

# Land For Sale



John Rea Realty

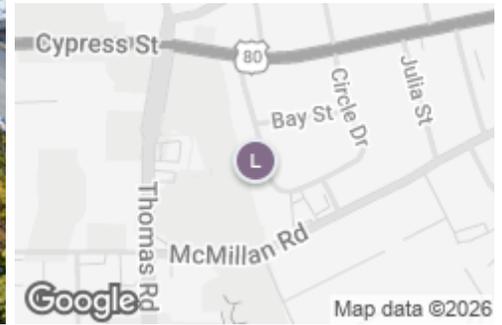
1901 Royal Avenue Monroe, LA 71201 | 318-388-0941

## .56 AC Adjacent to GRMC/West Monroe

Land: Retail For Sale

315 Circle Drive, West Monroe, LA, 71291

Prepared on March 10, 2026



### Listing Details | Land For Sale

Secondary Uses	<b>Retail, Office</b>	Show Instructions	<b>Open</b>
Total Available Space	<b>0.56 Acres</b>	Available Date	<b>3/09/2026</b>
Asking Price	<b>\$235,000</b>	Days On Market	<b>1 day</b>
Listing Price Per SF	-	Date Listed	<b>3/09/2026</b>
List Price Per Acre	<b>\$419,643</b>	Last Modified	<b>3/10/2026</b>
Cap Rate (Actual)	-	Listing ID	<b>44480399</b>
Total Expenses	<b>\$472.63</b>	Parking Spaces	-
Terms	<b>Cash, Conventional</b>	Electric Service	<b>Yes</b>
Possession	<b>Completion</b>	Water	<b>Yes</b>
Signage	<b>None</b>	Sanitary Sewer	<b>Yes</b>

### Description

Commercial lot totaling 0.557± acres located on Circle Drive in West Monroe. Zoned B-3 General Business District, allowing for a variety of commercial uses including office, retail, service-based businesses, and small medical applications.

Situated near Glenwood Regional Medical Center and surrounded by established commercial corridors including Thomas Road and Cypress Street, this site offers convenient access within an active trade area.

An excellent opportunity for an owner-user, small-scale development, or investor seeking a well-located commercial lot in an established business district.

Up to ±3.14 contiguous adjacent acres also available, creating an opportunity for expanded development or future site growth.

### Property Details

Zoning	<b>B-3</b>	Water	<b>Yes</b>
Building Status	<b>Proposed</b>	Natural Gas	<b>Yes</b>
Parcels	<b>40047</b>	Sanitary Sewer	<b>Yes</b>
Legal Owner	<b>Mpt Of West Monroe Llc</b>	Topography Desc.	<b>Level</b>
Submarket	-	Lot Depth	<b>200 ft</b>
County	<b>Ouachita</b>	Lot Width	<b>125 ft</b>

### Contact



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