

## For Sale

### Property Summary

The Subject Property is located on the well-traveled East Texas Street situated between both major retail corridors: Airline Drive and Benton Road. Previously used as an auto sales office and lot, the site draws from a trade area that includes Barksdale Air Force Base, City of Bossier and Bossier Parish Police Jury offices as well as the area's established commercial and retail businesses. The site is gated and fenced with available parking in front and rear of property. Improved with a 3,860 SF building that contains 4 offices, foyer with administrative area, break room, two restrooms, storage and warehouse space with covered work area.

### Sale Price

- \$695,000

### Lot Size

- Approx. 1 Acre
- 136.6' E. Texas St. Frontage

### Improvement

Office: 1,725 SF  
 Shop & Storage: 2,135 SF  
 Total: 3,860 SF

### Zoning

- B-3 General Business

### Highlights

- Situated in Bossier City's established commercial area.
- Close proximity to both retail corridors: Airline Drive and Benton Road as well as Interstate 20.
- High traffic area
- Great visibility
- Security fence
- Pylon sign

### Traffic Counts

- E Texas @ Airline Dr.: 47,476 (9-17-19)
- E Texas @ Benton Rd.: 41,152 (6-12-18)
- E Texas @ Beckett St.: 16,107 (4-10-19)



### 2020 Demographics

	1 mi.	3 mi.	5 mi.
Population	10,548	48,131	109,822
Avg. HH Income	\$31,226	\$47,348	\$57,971
Daytime Pop.	13,535	70,488	143,390



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# Former Auto Sales Office & Lot

2569 E. Texas St., Bossier City, LA 71111

