



5.77 ACRES

BARKSDALE BOULEVARD

4700 BLOCK, BOSSIER CITY, LOUISIANA 71112

AVAILABLE FOR SALE

- 5.77 Acres located off of highly traveled Hwy 71 (Barksdale Blvd)
- Land is cleared and well drained
- 5.20 Acres zoned R-A
- .57 Acres of frontage zoned B-3
- Medical, Residential, and Retail uses all around the property
- 32,561 Cars Per Day @ Jimmie Davis/ Barksdale Blvd.
- Approximately 92 feet of frontage on Barksdale Blvd.
- Offered at \$103,275.56 per acre

For more information, contact:

Michael Morrison | Patrick C. Harrington | 318.222.2244

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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. REV 3/2020



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DEMOGRAPHICS - 1, 3 AND 5 MILE RADIUS



Executive Summary

4700 Barksdale Blvd, Bossier City, Louisiana, 71112
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.46522
Longitude: -93.66613

	1 mile	3 miles	5 miles
Population			
2000 Population	6,623	28,445	86,605
2010 Population	8,175	32,933	93,654
2019 Population	9,111	36,166	97,650
2024 Population	9,742	37,122	98,272
2000-2010 Annual Rate	2.13%	1.48%	0.79%
2010-2019 Annual Rate	1.18%	1.02%	0.45%
2019-2024 Annual Rate	1.35%	0.52%	0.13%
2019 Male Population	49.6%	49.8%	48.9%
2019 Female Population	50.4%	50.2%	51.1%
2019 Median Age	37.2	36.2	36.4

In the identified area, the current year population is 97,650. In 2010, the Census count in the area was 93,654. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 98,272 representing a change of 0.13% annually from 2019 to 2024. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 38.5.

Households

	1 mile	3 miles	5 miles
2019 Wealth Index	65	62	67
2000 Households	2,485	11,479	36,870
2010 Households	3,123	13,642	40,425
2019 Total Households	3,483	14,779	41,863
2024 Total Households	3,739	15,147	42,068
2000-2010 Annual Rate	2.31%	1.74%	0.92%
2010-2019 Annual Rate	1.19%	0.87%	0.38%
2019-2024 Annual Rate	1.43%	0.49%	0.10%
2019 Average Household Size	2.56	2.36	2.27

Average Household Income

	1 mile	3 miles	5 miles
2019 Average Household Income	\$71,117	\$68,827	\$67,265
2024 Average Household Income	\$77,333	\$75,713	\$73,975

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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

July 19, 2019



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