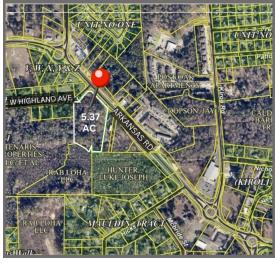


ALL FIELDS DETAIL



(30) MLS #	213176	(44) TIMBER	Yes
(42) Status	NEW LISTING	(45) MINERAL RIGHTS TO CONVEY	Yes
(34) Type	Commercial/Industrial	(46) ACREAGE	3 - 5.99 Acres
(37) Address	1619 ARKANSAS ROAD	(47) WATERFRONT	No
(39) City	West Monroe	(94) Broker IDX	Y
(40) State	LA		
(41) Zip	71291		
(35) Area	162 WM west/ Norris Lane to Hodge Watson Rd		
(33) Class	LAND		
(36) List Price	\$575,000		
(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	(56) Listing Type	Exclusive Right
(57) Listing Date	1/23/2025	(58) Expiration Date	1/23/2026
(59) Number of Acres (Est.)	5.37	(60) Price Per Acre	\$107,076.35
(14) Price Per SQFT	\$2.46	(61) Parish	OUACHITA
(62) Zoning	B-3	(63) Parcel #	19061/19062/19475
(65) Legal	LOT IN SEC 21 T18N R3E, 2.305 ACS M/L IN SEC 21 T18N R3E, and 2.75 AC IN SEC 21 T18N R3E.	(70) Road Frontage	557
(72) Water Frontage	No	(73) Present Use	Vacant Lot
(74) Directions	Arkansas Road between Kiroli Road & Good Hope Road.	(95) Update Date	1/23/2025
(96) Status Date	1/23/2025	(97) HotSheet Date	1/23/2025
(98) Price Date	1/23/2025	(99) Input Date	1/23/2025 6:14 AM
(101) VOW Include	Yes	(105) Agent Hit Count	60
(106) Client Hit Count	2	(107) Cumulative DOM	460
(109) Original Price	\$575,000	(3) Source	Owner
(2) Sold Price Per Acre	\$0.00	(128) Restrictions (Y/N)	No
(110) Associated Document Count	1	(5) Geocode Quality	Manually Placed Pin
(12) Picture Count	5	(13) Days On Market	4
(18) Input Date	1/23/2025 6:14 AM	(19) Update Date	1/23/2025 6:02 PM
(102) VOW Address	Yes	(103) VOW Comment	Yes
(104) VOW AVM	Yes		

FEATURES

ACCESS	WATER TYPE	LOT DESCRIPTION	DISCLOSURES
Paved	Public	Corner Lot	Property Disclosure
Divided Highway	TIMBER	Cleared Lot	RESTRICTIONS
ELECTRIC	Cleared	Irregular	No
On Site	Other	See Remarks	DOCUMENTS ON FILE
GAS	MINERAL RIGHTS	WATERFRONT	Photographs
Available	Seller to Retain	None	Survey
WATER	TIMBER RIGHTS	FENCING	Tax Map
On Site	Purchaser to Acquire	None	Property Disclosure
SEWER	EXTRAS	TERMS	SHOWING INSTRUCTIONS
On Site	Can be Divided	Cash	Call Listing Agent
	Additional Land	Conventional	Sign

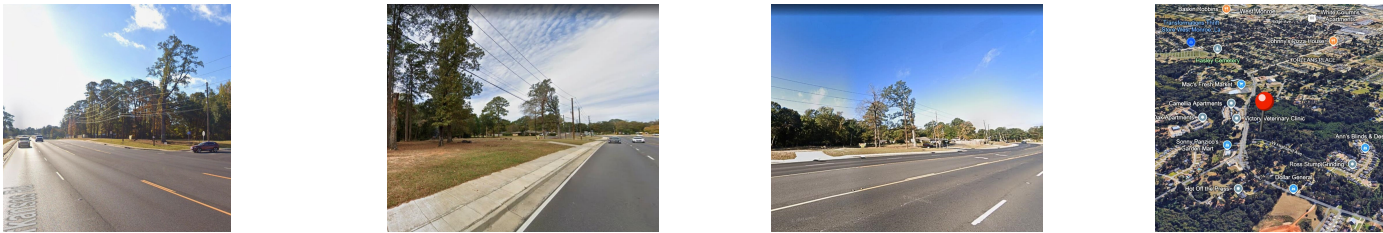
BROKER TO BROKER REMARKS

(116) Broker to Broker Remarks	Information presented is considered reliable but not guaranteed. Buyer to verify. Adjacent land available. Seller willing to subdivide.
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PUBLIC REMARKS

(117) Public Remarks	PRIME Commercial Corner NOW AVAILABLE for Development in West Monroe! Partially cleared 5.37 +/- Acre Corner Lot offering a total of ~ 530' road frontage along the fast-growing high-traffic sector of Arkansas Road and the residential connector of W Highland Avenue in West Monroe. 300' road frontage along Arkansas Rd with 1 curb cut already in place, zoned per city limits as B-3; General Business District. And 230' road frontage along W Highland Ave currently outside of city limits. All utilities available to the site. Not in flood zone (Flood Zone X). Timber partially cleared. Adjacent Tracts Available. Seller willing to subdivide. Area Businesses: Dark Construction, Victory Veterinary Clinic, Dental West, Sonny Panzico's Garden Mart and Dollar General.
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ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.