

Land For Sale



John Rea Realty

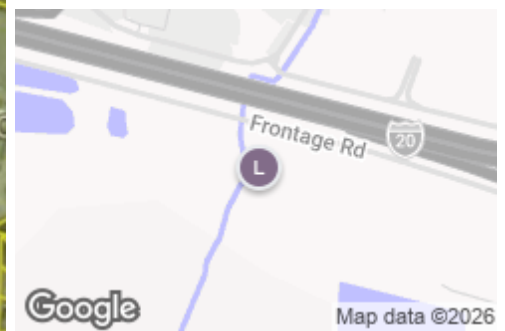
1901 Royal Avenue Monroe, LA 71201 | 318-388-0941

I-20 Frontage/39 Acres for Development

Land: Specialty For Sale

0 I-20 Frontage Rd, Monroe, LA, 71202

Prepared on March 19, 2026



Listing Details | Land For Sale

| | | | |
|-----------------------|----------------------------------|-------------------|--------------------|
| Secondary Uses | Specialty, Multi-Family | Show Instructions | Call broker |
| Total Available Space | 28 Acres | Available Date | Now |
| Asking Price | \$1,982,400 | Days On Market | 1862 days |
| Listing Price Per SF | - | Date Listed | 2/11/2021 |
| List Price Per Acre | - | Last Modified | 3/19/2026 |
| Cap Rate (Actual) | - | Listing ID | 30387713 |
| Terms | Cash, Conventional, 10... | Parking Spaces | - |
| Investment | Yes | Electric Service | Yes |
| Possession | Completion | Water | Yes |
| Signage | None | Sanitary Sewer | Yes |

Description

±28 acres of prime commercial development land located south of I-20, just west of Lowe's Home Improvement, offering excellent visibility and accessibility along a major interstate corridor. All utilities are available to the site.

The property is well-suited for a variety of uses including retail, commercial, industrial, and multi-family development. Located within the City of Monroe's annexation path, the site benefits from proximity to established national retailers, restaurants, hotels, and surrounding commercial growth.

Positioned along a highly active I-20 corridor, this location presents a strong opportunity for both end-users and developers seeking visibility, access, and long-term growth potential.

The property may qualify for Federal Economic Development District incentives currently administered by the City of Monroe, with eligibility determined on a case-by-case basis through the I-20 Economic Development Board.

Property Details

| | | | |
|-----------------|---------------------------------|---------------------|------------------------|
| Zoning | NOT ZONED/PARISH | County | Ouachita Parish |
| Building Status | Proposed | In Opportunity Zone | Yes |
| Occupancy Type | Single Tenant | Water | Yes |
| Parcels | 123528, 123527, 12352... | Natural Gas | - |
| Legal Owner | Ealy Willie | Sanitary Sewer | Yes |
| Submarket | OZ - LA Ouachita | Lot Depth | 0.23 mi |

Contact



Jennifer Causey

318-261-0892

jennifer@johnrearealty.com



John Rea Realty



© Copyright Catylist. All Rights Reserved. The information presented herein is provided as is, without warranty of any kind. Neither the administrators of this site nor Catylist assume any liability for errors or omissions.