

SUMMARY

PARCEL MAP

SITE PLAN

LAND LOTS

BARKSDALE

NCRP

DEMOGRAPHICS

FOR SALE

OFFERING SUMMARY

- Sale Price: \$6,500,000
- Total Lot Size: 38.605 Acres +/-

PROPERTY DESCRIPTION

Executive Summary: TexStock Development is a scalable mixed-use development opportunity located in Bossier City, Louisiana, on the north side of Barksdale Air Force Base. With the relocation of Barksdale's main entrance to the north side of the base, slated to open in late 2025, TexStock's 37.66 acres is ideally located for a mixed-use development to capitalize on the new demand for services and traffic patterns.

Predevelopment Work: The seller has already completed some of the preliminary work for the site including the completion of the master plan, utilities and streets engineering, stormwater and retention engineering, mitigation of wetlands, permitting of all entrances, and construction of the main entrance. Additionally, the seller created preliminary plans for site grading.

Demand: Due to Bossier Parish Community College and the National Cyber Research Park, North Bossier Parish has the highest demographics and is the fastest-growing area in the MSA. It attracts younger, well-educated, and higher-income residents and consumers. There are limited retail offerings in North Bossier Parish, with almost no retail near Barksdale Airforce Base/ Additionally, there have been no new multifamily developments in North Bossier Parish in over five (5) years. Significant population growth has been achieved in neighboring municipalities like Houghton and Minden along I-80 & I-20 on the way to Monroe, LA.



