

# Industrial Land for Sale or Build to Suit

Old Shed Road  
Bossier City, LA 71111

# NAI Latter & Blum



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- **Lots available from 1-27 Acres. \$2.00/SF - \$3.00/SF**
- **Build-to-Suit Office Warehouse, Please Inquire for Pricing**
- **Located in a Federal Opportunity Zone**
- **Located on Old Shed Road Between Interstate 20 and Interstate 220.**
- **Zoned Heavy Industrial and Air Base Buffer**
- **Flood Zone “X”**
- **Adjacent Tenants Include Johnston Controls, Southeast Freight Lines, and H&E Equipment.**



# Location Map

Old Shed Road Industrial Park  
Bossier City, LA



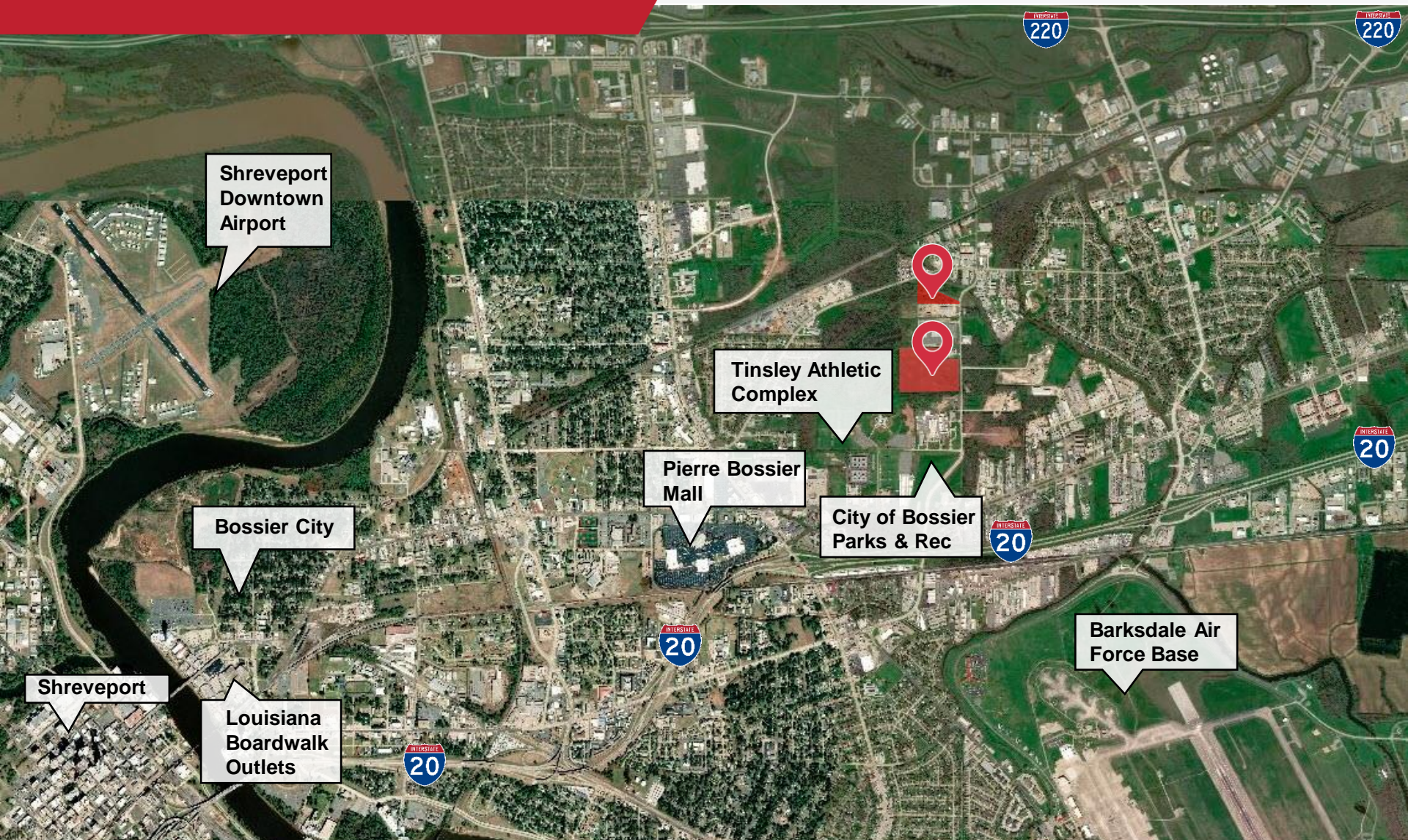
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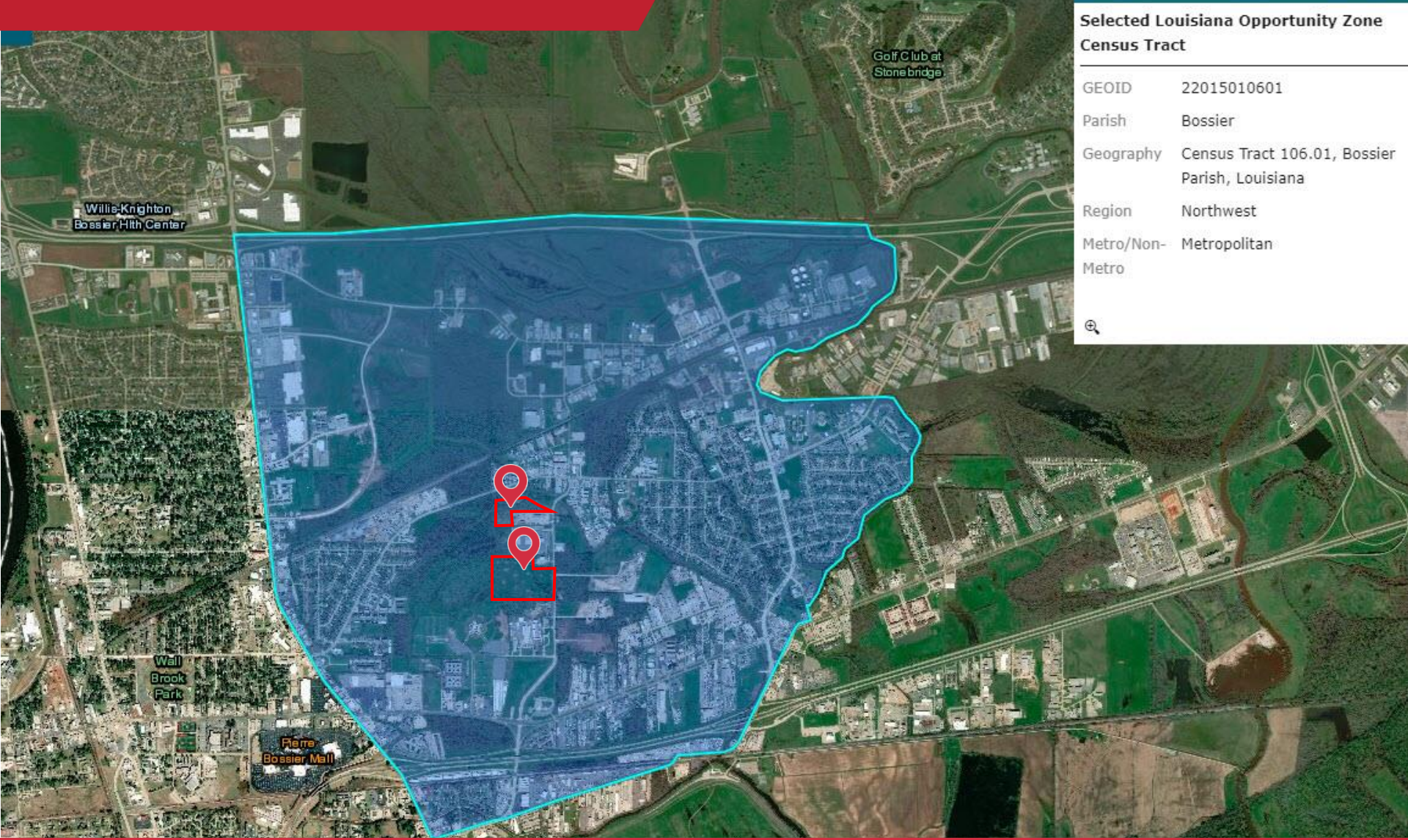
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**Selected Louisiana Opportunity Zone  
Census Tract**

