

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



