



LAND FOR SALE

0 Marlena Street
Bossier City, LA 71111

NORTH BOSSIER LAND FOR DEVELOPMENT



OFFERING SUMMARY

Sale Price:	\$50,000 / acre
Lot Size:	0.50 - 76.5 Acres
Zoning:	A-1
Market:	LA-Shreveport
Price / SF:	\$1.15
Property Sub-types:	Industrial, Development, Other
APN/Tax ID:	1813153

PROPERTY OVERVIEW

Land ready for industrial development in North Bossier. Located just south of Viking Drive, west of Marlena Street, east of Plantation Drive. Tract is total of 76+/- acres, however, can be subdivided into smaller lots with price to be negotiated. Owner is in process of extending Marlena westward to and across this property and bringing utilities to site.



MELISSA RIDDICK
(T) 318.698.1110
(C) 318.218.4987
MelissaR@Sealynet.com



ROLAND RICOU
(T) 318.698.1109
(C) 318.773.3357
RolandR@Sealynet.com

SEALY REAL ESTATE SERVICES, LLC
333 TEXAS STREET, SUITE 1050
SHREVEPORT, LA 71101

318.222.8700
WWW.SEALYNET.COM



LAND FOR SALE

0 Marlena Street
Bossier City, LA 71111



LOCATION OVERVIEW

Ideally located, the property is 0.82 miles from I-220, 3.38 miles from the future I-20/I-220 interchange, and 6.08 miles from the new I-220/I-49 interchange. The property sits west of the growing industrial sector of North Bossier and east of retail development expansion.

HIGHLIGHTS

- Less than 1-Mile from Interstate 220
- Less Than 5 Miles From the Future I-20/I-220 Interchange
- Directly East of Airline Dr. (Bossier's Busiest Street)
- Ideal Development Opportunity in High-Growth Area of North Bossier

[Click Here for Additional Information](#)

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



MELISSA RIDDICK
(T) 318.698.1110
(C) 318.218.4987
MelissaR@Sealynet.com



ROLAND RICOU
(T) 318.698.1109
(C) 318.773.3357
RolandR@Sealynet.com

SEALY REAL ESTATE SERVICES, LLC
333 TEXAS STREET, SUITE 1050
SHREVEPORT, LA 71101

318.222.8700
WWW.SEALYNET.COM