



FOR SALE

PROPERTY SUMMARY

Located in the northeast quadrant of Airbase Road and England Drive, this 97 acre tract is situated in the heart of Louisiana with easy accessibility to and from I-49. The exceptional location is less than a mile from I-49, the Port of Alexandria, and the England Airpark and Community. The Port of Alexandria is located on the Red River allowing quick and easy access to shipping, and The England Airpark is a 3,000 acre industrial park inclusive of Alexandria International Airport, OakWing Golf Club, Bistro on the Bayou Restaurant, Parc England Hotel, and 160 housing units at England Oaks.

NEARBY BUSINESSES

- Union Tank Car Plant
- Rapides Parish Coliseum
- Timmons Truck Center
- Leglue Nissan
- Walker Mercedes Benz

AVAILABLE

- 1.97 Acres: \$10.00 PSF
- 50 - 97.89 Acres: \$25,000 Per Acre

ZONING

- C-1

2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	1,839	9,652	37,393
Avg. HH Income	\$44,485	\$62,814	\$73,045

