



CANE'S LANDING

COMMERCIAL DEVELOPMENT IN NORTH BOSSIER



For information, please contact:

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ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 3/2024





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South Side of Barclay Drive



Access Road

Office Condos

New 450 Home Subdivision Cane's Landing ↓

HIGHLIGHTS

- 3.45 acre lot fronting Airline Drive
- Located at signalized intersection at Airline and Barclay Boulevard
- Zoned B-3. Ideal for many business uses - service providers, retail, medical, office
- Site offers convenient ease of access - Deceleration lane off Airline into Barclay Blvd. allows for both ingress and egress
- Sites provide great visibility with prominent frontage on Airline Drive between Wemple Road and Kingston Road, major east-west arteries in Bossier City
- Utilities are available at site, and land has been cleared and is generally level



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At signalized intersection



Airline Drive

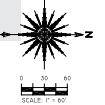
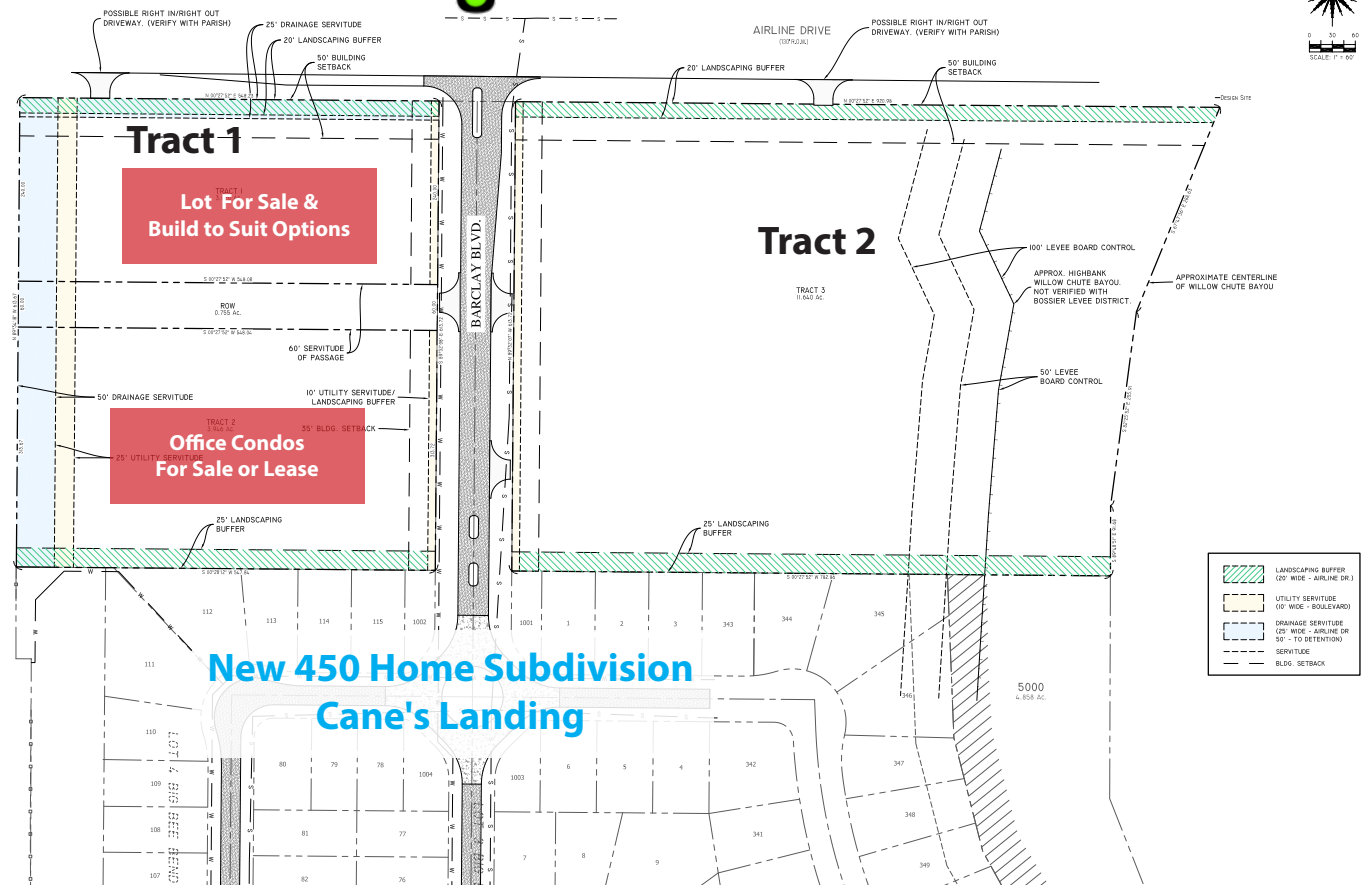


