



OYO Motel

740 Live Casino Boulevard
Bossier City, Louisiana 71111

Property Highlights

- 36,000 square foot building
- Built in 1967
- Zoned RFD
- Prime Downtown location

Property Overview

Introducing a prime investment opportunity in the heart of Downtown Bossier City. This 36,000 square foot property, built in 1967, is ideally positioned in the thriving Downtown area, presenting a lucrative endeavor for prospective Hospitality / Limited Service investors. Zoned RFD, this property offers the potential for development within a dynamic and sought-after district, allowing for strategic positioning in the market. With its prime location and ample space, this property presents an enticing prospect for investors looking to tap into the burgeoning opportunities of the vibrant hospitality sector in this desirable location.

Offering Summary

| | |
|---|-------------|
| Sale Price: | \$3,000,000 |
| Building Size: | 36,000 SF |
| Adjoining Properties: 750 Live Casino Blvd. Available : 748 Live Casino Blvd. Available | |
| Lot Size: | 1.8 Acres |

| Demographics | 0.3 Miles | 0.5 Miles | 1 Mile |
|--------------------------|------------------|------------------|---------------|
| Total Households | 125 | 353 | 2,194 |
| Total Population | 248 | 804 | 4,784 |
| Average HH Income | \$58,247 | \$48,245 | \$39,782 |

For More Information

Randall Boughton

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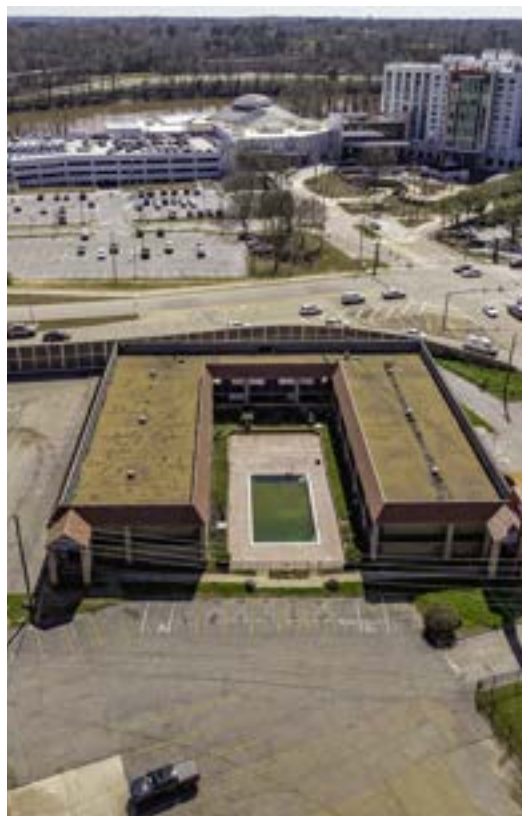
BROCHURE

