

Folia Square

Airline Drive,
Bossier City, LA 71111

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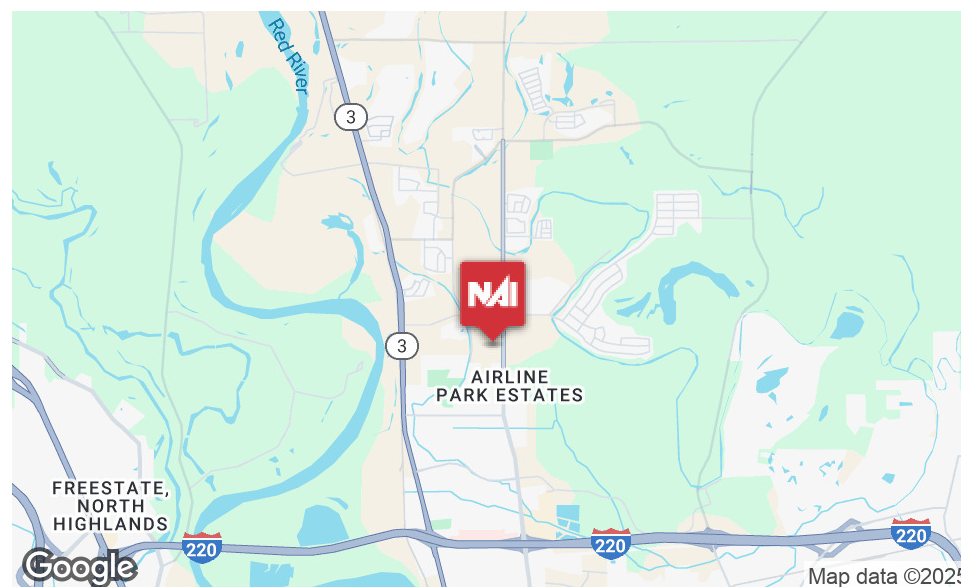


PROPERTY HIGHLIGHTS

- Commercial Pad Sites Available at \$60 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



