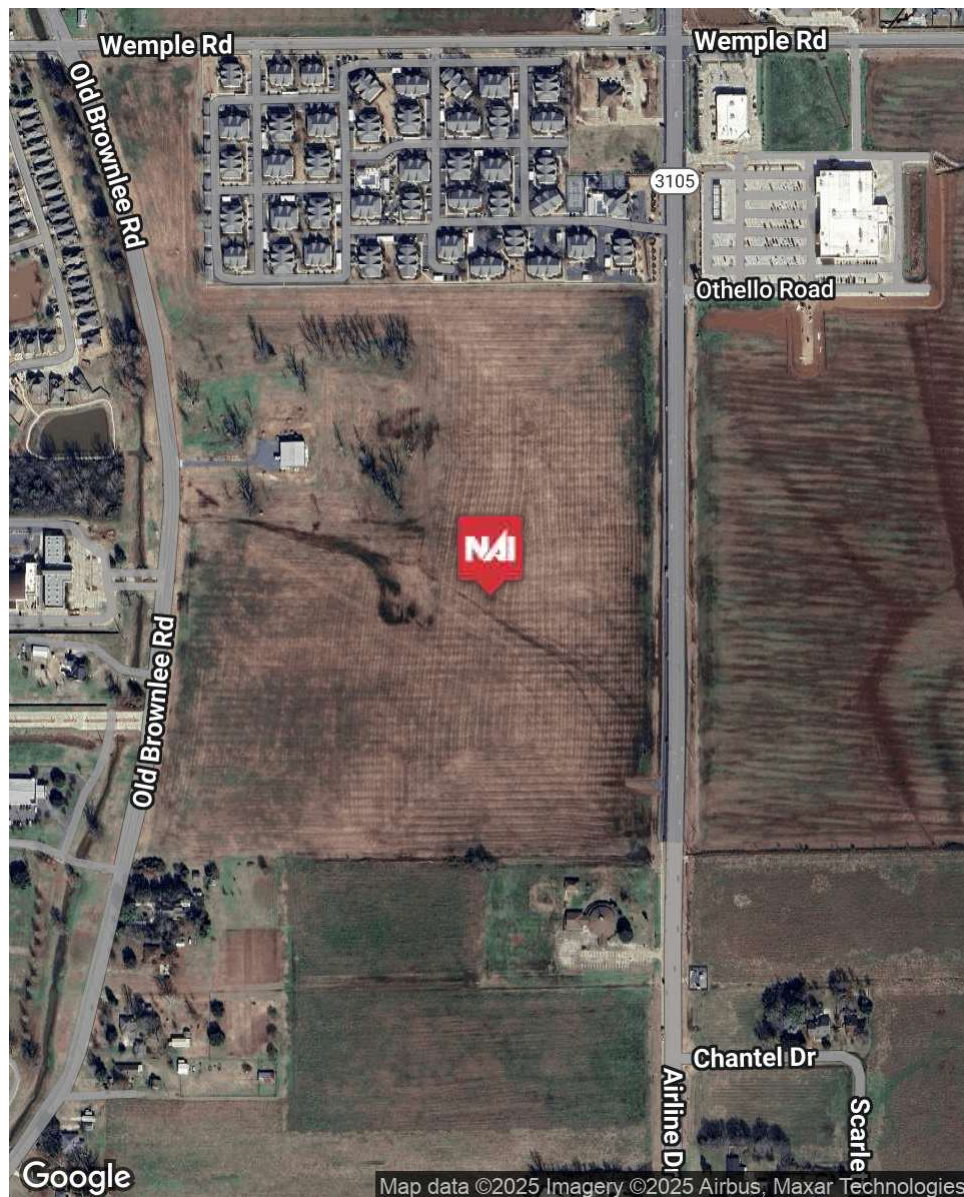
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Source: Esri 2024 Consumer Spending.

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NORTH ➤