

Water's Edge Bayou Lots

8150 Hwy 165 N, Sterlington, LA 71280



Listing ID: 30817167
Status: Active
Property Type: Vacant Land For Sale
(also listed as Retail-Commercial,
Shopping Center)
Possible Uses: Hospitality, Multi-Family
Gross Land Area: 0.26 - 4.16 Acres
Sale Price: \$70,785 - 1,129,836
Sale Terms: Cash to Seller

Overview/Comments

Just in time to "jump in" at Waters Edge at Bayou Trace!

Tract B: SOLD! Exciting development underway!

Tract A: Bayou-Front Lots now ONLY \$6.25 PSF! Claim yours today!

Water's Edge/Tract A:

Lot A-1 @ 1.524 Acres = \$413,819;

Lot A-2 @ 1.537 Acres = \$416,544;

Lot A-3 @ 0.84 Acres = \$228,688;

Lot A-4 @ .26 Acres = \$70,785.

Infrastructure Includes:

Water, Sewage, Electricity, Paved Streets, Drainage and Survey.

Water's Edge bayou-front lots (Tract A) encompasses a total of 4.161 +/- Acres which are subdivided and can be sold separately.

Owner reserves the right to approve buyer and business.



More Information Online

<https://www.lacdb.com/listing/30817167>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Ouachita Parish	Zoning:	COMMERCIAL
Tax ID/APN:	132589, 132587, 132588, 131452	Land Splits Available:	Yes
Possible Uses:	Hospitality, Multi-Family, Office, Retail, Retail-Pad, Other	Adjacent Parcels Available:	Yes
		Sale Terms:	Cash to Seller

Area & Location

Property Located Between:	Hwy 165 N and Bayou Trace Subdivision	Feet of Frontage:	1,345
Property Visibility:	Excellent	Traffic/Vehicle Count:	31,595
Legal Description:	LOT 1A BAYOU TRACE UNIT 1; LOT 2A BAYOU TRACE UNIT 1; LOT 3A BAYOU TRACE UNIT 1; LOT 4A BAYOU TRACE UNIT 1.	Highway Access:	US Hwy 165 North
		Airports:	Monroe Regional Airport - 21 min (14.2 miles) via US-165 S
Largest Nearby Street:	US Hwy 165 and LA Hwy 134		

Site Description 2 Commercial Tracts convenient and accessible from Sterlington, Bastrop and Monroe via US-165. Tract A has been subdivided and may be purchased separately. A site layout is attached for reference. Tract A @ 4.217 +/- Acres: Lot A-1 is 1.524 Acres. Lot A-2 is 1.537 Acres. Lot A-3 is 1.156 Acres. Tract B @ 2.229 +/- Acres is a corner lot at the entry of Bayou Trace Subdivision.

