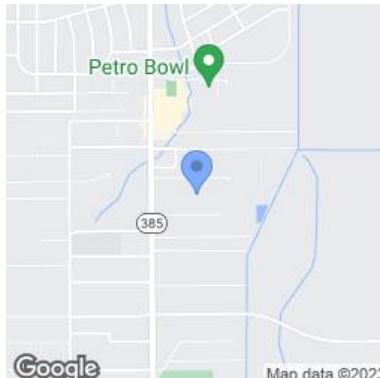


5617 Common Street, Lake Charles, LA 70607

Listing

5617 Common St, Lake Charles, LA 70607 STATUS: Active LISTING ID: SWL23005444 LIST PRICE: \$750,000

S on Common Street from McNeese Street, Property is on the left right after Sundale St.



ACRES: **10**
 \$ PER ACRE: **\$75,000**
 LOT(src): **435,600/10**
 GROSS EQUITY:
 PRESENT LOANS AMOUNT:
 HAVE:
 DOM: **42**
 SLC: **Standard**
 PARCEL #: **00051071**
 CITY LIMIT: **No**
 LIST \$ ORIG.: **\$750,000**

DESCRIPTION

Looking for property that is cleared and ready to develop? Look no further!! This property is approximately 10 acres and zoned Commercial/Residential! Situated only a few minutes from McNeese and suitable for both investors or homeowners. Drive by and check it out today. All measurements or more or less.

EXCLUSIONS:

INCLUSIONS:

SUBDIVISION:
 PARISH/COUNTY: **Calcasieu**
 55+:
 PROBATE AUTHORITY:

FENCING:
 VIEW:

SEWER: **Mechanical**
 UTILITIES:
 ELECTRIC:
 ELEC PROVIDED BY:

LOT FEATURES: **Utilities**
 WATERFRONT:

LAND

COMMON INTEREST:
 LAND LEASE: **No**
 TAX LOT:
 TAX BLOCK:
 TAX TRACT #:
 POSSIBLE USE:
 ASSESSMENTS:
 PARCEL #: **00051071**

ZONING:
Commercial/Residential
 ZONING DESC.:
 TAX PARCEL LTR:
 TAX MAP NUMBER:
 CURRENT USE:

CLEARED:
 INGRESS/EGRESS:
 SOIL TYPE:
 TOPOGRAPHY:
 WATER BODY NAME:
 WELL REPORT:

WELL PUMP MOTOR HP:
 ELEVATION:
 SURVEY:
 CURRENT GEO REPORT:
 NEW CONSTRUCTION YN: **No**

LEGAL DESCRIPTION: **H BEG 334.5 FT N OF SE COR NW SW 29.10.8 N 334.5 FT W 1298 FT ETC LESS .04 ACS FOR HWY PARCEL**
 LOT SIZE DIM: **334x1285**
 ADDITIONAL PARCEL(s): **No**

COMMUNITY

HOA FEE: **\$0**
 HOA FEE 2:
 HOA MANAGEMENT NAME:
 HOA MANAGEMENT NAME 2:

HOA NAME:
 HOA NAME 2:

HOA PHONE:
 HOA PHONE 2:

COMMUNITY FEATURES:

INFRASTRUCTURE

IMPROVEMENTS:
 WATER WELL:
 WELL DEPTH:
 WATER TABLE DEPTH:
 WELL GALLONS PER MIN.:
 WELL HOLE SIZE:

ANALYSIS/TAX

IMPROVEMENTS TTL \$/%%:
 PERSONAL PROPERTY \$/%%:
 LAND VALUE \$/%%:
 USABLE LAND %:
 TAX RATE:
 TAX YEAR:
 TAX RATE TOTAL:
 TAX AREA:

DISTANCE TO

BUS:
 CHURCH:
 ELECTRIC:
 FREEWAY:
 GAS:
 PHONE SERVICE:
 TAX AREA:

SCHOOLS:
 SEWER:
 SHOPPING:
 STREET:
 WATER:

LISTING

B.A. COMPENSATION: **3%**
 BAC REMARKS:
 DUAL/VARI. COMP?: **No**
 CURRENT FINANCING:
 LISTING TERMS:
 LIST AGMT: **Exclusive Right To Sell**
 CONTINGENCY LIST:

LIST SERVICE: **Full Service**
 AD NUMBER:
 DISCLOSURES:
 INTERNET, AVM?/COMM?: **No/No**
 INTERNET?/ADDRESS?: **Yes/Yes**

DATES

LISTING DATE: **08/25/23**
 START SHOWING DATE:
 ON MARKET DATE: **08/25/23**
 PRICE CHG TIMESTAMP:
 STATUS CHG TIMESTAMP: **08/25/23**
 MOD TIMESTAMP: **08/25/23**
 PURCH CONTRACT DATE:
 ENDING DATE:

CONTINGENCY:
 PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
 SHOW CONTACT NAME: **Office**

SHOW CONTACT PHONE: **337-436-6639**

OWNER'S NAME:

SHOWING INSTRUCTIONS: **Vacant land drive by anytime.**

SHOW REQUIREMENTS: **Drive By**

DIRECTIONS: **S on Common Street from McNeese Street, Property is on the left right after Sundale St.**

AGENT / OFFICE

CONTACT PRIORITY

LA: [\(ploftin\)](#) **PHYLLIS LOFTIN**

CoLA:

LO: [\(MOF035\)](#) **LATTER & BLUM, INC**

LO PHONE: **(337) 436-6639**

CoLO:

CoLO PHONE:

LA STATE LIC: **995681565**

LA NRDS #: **439501170**

LA BR STATE LIC: **9981**

CoLA STATE LIC.

CoLA NRDS #:

CoLA BR STATE LIC:

LO STATE LIC: **995685215**

LO NRDS #:

LO FAX: **(337) 436-6630**

CoLO STATE LIC.:

CoLO NRDS #:

CoLO FAX:

OFFERS EMAIL:

1.LA CELL: **337-884-3851**

2.LA DIRECT: **337-884-3851**

3.LA EMAIL: ploftin@lbfmoffett.com

4.LO PHONE: [\(337\) 436-6639](#)

5.LA FAX: **(337) 436-6630**

6.LA VOICEMAIL:

AGENT FULL: Land LISTING ID: SWL23005444

Printed by ASHLEY SOILEAU, State Lic: 995693815 on 10/06/2023 1:51:46 PM