

ALL FIELDS DETAIL



(30) MLS #	146203	(44) TIMBER	No
(42) Status	ACTIVE	(45) MINERAL RIGHTS TO CONVEY	Yes
(34) Type	Commercial/Industrial	(46) ACREAGE	1 - 2.99
(37) Address	N HIGHWAY 165	(47) WATERFRONT	Acres
(38) Address 2	Lot 5	(94) Broker IDX	No
(39) City	Monroe		Y
(40) State	LA		
(41) Zip	71203		
(35) Area	135 HWY 165 N/Egrets Landing /Sterlington Area		
(33) Class	LAND		
(36) List Price	\$1,223,165		
(43) Sale/Rent	For Sale		



GENERAL

(49) Subdivision	OTHER	(50) List Agent	Jennifer L Causey - Cell: 318-261-0892
(51) Listing Office 1	John Rea Realty - Main: 318-388-0941	(52) List Agent 2	Thomas J Johnson - Cell: 318-355-2805
(53) Listing Office 2	John Rea Realty - Main: 318-388-0941	(56) Listing Type	Exclusive Right
(57) Listing Date	9/27/2010	(58) Expiration Date	12/15/2025
(59) Number of Acres (Est.)	2.34	(60) Price Per Acre	\$522,720.09
(14) Price Per SQFT	\$12.00	(61) Parish	OUACHITA
(62) Zoning	com, multi	(63) Parcel #	113061
(64) Lot Size	2.34 ac.	(65) Legal	Lot 5, Situated in Sec. 39
(66) Plat Available	Y	(67) Elementary School	STERLINGTON ELM
(68) Middle School	Sterlington Mid	(69) High School	STERLINGTON O
(70) Road Frontage	238.04	(71) TIMBER	No
(72) Water Frontage	none	(74) Directions	Hwy 165 North on West side of Hwy. Just south of Shopping Center that the Fish House is located in.
(95) Update Date	2/4/2025	(96) Status Date	7/21/2017
(97) HotSheet Date	9/29/2024	(98) Price Date	9/29/2024
(99) Input Date	9/28/2010 3:50 PM	(101) VOW Include	Yes
(105) Agent Hit Count	277	(106) Client Hit Count	65
(107) Cumulative DOM	5766	(109) Original Price	\$430,000
(2) Sold Price Per Acre	\$0.00	(110) Associated Document Count	1
(5) Geocode Quality	Manually Placed Pin	(12) Picture Count	4
(13) Days On Market	5244	(18) Input Date	9/28/2010 3:50 PM
(19) Update Date	2/4/2025 4:42 PM	(102) VOW Address	Yes
(103) VOW Comment	Yes	(104) VOW AVM	Yes

FEATURES

ACCESS	WATER TYPE	LOT DESCRIPTION	DISCLOSURES
Divided Highway	Public	Cleared Lot	Property Disclosure
ELECTRIC	TIMBER	WATERFRONT	Gas Lines
Available	Cleared	None	RESTRICTIONS
GAS	MINERAL RIGHTS	FENCING	Yes
Available	See Remarks	None	DOCUMENTS ON FILE
WATER	TIMBER RIGHTS	TERMS	Restrictions
Available	See Remarks	Cash	Survey
SEWER	EXTRAS	Conventional	Property Disclosure
Available	Other		SHOWING INSTRUCTIONS
			Sign

FINANCIAL

(114) Preq. Buyers Only (Y/N) Yes

BROKER TO BROKER REMARKS

(116) Broker to Broker Remarks All measurements approximate. Buyer to verify. For more information, please contact listing agent.

PUBLIC REMARKS

(117) Public Remarks 2.34 +/- Acres with 238' of Hwy 165 frontage. All Utilities On Site. DOTD has closed all cross overs at medians through this area. New J-turns have been added just south of this site. Working with landowners to consider other options for access. Sunflower Place Business Park is located on Hwy 165 North in the Monroe/Sterlington area. The entire park is 7.718 +/- Acres and consists of 5 Lots. Lots 1 & 2 : SOLD. Shopping Center featuring: Bestz Donuts, RUYA Boutique, Revival Pizza and Mil Amores Steaks & Cantina. Lots 3 & 4 : SOLD. Kraftman Federal Credit Union. Area: Just South of Ron Bush's State Farm, Fish House Restaurant, The Beauty Bar, BBQ Pit, Rio Nails and Lilyana's Boutique. Directly in front of Sterlington High School with NEW Sterlington Middle School and Sterlington Elementary School all within 0.7 miles of this site! For more information, call listing agent.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.