ILLUSTRATION SUBDIVISION SCHEMATIC

- | | |
|---|--------------|
| 1 | 3.45 ACRES |
| 2 | 11.640 ACRES |



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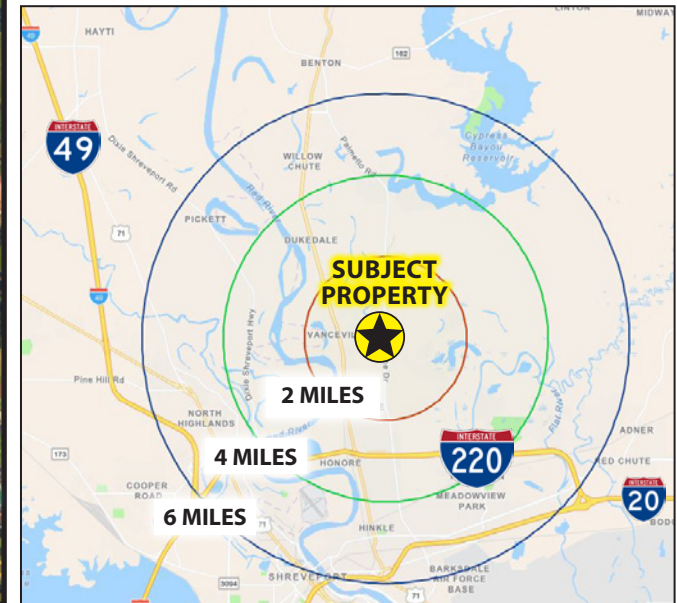
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2025 DEMOGRAPHICS

Radius	Population	Avg HH Income	Households
2 mile	13,006	\$107,421	4,967
4 mile	27,301	\$103,015	10,611
6 mile	68,834	\$73,808	26,828



