

ALL FIELDS DETAIL



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|-----------------|--|-------------------------------|----------------|
| (30) MLS # | 146203 | (44) TIMBER | No |
| (42) Status | ACTIVE | (45) MINERAL RIGHTS TO CONVEY | Yes |
| (34) Type | Commercial/Industrial | (46) ACREAGE | 1 - 2.99 Acres |
| (37) Address | N HIGHWAY 165 | (47) WATERFRONT | No |
| (38) Address 2 | Lot 5 | (94) Broker IDX | Y |
| (39) City | Monroe | | |
| (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

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