SUMMARY

PARCEL MAP

SITE PLAN

LAND LOTS

BARKSDALE

NCRP

DEMOGRAPHICS

Parcel Map



SUMMARY

PARCEL MAP

SITE PLAN

LAND LOTS

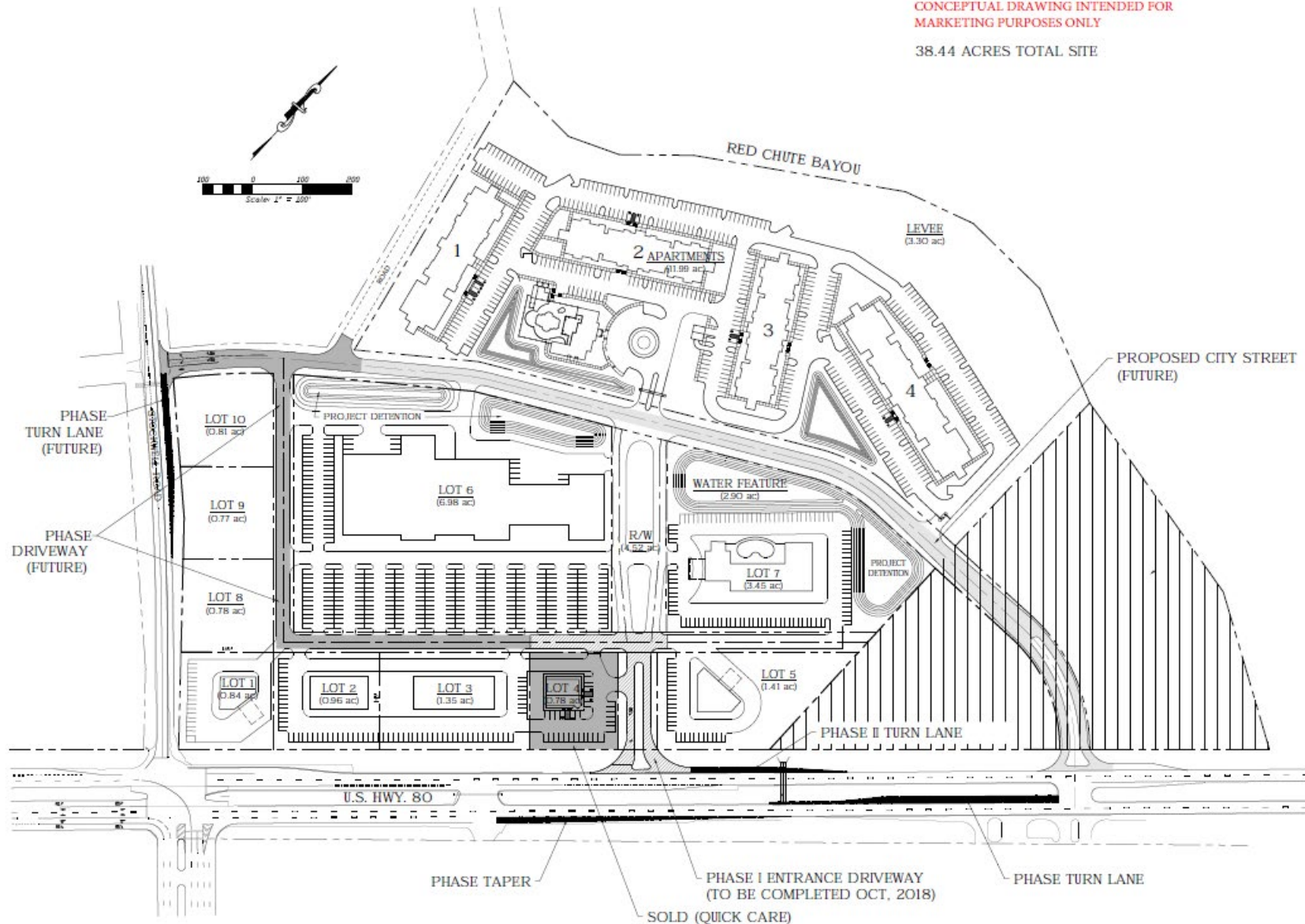
BARKSDALE

NCRP

DEMOGRAPHICS

CONCEPTUAL DRAWING INTENDED FOR
MARKETING PURPOSES ONLY

38.44 ACRES TOTAL SITE



SUMMARY

PARCEL MAP

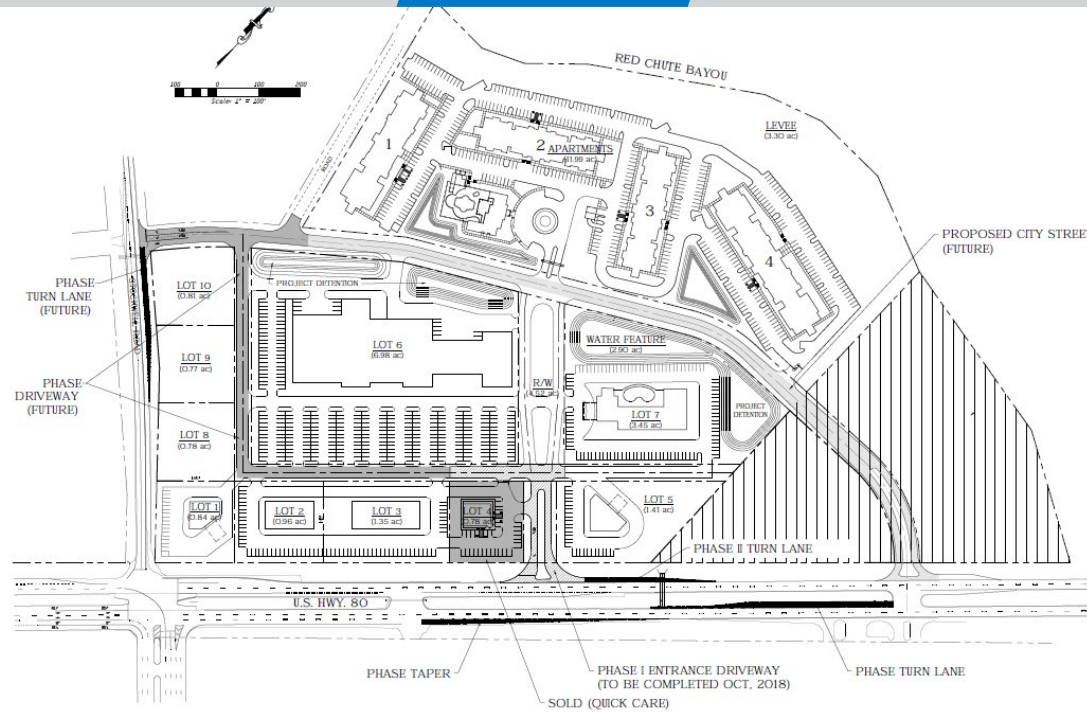
SITE PLAN

LAND LOTS

BARKSDALE

NCRP

DEMOGRAPHICS



STATUS	LOT #	SUB-TYPE	SIZE (ACRES)	PRICE
Available	Lot 1	Retail-Pad	0.84	\$695,217
Available	Lot 2	Retail	0.96	\$752,716
Available	Lot 3	Retail	1.35	\$882,090
Available	Lot 5	Retail	1.41	\$982,713
Available	Lot 6 - Anchor Tenant	Retail	6.98	\$2,128,341
Available	Lot 7 - Office/Medical	Office	3.45	\$1,352,538
Available	Lot 8	Retail	0.78	\$543,628
Available	Lot 9	Retail	0.77	\$469,576
Available	Lot 10	Retail	0.81	\$529,254
Available	Multifamily Site	Multifamily	12	\$2,482,920



ABOUT THE BARKSDALE INTERCHANGE

The new I-20/I-220 Barksdale Interchange “will solidify the presence of Barksdale for years to come. It’s an investment in the military support services that occur, not just on the base, but a lot of that adjacent property that you see north of I-20. This intersection is going to make it easy for people to relocate and expand their businesses in this footprint that is very close to their primary customer.”