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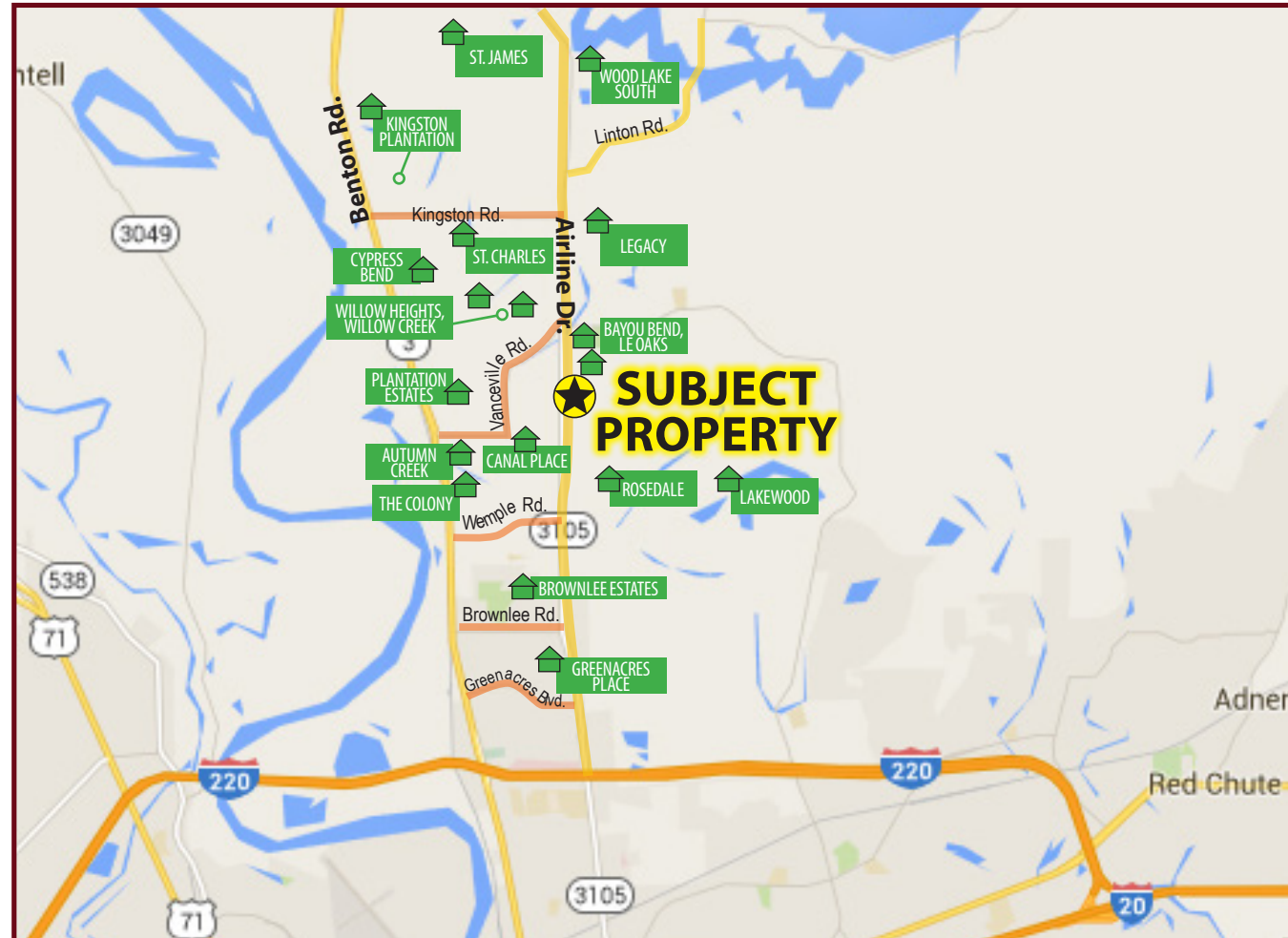




