

1.44 Acres on Basic Drive

0 Basic Drive, West Monroe, LA 71292



Listing ID:	30237182
Status:	Active
Property Type:	Vacant Land For Sale (also listed as Hospitality, Retail-Commercial)
Possible Uses:	Hospitality, Office
Gross Land Area:	1.44 Acres
Sale Price:	\$4.50 PSF
Unit Price:	\$4.50 PSF
Sale Terms:	Cash to Seller

Overview/Comments

1.44 +/- Acres in Basic Drive Commercial Park

Just off I-20/West Monroe

Access: Paved.

Electric, Gas, Water, Sewer: On Site.

Underground Utilities.

Water Type: Public.

Timber: Cleared.

Mineral Rights: Purchaser to Acquire.

Extras: Adjacent Lot 1.55 +/- Acres. Lot 1B at \$7.50 PSF.

Area Businesses: Walk-On's, Texas Roadhouse, Academy Sports and Outdoors, Duck Commander, Glenwood Regional Medical Center, Chick-fil-A, Hobby Lobby, WalMart Supercenter, Best Western West Monroe Inn, Outback Steakhouse, Cracker Barrel Old Country Store, Harbor Freight Tools, Logan's Roadhouse, Red Roof Inn, Chili's Grill & Bar, Office Depot.

All measurements approximate. Buyer to verify. For more information, please contact Jennifer Causey at 318-261-0892.



More Information Online

<https://www.lacdb.com/listing/30237182>



QR Code

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General Information

Taxing Authority:	Ouachita Parish	Zoning:	COMMERCIAL
Tax ID/APN:	131086	Adjacent Parcels Available:	Yes
Possible Uses:	Hospitality, Office, Retail, Retail-Pad, Other	Sale Terms:	Cash to Seller

Area & Location

Property Located Between:	Thomas Road and Old Natchitoches Road	Feet of Frontage:	340
Property Visibility:	Excellent	Highway Access:	I-20
Legal Description:	LOT 1A 2ND RESUB OF LOT 1 BASIC DRIVE COMMERCIAL PARK	Airports:	Monroe Regional Airport - 15 min (8.7 miles) via I-20 E
Largest Nearby Street:	Thomas Road		

Site Description 1.44 +/- Acres in Basic Drive Commercial Park. Access: Paved. Electric, Gas, Water, Sewer: On Site. Water Type: Public. Timber: Cleared Mineral Rights: Purchaser to Acquire. Extras: Additional Land Available (1.55 +/- Acres) Underground Utilities. Waterfront - None. Fencing - None.

Area Description Area Businesses: Walk-On's, Texas Roadhouse, Academy Sports and Outdoors, Duck Commander, Glenwood Regional Medical Center, Chick-fil-A, Hobby Lobby, WalMart Supercenter, Best Western West Monroe Inn, Outback Steakhouse, Cracker Barrel Old Country Store, Harbor Freight Tools, Logan's Roadhouse, Red Roof Inn, Chili's Grill & Bar, Office Depot.

Land Related

Lot Frontage: 340 Feet
Lot Depth: 348 Feet
Zoning Description: Commercial
Development Name: Basic Drive Commercial Park

Topography: Available Utilities: Level
Water Service: Municipal Electric, Water, Gas, Sewer
Sewer Type: Municipal

Location

Address: 0 Basic Drive, West Monroe, LA 71292
County: Ouachita
MSA: Monroe



Property Images



Paved Access



All Utilities On Site



Underground Utilities



Commercial Lots behind Walk-On's



Aerial View



Adjacent 1.55 +/- Acre Lot Available



Survey Map

Property Contacts



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