

Land For Sale



John Rea Realty

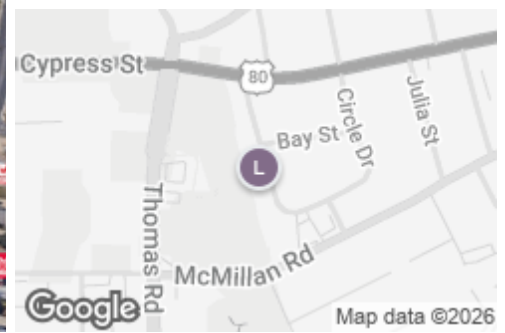
1901 Royal Avenue Monroe, LA 71201 | 318-388-0941

.33 AC Lot/Medical Corridor

317 Circle Drive, West Monroe, LA, 71291

Land: Office For Sale

Prepared on March 11, 2026



Listing Details | Land For Sale

Secondary Uses	Office, Retail
Total Available Space	0.33 Acres
Asking Price	\$74,000
Listing Price Per SF	-
List Price Per Acre	\$224,242
Cap Rate (Actual)	-
Total Expenses	\$280.54
Terms	conventional, cash
Possession	Now
Signage	None

Show Instructions	Open
Available Date	3/11/2026
Date Listed	3/11/2026
Last Modified	3/11/2026
Listing ID	44498927
Parking Spaces	-
Electric Service	Yes
Water	Yes
Sanitary Sewer	Yes

Description

Commercial lot totaling 0.33± acres located on Circle Drive in West Monroe. Zoned B-3 General Business District, supporting a wide range of commercial uses including office, retail, service-based businesses, and small medical applications.

Positioned near Glenwood Regional Medical Center and in close proximity to Thomas Road and Cypress Street, the property benefits from access to one of West Monroe's established commercial trade areas.

Ideal opportunity for an owner-user, small development, or investor seeking a strategically located commercial lot in a proven business corridor. Additional adjoining lots may be available, offering potential for expanded footprint or portfolio acquisition.

Property Details

Zoning	B-3
Building Status	Proposed
Parcels	34418
Legal Owner	Mpt Of West Monroe Llc
Submarket	-
County	Ouachita

Water	Yes
Natural Gas	Yes
Sanitary Sewer	Yes
Topography Desc.	Level
Lot Depth	193 ft
Lot Width	75 ft

Contact



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