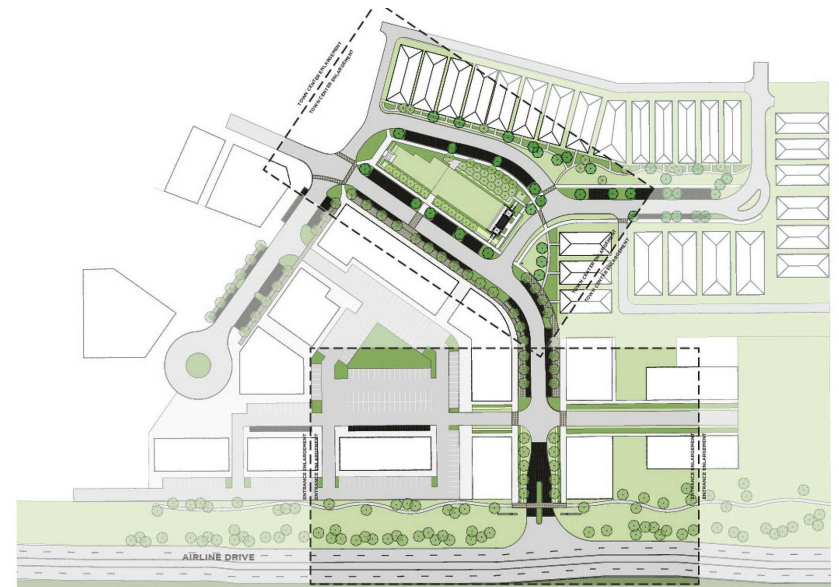
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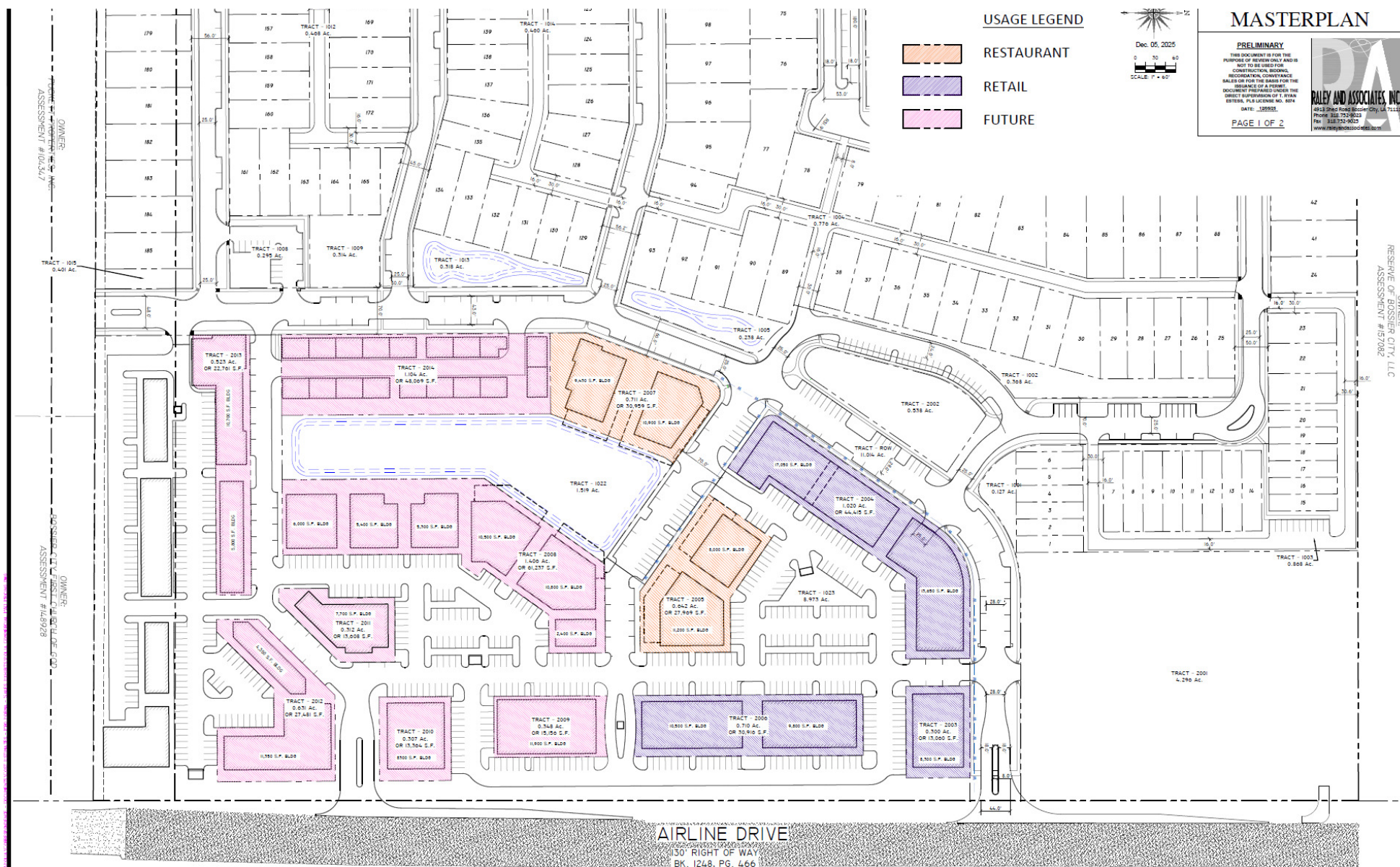
For Illustration Purposed Only, Plans Subject to Change

AERIAL PERSPECTIVE

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PAD SITES AVAILABLE AT \$60/PER SQUARE FOOT

Entitlements / Legal

- Correct zoning in place
- Final plat recorded (lots + easements)
- Site/development plan approved
- Traffic impact conditions satisfied (turn lanes, etc.)
- Phase I ESA and environmental issues addressed
- REA/CCRs recorded (access, parking, CAM, signage, standards)

Pad & Earthwork

- Mass grading complete
- Pad above required flood/storm elevations

Utilities (Stubbed to Pad)

- Water main with service lateral to pad
- Sanitary sewer main with lateral to pad
- Storm drain system with connection serving pad
- Electric service to pad
- Telecom / fiber to pad or frontage
- Natural Gas to pad (where available)

Access / Frontage

- Required off-site and frontage improvements
- Primary driveways into project constructed
- Internal drives serving pad in place (curb & gutter)
- Public sidewalk and ADA ramps along frontage (as required)