740 Live Casino Boulevard, Bossier City, LA 71111

NARampart

For Sale

36,000 SF |
\$3,000,000
Hospitality Space



BROCHURE

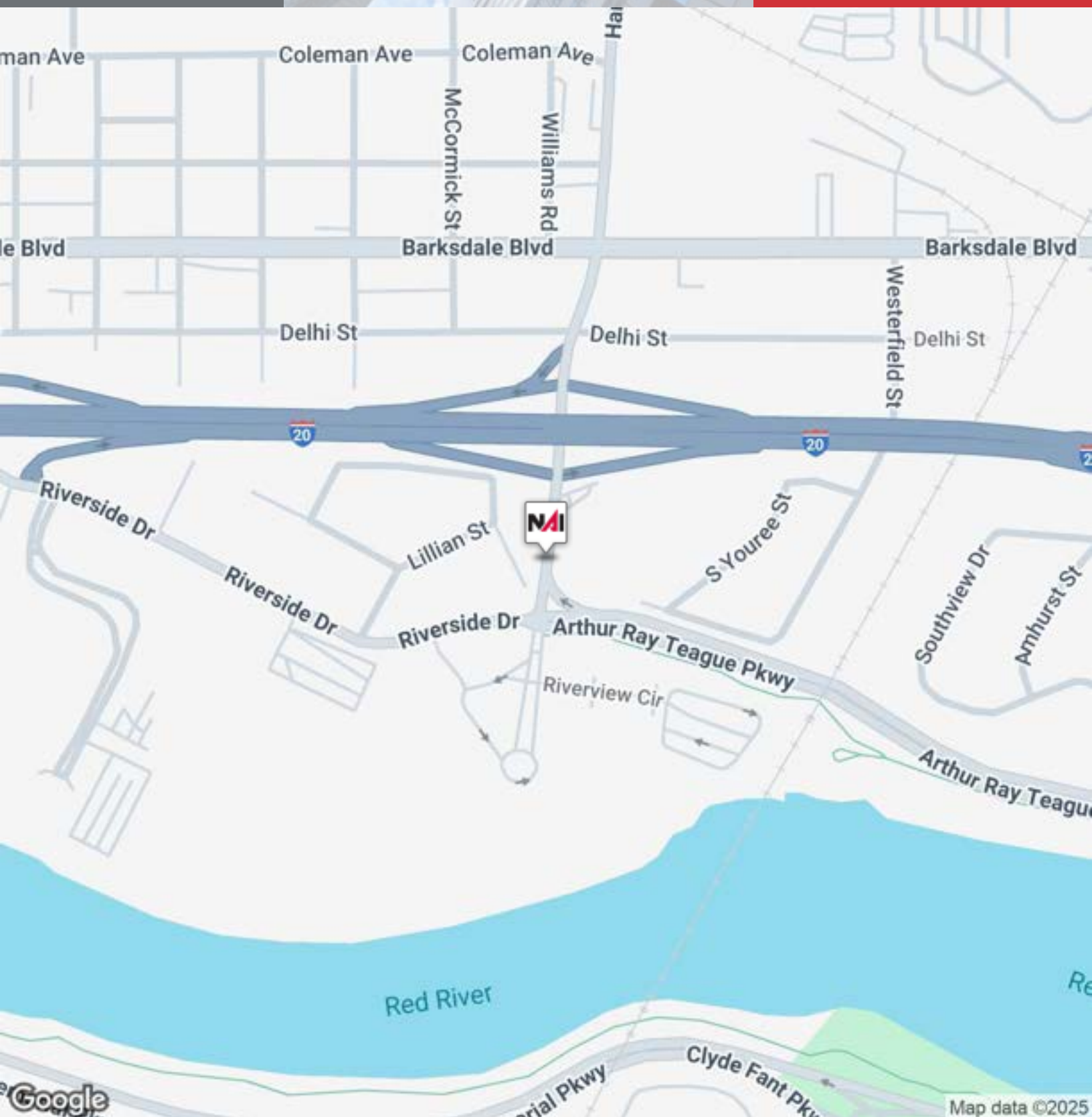
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Information subject to verification and no liability for errors and omission assumed. Price subject to change. Licensed in Louisiana.