- Shawn Wilson, Department of Transportation and Development Secretary

ABOUT BARKSDALE AIR FORCE BASE

Barksdale Air Force Base is a United States Air Force base in Bossier Parish. It is the only Air Force Base in Louisiana and sits next to Bossier City, Louisiana, along the base’s western and northwestern edge. The Base occupies more than 22,000 acres east of Bossier City and along the southern edge of Interstate 20. **Serving almost 58,000 active duty, reservist, civilian employees, family members, and retirees, Barksdale is an integral part of the local community.** The local area is extremely supportive of the base and its mission. The host unit at Barksdale is the 2d Bomb Wing (2 BW), the oldest bomb wing in the Air Force. It is assigned to the Air Force Global Strike Command’s Eighth Air Force.

Operating from multiple overseas locations, Barksdale airmen and B-52s, both active and reserve alike, played a key role in the first airstrikes of Operation Enduring Freedom. Returning yet again to the skies of Iraq, Barksdale B-52s flew over 150 combat sorties against military targets throughout the southern half of the country during Operation Iraqi Freedom. Serving almost 58,000 active duty, reservist, civilian employees, family members, and retirees, Barksdale is an integral part of the local communities

NATIONAL CYBER RESEARCH PARK

ABOUT NATIONAL CYBER RESEARCH PARK

Serving as an anchor of Louisiana's Cyber Corridor, the Cyber Innovation Center and its National Cyber Research Park provide a physical location for government, industry, and academia to collaborate, conduct leading research, and develop state-of-the-art technologies. **Stretching approximately 98 miles along Interstate 20 across North Louisiana, the Cyber Corridor includes a top Fortune 200 company (CenturyLink), a Tier I research institution (Louisiana Tech University), and one of the nation's fastest-growing community colleges (Bossier Parish Community College).** Zoned for cyber research and development activities, the NCRP represents a \$107 million investment by local governments of Bossier and the State of Louisiana. Even though we live in a "virtual" world, it is important that we foster face-to-face interactions among peers and industry leaders.

In July of 2013, The NCRP was designated an American Electric Power (AEP) Qualified Data Center Site after passing a rigorous qualification process, confirming that the National Cyber Research Park offers a reliable and redundant power supply, strong fiber networks, low disaster risks, and a business-friendly climate. Additionally, in October 2015, the Cyber Innovation Center was the first site in Louisiana to receive AT&T's Fiber Ready Designation.

The Cyber Innovation Center (CIC), is the anchor of the 3,000-acre National Cyber Research Park and serves as the catalyst for the development and expansion of a knowledge-based workforce throughout the region. As a 501c3 not-for-profit corporation, the CIC fosters collaboration among its partners and accelerates technology, research, and development. One of its primary missions is to develop a sustainable knowledge-based workforce that can support the growing needs of government, industry, and academia.



JUSTIN LANGLOIS,
CCIM, SIOR
Office: 225-329-0287
Direct: 225-445-6434
jlanglois@stirlingprop.