Stormwater

- Regional/master detention/retention sized for pad
- Water-quality/BMP features installed as required
- Storm system as-builts and approvals obtained

Common Areas / Signage

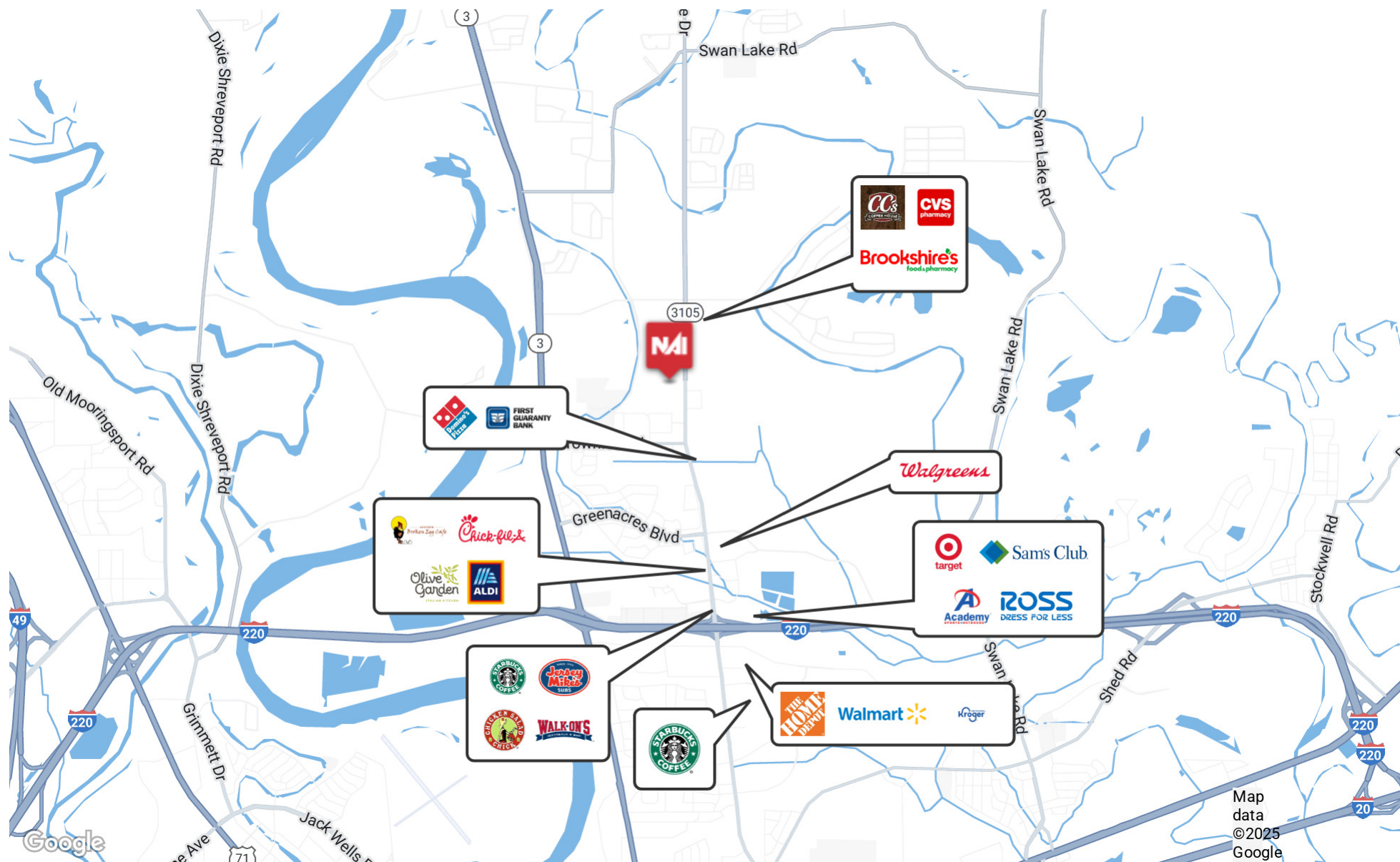
- Shared parking fields and drives (if applicable)
- Common area lighting installed
- Entry and common area landscaping/irrigation
- Project monument/pylon sign in place with panel rights for pad

Deliverables at Closing

- ALTA/NSPS survey of pad
- As-built utility drawings (sizes + stub locations)
- Copies of zoning, site plan, and stormwater approvals

Typically Excluded (Buyer Scope)

- Building and all vertical improvements
- On-pad parking, curbs, sidewalks, dumpster, loading
- Tenant-specialty utility needs (grease trap, upsized fire line, etc.)
- Impact fees, tap fees, meter/connection charges (unless otherwise agreed)



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Business Key Facts 71111 2 | Drive time: 10 minute radii

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.