NAIRampart

For Sale

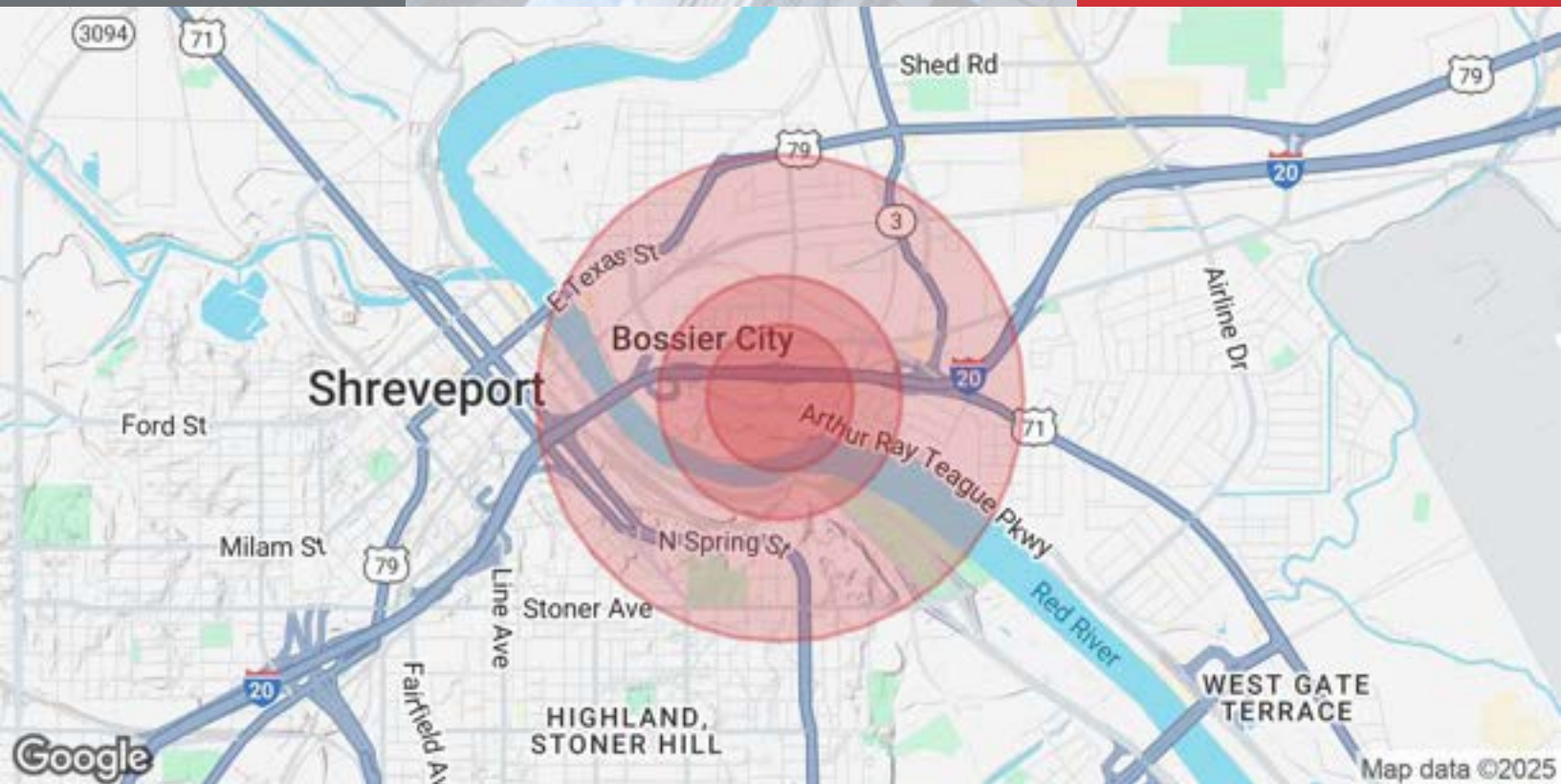
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BROCHURE

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Population

0.3 Miles

0.5 Miles

1 Mile

| | | | |
|----------------------|-----|-----|-------|
| Total Population | 248 | 804 | 4,784 |
| Average Age | 42 | 38 | 36 |
| Average Age (Male) | 43 | 38 | 35 |
| Average Age (Female) | 42 | 39 | 36 |

Households & Income

0.3 Miles

0.5 Miles

1 Mile

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 125 | 353 | 2,194 |
| # of Persons per HH | 2 | 2.3 | 2.2 |
| Average HH Income | \$58,247 | \$48,245 | \$39,782 |
| Average House Value | \$150,322 | \$128,661 | \$125,134 |

Demographics data derived from AlphaMap