

# 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

Scan this image with your mobile device:



### 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	Topography:	Level
Lot Depth:	348 Feet	Available Utilities:	Electric, Water, Gas, Sewer
Zoning Description:	Commercial	Water Service:	Municipal
Development Name:	Basic Drive Commercial Park	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



**Jennifer Causey**

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