Key Statistics

1,324

Total Businesses

14.3K

Total Employees

\$2.51B

Total Sales

4.2%

Unemployment Rate

Daytime Population



29,723

Total Population



30,715

Total Daytime Population

Ratio of daytime to total population:

1.03

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type



11.4

Avg Number of Employees



50.3 ↑

Total Business Per Sq Mi
This is 843.5% higher than **Bossier Parish**

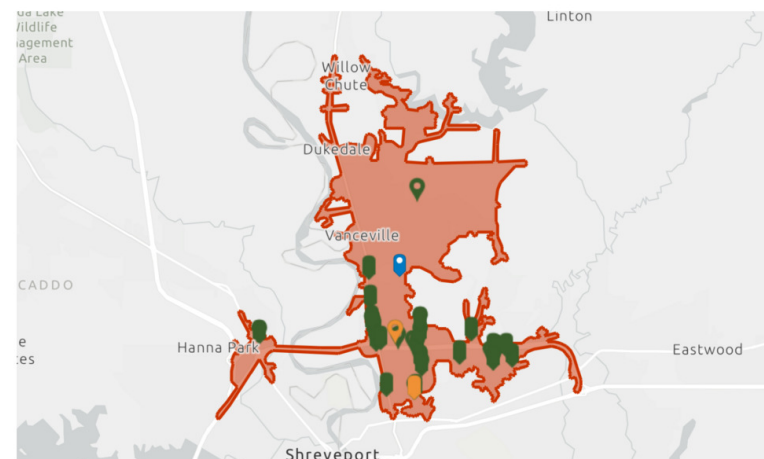
Top 25 Largest Businesses in Area

17

100 or More Employees

25*

\$10M+ Annual Sales Vol



Highest sales volume

SCC of Pilgrim Manor Rehab Center	Independent	\$172M
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Most Employees

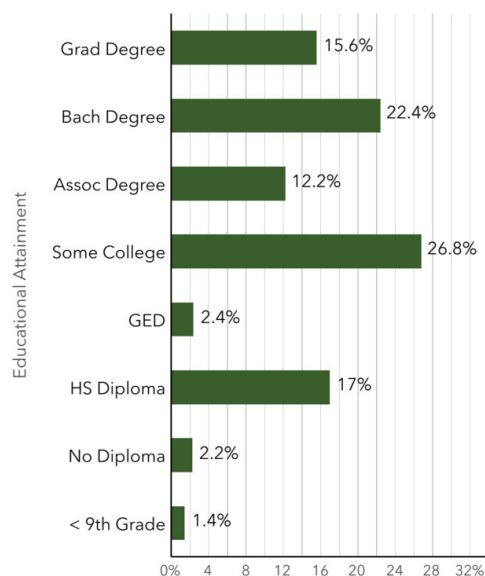
Willis-Knighton Bossier Health Center	Headquarters	900
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Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Business Key Facts | 71111 2 | Drive time: 10 minute radii

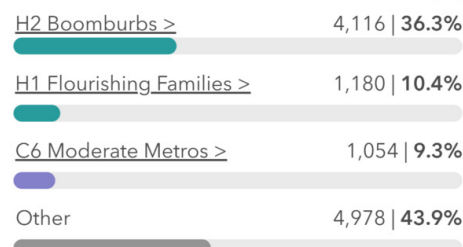


About the Workforce



Tapestry

Top 3 segments by household count



[View comparison table](#)

