

## 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:

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**

PARCEL #: **00051071**  
 SPECIAL ASSESSMENTS:  
 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 VALUE %:  
 TAX RATE:  
 TAX YEAR:  
 TAX RATE TOTAL:  
 TAX AREA:

## DISTANCE TO

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

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
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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@lbmoffett.com](mailto:ploftin@lbmoffett.com)  
4.LO PHONE: **(337) 436-6639**  
5.LA FAX: **(337) 436-6630**  
6.LA VOICEMAIL: