

## VACANT LAND AVAILABLE

### PRICE

- \$994,100 Total  
(\$6.50 ± SF)
- Minerals not included

### PROPERTY HIGHLIGHTS

- All wooded
- Long frontage on Hilton Dr. (±285')
- Excellent visibility and accessibility to all traffic on Hilton Dr. and I-20
- Served by 8" city sanitary sewer main 200' west of northwest property corner and 8" city water main at southwest corner
- Zoned B-3 (Commercial)

### LOCATION HIGHLIGHTS

- One of Bossier City's premier commercial locations
- In the heart of Bossier City and its commercial and retail districts
- 0.5 block east of the I-20/ Airline Dr. interchange (exit #22)

### TRAFFIC COUNT (ADT 2025)

- Interstate 20: 45,639

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,680	40,085	97,268
Avg. HH Income	\$51,592	\$64,939	\$84,093





# stirling

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## 3.51 +/- ACRES

### COMMERCIAL LAND FACING I-20

3000 Block of Hilton Drive, Bossier City, LA 71111



**3.51±  
ACRES**

**CYBER INNOVATION  
CENTER**  
3,000-Acre National Cyber

**BARKSDALE  
AIR FORCE BASE**  
Largest Employer in  
Shreveport/Bossier MSA  
±14,500 military and civilian