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AREA SUBDIVISIONS



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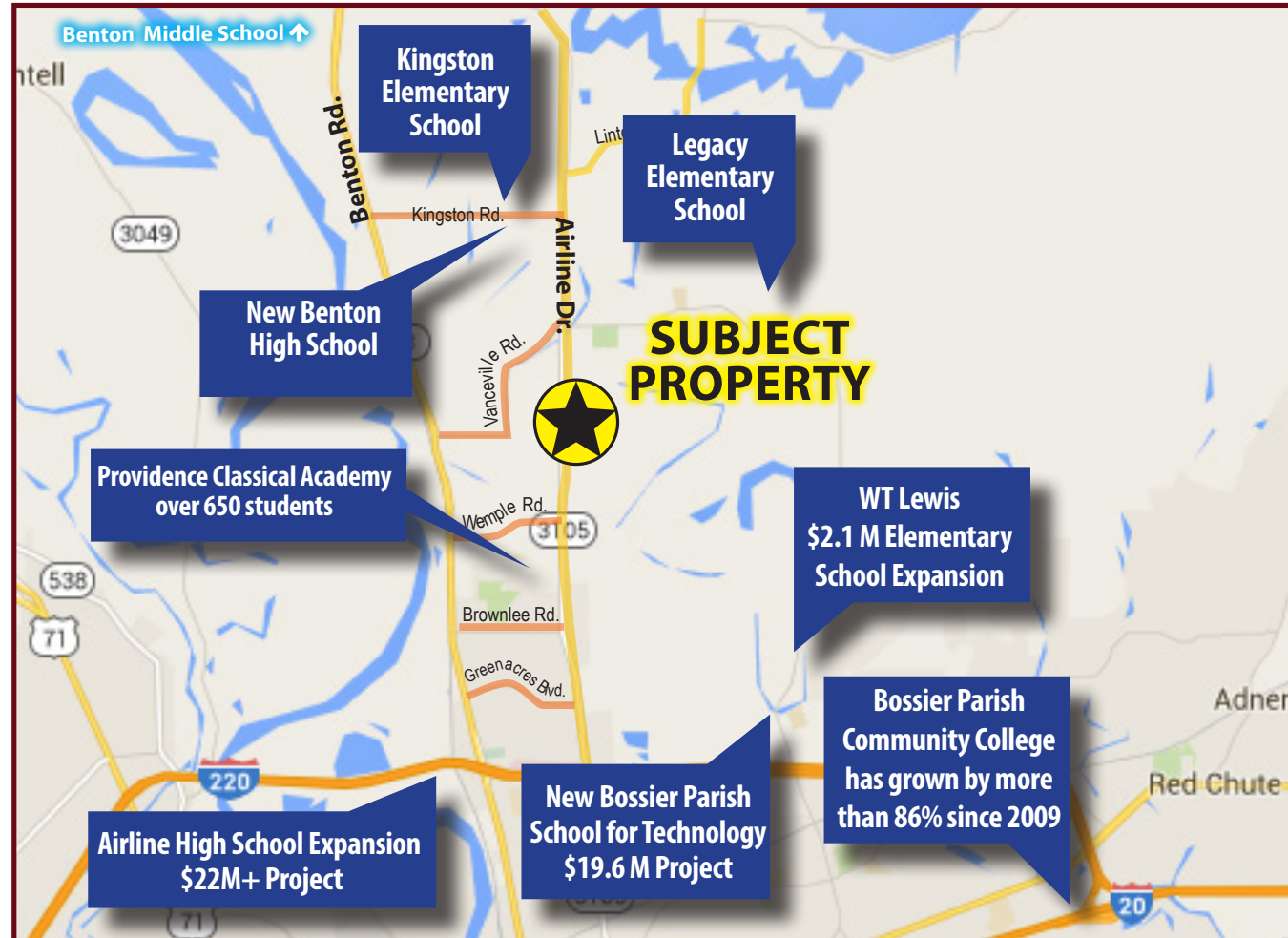




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AREA SCHOOLS SERVING COMMUNITY



