

# 2.23 +/- Acres Cypress St

## 0 Cypress St, West Monroe, LA 71291



Listing ID: 30804386  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Hospitality, Multi-Family  
Gross Land Area: 2.23 Acres  
Sale Price: \$200,000  
Unit Price: \$89,686 Per Acre  
Sale Terms: Cash to Seller



### Overview/Comments

2.23 +/- Acres on Cypress St, West Monroe!

Vacant Land located between West Ridge Middle School and Air Service Professional Heating and Cooling.

Zoned Parish. No Restrictions.

All utilities available to the site.

Flood Zone: X - Minimal Flood Hazard

Ground Elevation: 153.5

For more information, call Jennifer Causey at 318-261-0892

### More Information Online

<https://www.lacdb.com/listing/30804386>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority: Ouachita Parish  
Tax ID/APN: 106610  
Possible Uses: Hospitality, Multi-Family, Office, Retail, Self Storage, Other

Zoning: PARISH - NO ZONING  
Sale Terms: Cash to Seller

### Area & Location

Property Located Between: Cheniere Drew Rd and Vancil Rd  
Property Visibility: Excellent  
Largest Nearby Street: Cypress St  
Feet of Frontage: 235

Traffic/Vehicle Count: 10,752  
Highway Access: Hwy 80  
Airports: Monroe Regional Airport - 17 min (12.6 mi) via I-20 E

Legal Description 2.23 ACS IN SW4 OF SE4 & NW4 OF SE4 SEC 25 T18N R2E, FROM SE COR SW4 OF SE4 SAID SEC 25, S89W 658.79 FT, N 166.88 FT TON LINE US HWY I-20, N 672.19 FT TO POBN 510.08 FT TO SW LINE US HWY 80, SE ALG CURVE TO RIGHT 235.44 FT, S 405.97 FT, N89W 211.14 FT TO POB

### Land Related

Lot Frontage: 235  
Lot Depth: 454  
Zoning Description: Parish  
Topography: Level

Available Utilities: Electric, Water, Gas, Sewer  
Water Service: Municipal  
Sewer Type: Municipal

### Location

Address: 0 Cypress St, West Monroe, LA 71291  
County: Ouachita  
MSA: Monroe



Property Images



All Utilities At Site



Parcel 106610

Property Contacts



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