About the Community



1.2% ↑
Pop Growth Rate is
143.8% higher than
United States



100
Wealth Index
Below 100 = low
Above 100 = high



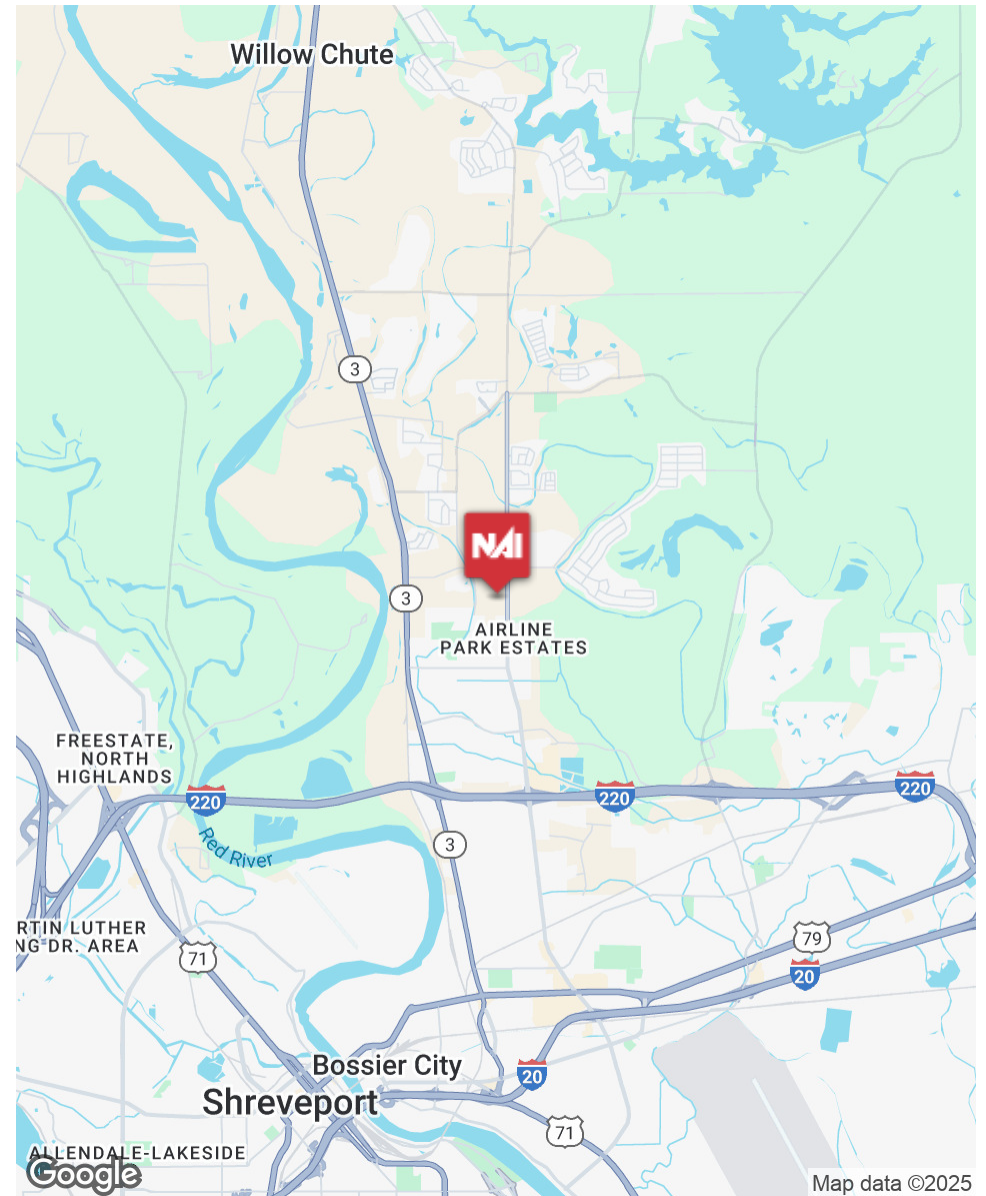
1.4% ↑
Housing Units Growth
Rate is 65% higher than
United States.

Businesses Per 1,000 Population

Business Categories	10 minutes	ZIP Codes 71111 (Bossier City)	States Louisiana	United States of America United States
Restaurants	3.60	4.84	2.87	2.45
Health Care & Social Assistance	6.26	5.14	4.03	3.76
Retail	6.12	7.88	5.49	4.59
Manufacturing	1.18	1.87	1.25	1.32
Finance & Insurance	3.16	3.47	2.37	1.79
Professional & Tech Services	3.67	4.05	4.07	3.60

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