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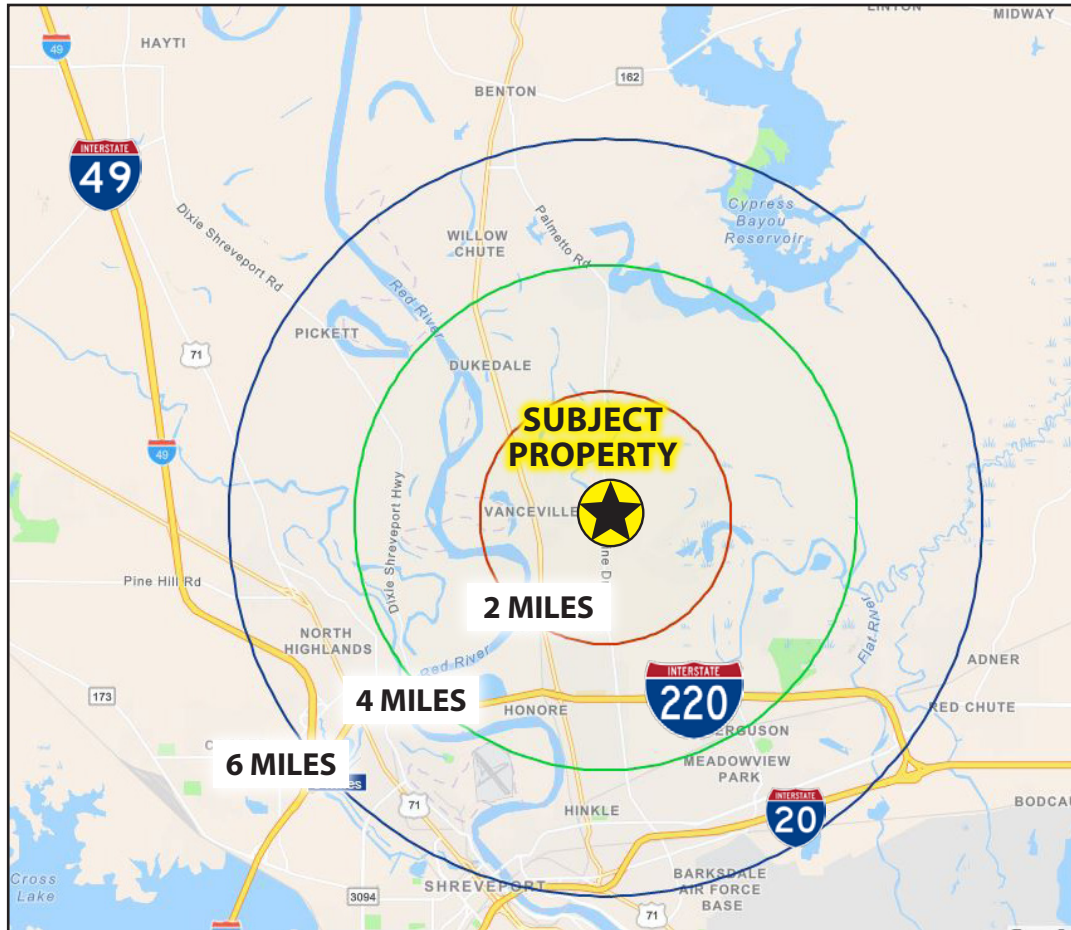
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	2 miles	4 miles	6 miles
Population			
2000 Population	5,461	13,499	49,045
2010 Population	9,756	20,369	59,090
2020 Population	12,006	25,480	66,281
2025 Population	13,006	27,301	68,834
2000-2010 Annual Rate	5.97%	4.20%	1.88%
2010-2020 Annual Rate	2.05%	2.21%	1.13%
2020-2025 Annual Rate	1.61%	1.39%	0.76%
2020 Male Population	49.3%	48.8%	49.0%
2020 Female Population	50.7%	51.2%	51.0%
2020 Median Age	37.5	38.7	35.9

Households			
2020 Wealth Index	115	121	77
2000 Households	1,946	5,075	18,464
2010 Households	3,666	7,911	22,752
2020 Total Households	4,566	9,886	25,732
2025 Total Households	4,967	10,611	26,828
2000-2010 Annual Rate	6.54%	4.54%	2.11%
2010-2020 Annual Rate	2.16%	2.20%	1.21%
2020-2025 Annual Rate	1.70%	1.43%	0.84%
2020 Average Household Size	2.61	2.56	2.48

Mortgage Income			
2020 Percent of Income for Mortgage	11.9%	13.2%	15.8%

Median Household Income			
2020 Median Household Income	\$89,277	\$83,029	\$52,815
2025 Median Household Income	\$95,778	\$87,161	\$55,056
2020-2025 Annual Rate	1.42%	0.98%	0.83%

Average Household Income			
2020 Average Household Income	\$107,421	\$103,015	\$73,808
2025 Average Household Income	\$117,351	\$111,699	\$80,405
2020-2025 Annual Rate	1.78%	1.63%	1.73%

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

April 20, 2021



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