

# 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	Zoning:	PARISH - NO ZONING
Tax ID/APN:	106610	Sale Terms:	Cash to Seller
Possible Uses:	Hospitality, Multi-Family, Office, Retail, Self Storage, Other		

### Area & Location

Property Located Between:	Cheniere Drew Rd and Vancil Rd	Traffic/Vehicle Count:	10,752
Property Visibility:	Excellent	Highway Access:	Hwy 80
Largest Nearby Street:	Cypress St	Airports:	Monroe Regional Airport - 17 min (12.6 mi) via I-20 E
Feet of Frontage:	235		

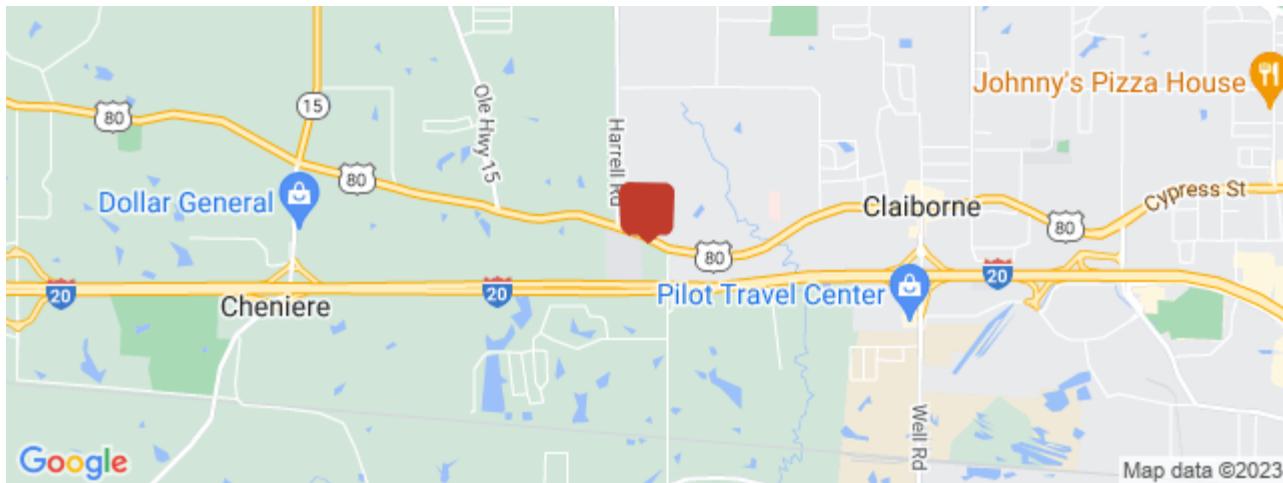
Legal Description 2.23 ACS IN SW4 OF SE4 & NW4 OF SE4 SEC 25 T18N R2E, FROM SE COR SW4 OF SE4 SAID SEC 25, S89W 658.79 FT, N 166.88 FT TON LINE US HWY I-20, N 672.19 FT TO POBN 510.08 FT TO SW LINE US HWY 80, SE ALG CURVE TO RIGHT 235.44 FT, S 405.97 FT, N89W 211.14 FT TO POB

### Land Related

Lot Frontage:	235	Available Utilities:	Electric, Water, Gas, Sewer
Lot Depth:	454	Water Service:	Municipal
Zoning Description:	Parish	Sewer Type:	Municipal
Topography:	Level		

### Location

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



## Property Images



All Utilities At Site



Parcel 106610

## Property Contacts



### Jennifer Causey

John Rea Realty  
318-388-0941 [0]  
jennifer@johnrearealty.com