GEOID	22015010601
Parish	Bossier
Geography	Census Tract 106.01, Bossier Parish, Louisiana
Region	Northwest
Metro/Non-Metro	Metropolitan

🔍

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- **\*Federal Opportunity Zone- Economically Distressed Area Where New Investments are Eligible for Preferential Tax Treatment**
- **How They Work- Defer Prior Capital Gains By Investing in Qualified Opportunity Fund**
- **Tax Benefits- Defer Tax Until the Earlier of the Date on Which the Investment in a QOF is Sold or Exchanged, or December 31, 2026.**
  - **If Held for 5+ Years, There is a 10% Exclusion of the Deferred Gain.**
  - **If Held 7+ Years, the 10% Becomes 15%.**
  - **10+ Years, the Investor is Eligible for an Increase in Basis of the QOF Investment Equal to its Fair Market Value on the Date that the QOF Investment is Sold or Exchanged.**

For More Information: <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>





*\* This is Not Intended to Constitute Legal or Tax Advise*

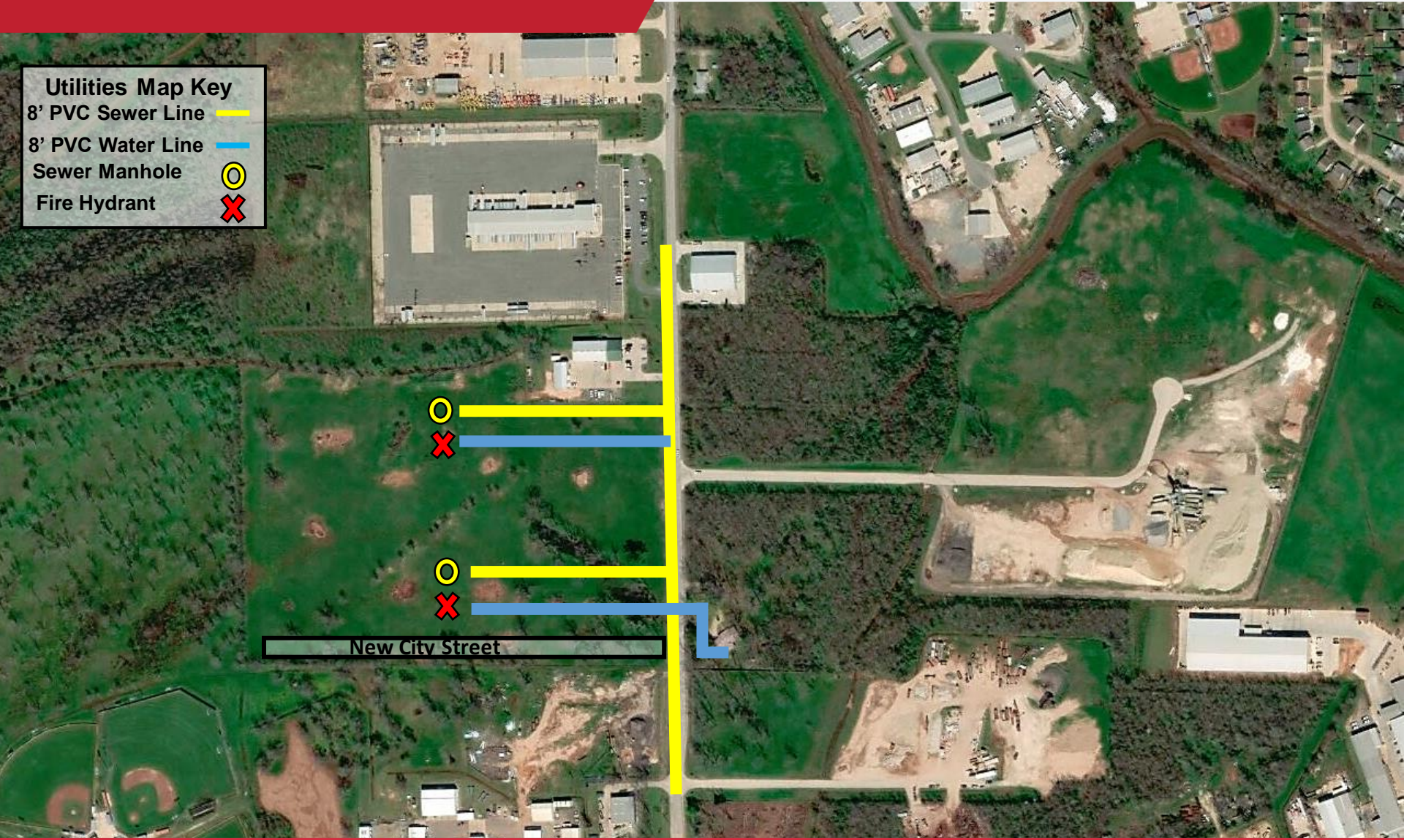


# Utilities Map

Old Shed Road Industrial Park  
Bossier City, LA

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Utilities Map Key	
8' PVC Sewer Line	
8' PVC Water Line	
Sewer Manhole	
Fire Hydrant	



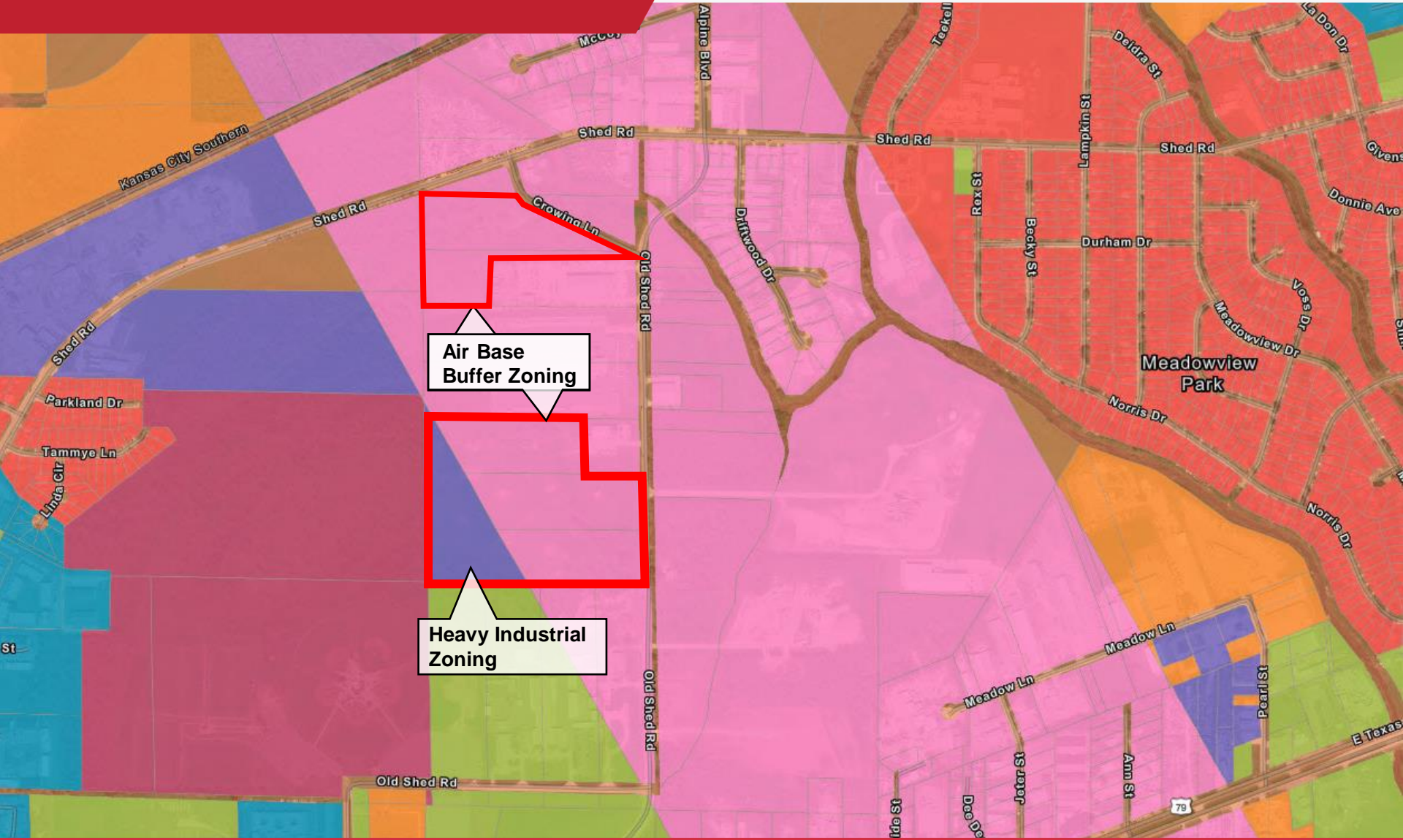
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**Air Base  
Buffer Zoning**

