# **1.55 Acres on Basic Drive** 0 Basic Drive, West Monroe, LA 71292

Listing ID: Status: Property Type:

Possible Uses: Gross Land Area: Sale Price: Unit Price: Sale Terms: 30237297 Active Vacant Land For Sale (also listed as Hospitality, Retail-Commercial) Hospitality, Office 1.55 Acres \$7.50 PSF \$7.50 PSF Cash to Seller

### **Overview/Comments**

Site Ready! Priced to Sell!

1.55 +/- Acres in Basic Drive Commercial Park just behind Walk-On's Bistro!

Access: Paved.

Electric, Gas, Water, Sewer: On Site.

Underground Utilities.

Water Type: Public.

Timber: Cleared.

Mineral Rights: Purchaser to Acquire.

Adjacent Lot Available (1.44 +/- Acres. Lot 1A at \$4.50 PSF)

Area Businesses: Walk-On's, Texas Roadhouse, Academy Sports and Outdoors, Duck Commander, Glenwood Regional Medical Center, Chick-fil-A, Hobby Lobby, WalMart Supercenter, Best Western West Monroe Inn, Outback Steakhouse, Cracker Barrel Old Country Store, Harbor Freight Tools, Logan's Roadhouse, Red Roof Inn, Chili's Grill & Bar, Office Depot.

All measurements approximate. Buyer to verify. For more information, please contact Jennifer Causey at 318-261-0892.

#### **General Information**

Taxing Authority: Tax ID/APN: Possible Uses:	Ouachita Parish 131086 Hospitality, Office, Retail, Retail-Pad, Other	Zoning: Adjacent Parcels Available: Sale Terms:	COMMERCIAL Yes Cash to Seller
Area & Location			
Property Located Between:	Thomas Road and Old Natchitoches Road	Feet of Frontage:	438
Property Visibility:	Excellent	Highway Access:	I-20
Legal Description:	LOT 1B 2ND RESUB OF LOT 1 BASIC DRIVE	Airports:	Monroe Regional Airport - 15 min (8.7 miles) via
	COMMERCIAL PARK		I-20 E
Largest Nearby Street:	Thomas Road		

Site Description 1.55 +/- Acres in Basic Drive Commercial Park just past Walk-On's Bistreaux & Bar. Access: Paved. Electric, Gas, Water, Sewer: On Site. Water Type: Public. Timber: Cleared. Mineral Rights: Purchaser to Acquire. Extras: Adjacent Lot Available (1.44 +/- Acres. Lot 1A at \$282,269) Underground Utilities. Waterfront - None. Fencing - None.





More Information Online https://www.lacdb.com/listing/30237297

Scan this image with your mobile device:

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**QR** Code



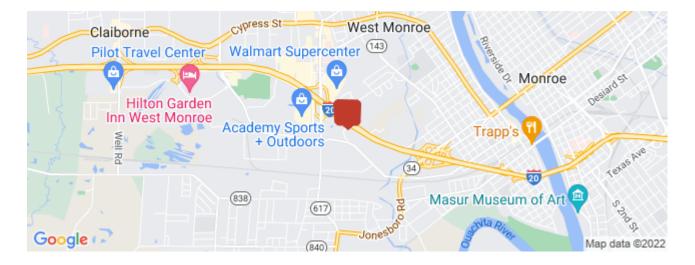
Area Description Area Businesses: Walk-On's, Texas Roadhouse, Academy Sports and Outdoors, Duck Commander, Glenwood Regional Medical Center, Chick-fil-A, Hobby Lobby, WalMart Supercenter, Best Western West Monroe Inn, Outback Steakhouse, Cracker Barrel Old Country Store, Harbor Freight Tools, Logan's Roadhouse, Red Roof Inn, Chili's Grill & Bar, Office Depot.

#### **Land Related**

Lot Frontage:	438 Feet	Topography:	Level
Lot Depth:	366 Feet	Available Utilities:	Electric, Water, Gas, Sewer, Storm Drain
Zoning Description:	Commercial	Water Service:	Municipal
Development Name:	Basic Drive Commercial Park	Sewer Type:	Municipal

#### Location

Address: County: MSA: O Basic Drive, West Monroe, LA 71292 Ouachita Monroe



## **Property Images**







Lot 1B 1.55 +/- Acres



Paved Access



**Underground Utilities** 



Adjacent 1.44 +/- Acre Lot Available



Lot 1A 1.44 +/- Acres



Corner of Basic Dr/Old Natchitoches

Prepared by Jennifer Causey, John Rea Realty May 26, 2022 on LACDB



Aerial View





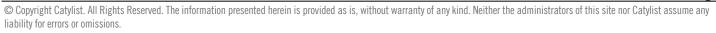
Survey Map

PURSEASE

# **Property Contacts**



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