



### Offering Summary

Sale Price:	\$766,656
Price/SF:	\$20.00
Lot Size:	0.88 Acres
Zoning:	C-3
Traffic Count:	28k+ VPD
Location Area:	North Bossier City

### Location Overview

Located less than 3 miles north of Interstate 220, the subject property is situated in the fastest-growing area—North Bossier. The surrounding area includes North Bossier's busiest corridor—Beene Blvd. The luxury retirement 'The Blake' center, the new Valvoline, Innovation Drive, and many growing residential neighborhoods surround the subject. There is excellent frontage and visibility, and the property sits within the Airline Dr./Brownlee Rd. intersection on the south side of Circle K.

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