



Offering Summary

Sale Price:	\$1,183,000
Price / Acre:	\$100,000
Lot Size:	11.83 AC

Location Overview

Strategically positioned between Monroe Airport and I-20, the property lies along Fontana Road and the newly developed Kubota Way. It benefits from proximity to major transportation routes and neighbors FedEx Ground and Louisiana Delta Community College, making it ideal for businesses seeking visibility and accessibility. It offers ideal visibility right off Interstate 20, adjacent to the new Kubota.



Property Type

Land

Highly visible and development-ready, this 11.83-acre site offers approximately 750 feet of frontage along Fontana Road and 820 feet along I-20. With excellent interstate exposure and recent activity on the southwest corner by Southern States Equipment, the remaining acreage presents a prime opportunity for commercial development at \$100,000 per acre.

- Excellent interstate visibility and exposure
- Ideal for retail, industrial, distribution, service commercial, or mixed-use development
- Convenient access to Monroe Regional Airport and I-20
- High-traffic corridor with excellent visibility