MAEGAN COLE
Office: 318-841-8124
mcole@realtaservices.com

AIMEE GRANT
Office: 318-841-8124
agrants@realtaservices.com

TEXSTOCK DEVELOPMENT
LAND FOR SALE
8001 E Texas St., Bossier City, LA

SUMMARY

PARCEL MAP

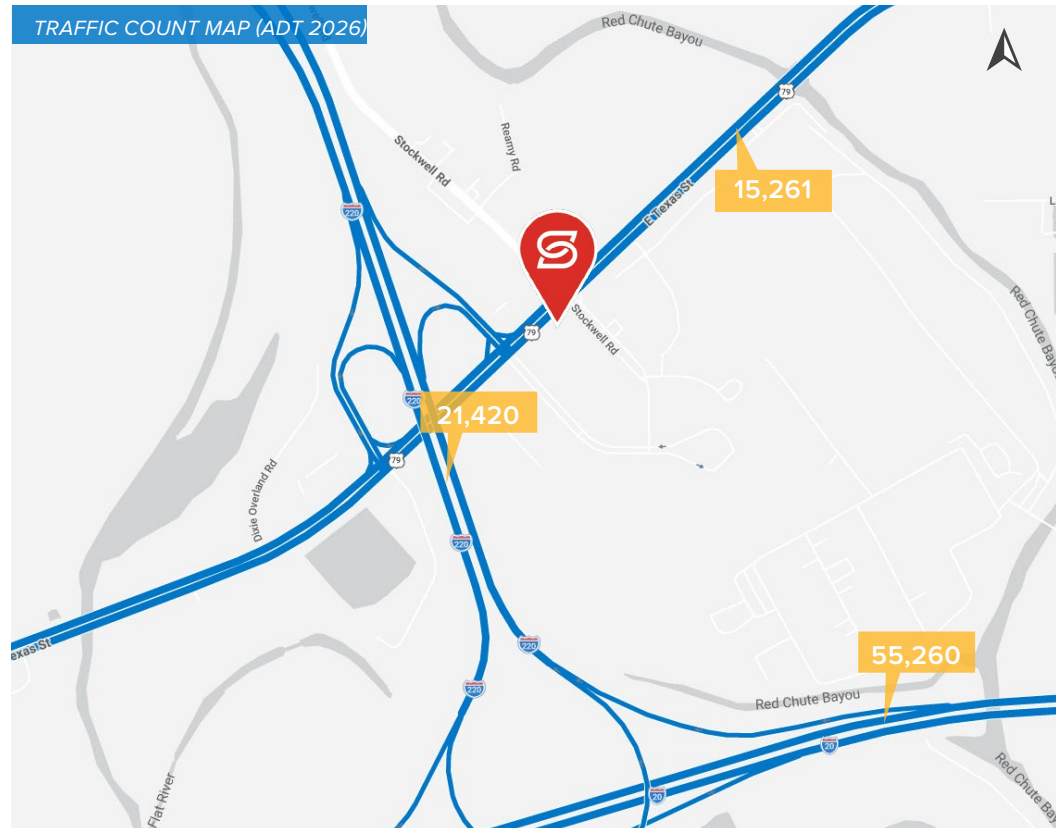
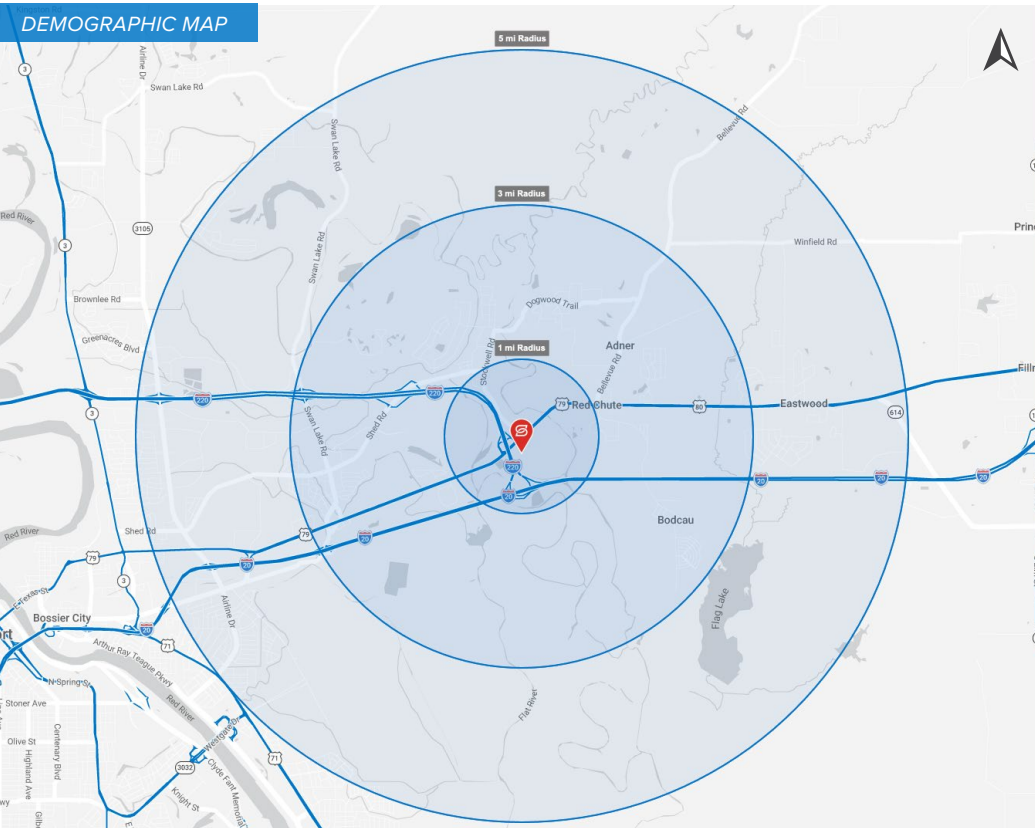
SITE PLAN

LAND LOTS

BARKSDALE

NCRP

DEMOGRAPHICS



2026 DEMOGRAPHICS



POPULATION

1 MI

885

3 MI

20,687

5 MI

43,549



AVG. HH INCOME

1 MI

\$103,923

3 MI

\$124,615

5 MI

\$101,964



HOUSEHOLDS

1 MI

361

3 MI

8,181

5 MI

17,333