



PRIME 6.7 ACRE TRACT ON AIRLINE DRIVE

IDEAL FOR GROCERY STORE

AIRLINE DRIVE LAND SEC AT WEMPLE, BOSSIER CITY, LA 71111

- Superior Grocery/Supermarket site in Bossier City
- Located two miles North of Airline Drive and I-220 interchange on Going Home (East) side
- Approximately 6.7 acres (size/configuration customizable)
- 450+/- feet of frontage on Airline Drive (450' x 650')
- Cleared and generally level
- Adjacent to CVS on SEC of Airline Drive and Wemple Road
- Ingress/Egress on Airline Drive and Wemple Road
- Strong residential growth area
- Currently Zoned: R-A Residential Agriculture District
- Traffic Count: 26,862 VPD
- Sale Price: \$2,632,500

Available for Sale



2019 DEMOGRAPHICS

Distance	Population	Avg HH Income	Number of Households
1 mile	3,927	\$78,236	1,604
3 miles	18,914	\$88,943	7,486
5 miles	53,146	\$66,447	20,746

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

For more information, contact:

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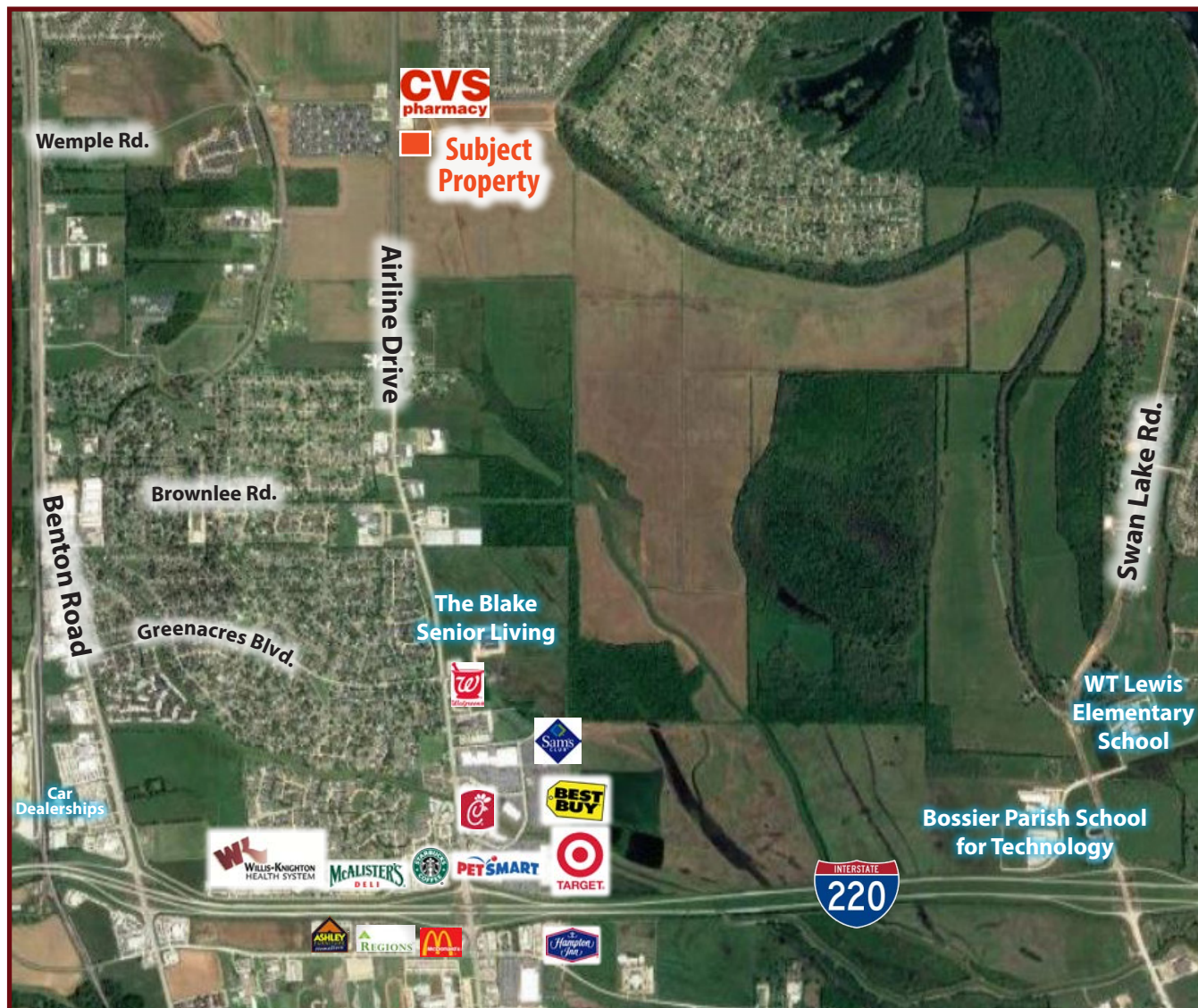
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PRIME 6.7 ACRE TRACT FOR SALE

AIRLINE DRIVE LAND SEC AT WEMPLE ROAD
BOSSIER CITY, LA 71111



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