**Heavy Industrial  
Zoning**

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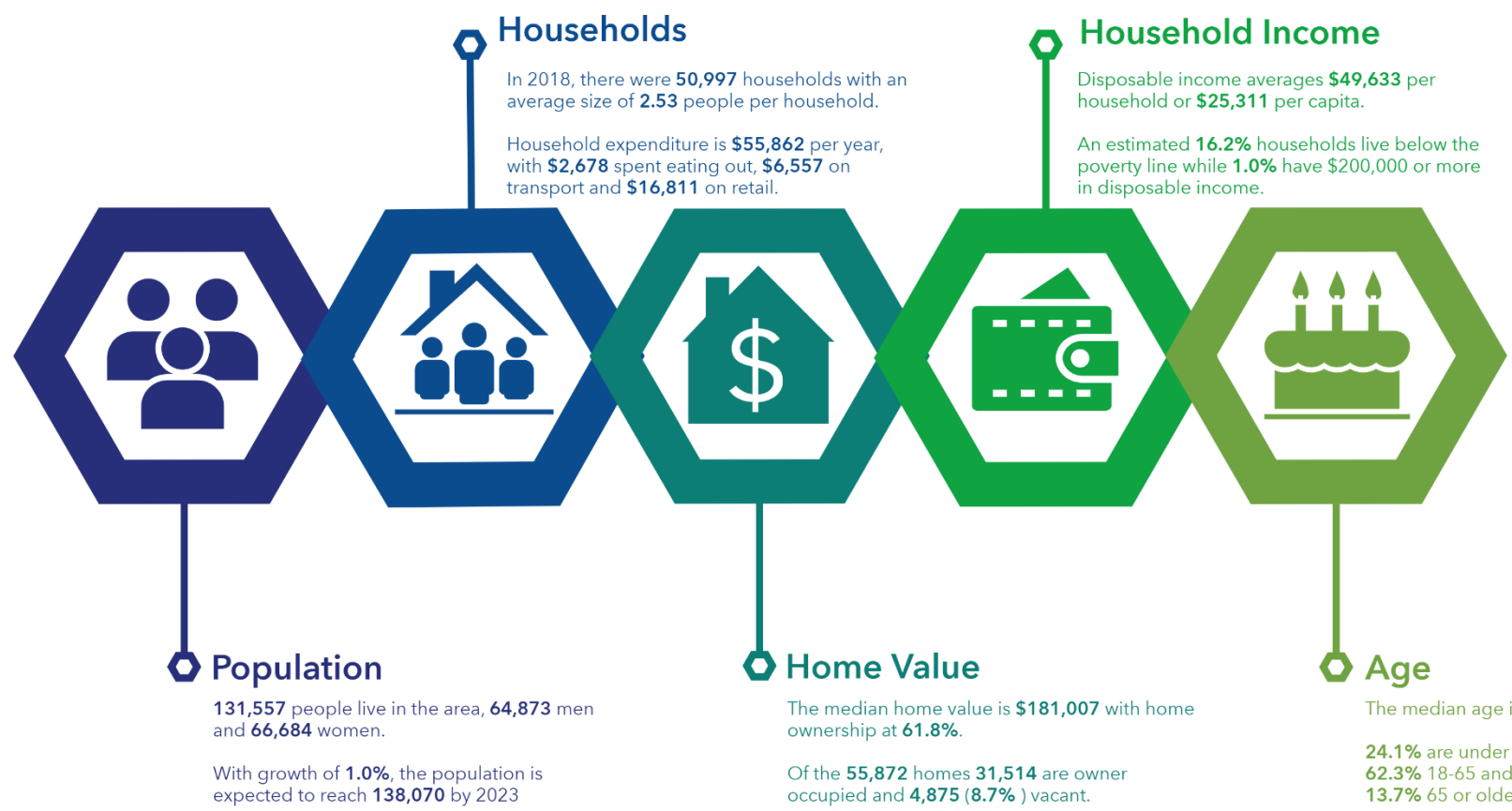
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# Bossier Parish, LA (22015)