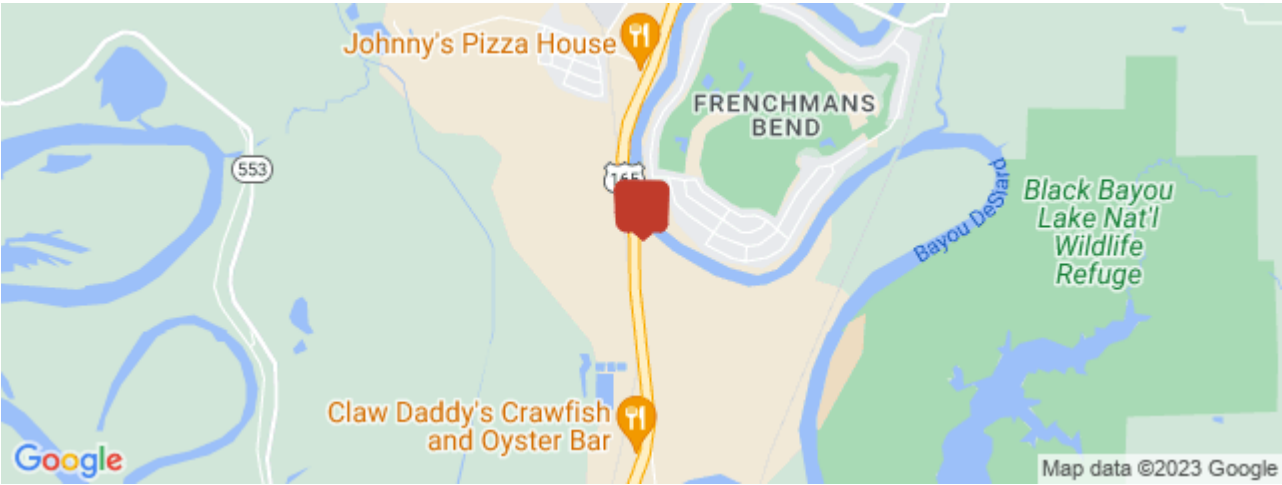
Land Related

Lot Frontage:	1345	Part of Planned Development?:	Yes
Lot Depth:	367	Development Name:	Water's Edge at Bayou Trace
Zoning Description:	Commercial	Topography:	Level

Easements:	Electric Lines, Ingress/Egress, Utilities	Water Service:	Municipal
Soil Type:	Rock	Sewer Type:	Municipal
Available Utilities:	Electric, Water, Gas, Sewer, Storm Drain		

Location

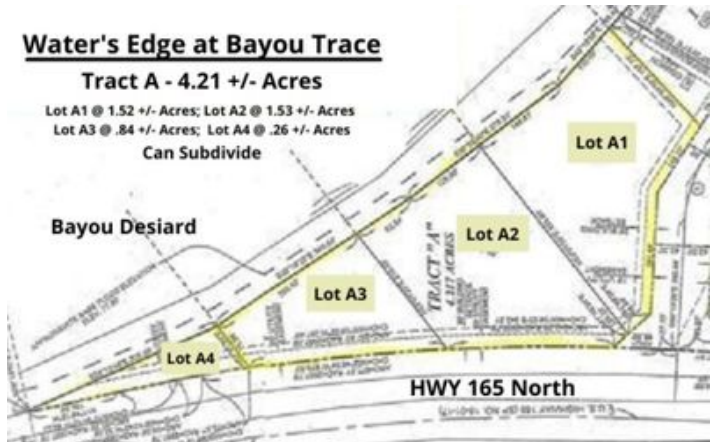
Address: 8150 Hwy 165 N, Sterlington, LA 71280
County: Ouachita
MSA: Monroe



Property Images



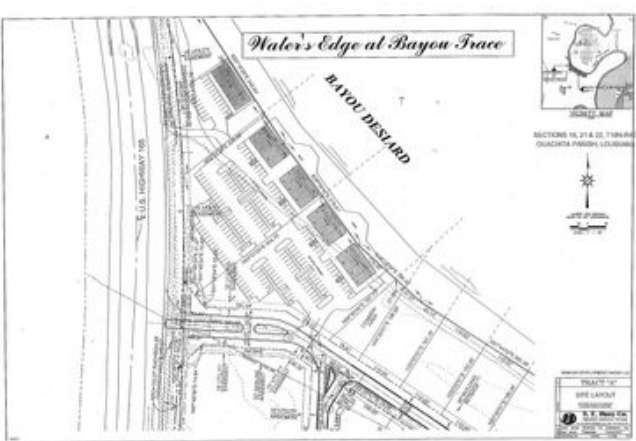
Hwy 165 North Aerial View



Water's Edge at Bayou Trace Tract A



Entry via Hwy 165 North



Tract A - Site Layout

Property Contacts



Jennifer Causey
John Rea Realty
318-261-0892 [M]
318-388-0941 [O]
jennifer@johnrearealty.com



Jay Johnson
John Rea Realty
318-388-0941 [O]
jayjohnsonre@aol.com