## Bossier Parish, LA



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# Market Analysis

Old Shed Road Industrial Park  
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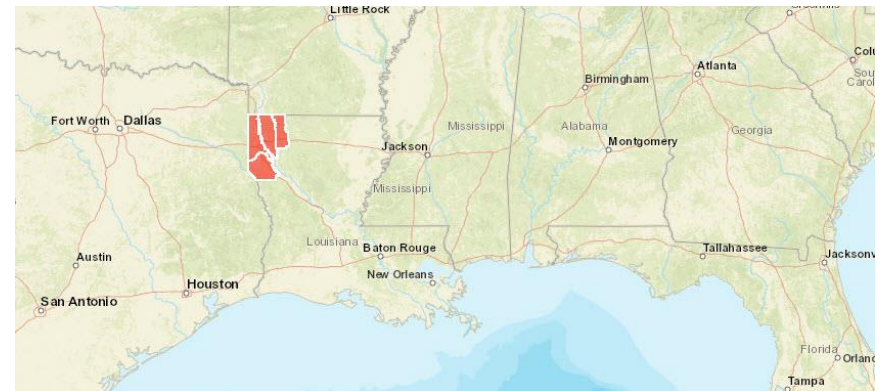
Bossier Parish is situated in the Northwestern part of the state of Louisiana. It is part of the Shreveport-Bossier City Metropolitan Statistical Area. This MSA is comprised of four parishes: Caddo, Bossier, Webster, and De Soto. The MSA borders Texas to the west and Arkansas to the north. The U.S. Census Bureau's 2017 estimate for the Shreveport-Bossier City MSA was 440,933.

Bossier City/Parish is an innovative and progressive community with big city amenities. Business Week Magazine ranked Bossier No. 19 in the nation as "Best Places to Raise Your Kids." Southern Business and Development Journal Says the Shreveport-Bossier Area is a "Game Changing Community". Forbes Magazine ranked Shreveport-Bossier among the "Best Opportunity Cities".

Bossier City is the sixth largest city in Louisiana with a population of 69,000 as of 2015. Bossier City population is expected to increase to 80,000 by 2020. It has been the fastest growing city in the state.



Downtown Shreveport (right) and Bossier City (left)



Shreveport-Bossier MSA

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