

## ALL FIELDS DETAIL



(30) MLS #	212532	(44) TIMBER	Yes
(42) Status	ACTIVE	(45) MINERAL RIGHTS TO CONVEY	Yes
(34) Type	Commercial/Industrial	(46) ACREAGE	3 - 5.99 Acres
(37) Address	3703/3709 CYPRESS STREET	(47) WATERFRONT	No
(38) Address 2	110/112 Hines Lane	(94) Broker IDX	Y
(39) City	West Monroe		
(40) State	LA		
(41) Zip	71291		
(35) Area	161 WM City Central / Kiroli Park to I-20		
(33) Class	LAND		
(36) List Price	\$755,000		
(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	11/17/2024	(58) Expiration Date	11/17/2025
(59) Number of Acres (Est.)	3.44	(60) Price Per Acre	\$219,476.74
(14) Price Per SQFT	\$5.04	(61) Parish	OUACHITA
(62) Zoning	B-1	(63) Parcel #	40940, 41542
(64) Lot Size	300' Wide x 500' Deep	(65) Legal	LOT IN NE COR OF NE4 OF SW 4 SEC 28 T18N R3E; LOT IN NE4 OF SW4 SEC 28 T 18 NR3E.
(66) Plat Available	Y	(70) Road Frontage	300'
(72) Water Frontage	No	(73) Present Use	Mostly Vacant Tracts
(74) Directions	Head East on Cypress St toward Hines Lane. Property will be on the right. Corner of Cypress St and Hines Lane. 300' W x 500' D.	(95) Update Date	8/2/2025
(96) Status Date	11/24/2024	(97) HotSheet Date	8/2/2025
(98) Price Date	8/2/2025	(99) Input Date	11/17/2024 6:51 PM
(101) VOW Include	Yes	(105) Agent Hit Count	75
(106) Client Hit Count	1	(107) Cumulative DOM	259
(109) Original Price	\$899,000	(3) Source	Survey
(2) Sold Price Per Acre	\$0.00	(128) Restrictions (Y/N)	Yes
(110) Associated Document Count	3	(5) Geocode Quality	Manually Placed Pin
(12) Picture Count	20	(13) Days On Market	259
(18) Input Date	11/17/2024 6:51 PM	(19) Update Date	8/2/2025 6:47 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
State Parish Highway	<b>TIMBER</b>	Wooded Lot	
Divided Highway	Cleared	Cleared Lot	
<b>ELECTRIC</b>	Other	View	
Available	<b>MINERAL RIGHTS</b>	<b>WATERFRONT</b>	<b>RESTRICTIONS</b>
<b>GAS</b>	Purchaser to Acquire	None	Yes
Available	<b>TIMBER RIGHTS</b>	<b>FENCING</b>	<b>DOCUMENTS ON FILE</b>
<b>WATER</b>	Purchaser to Acquire	None	Photographs
Available	<b>EXTRAS</b>	<b>TERMS</b>	Survey
<b>SEWER</b>	Can be Divided	Cash	Tax Map
Available		Conventional	Property Disclosure

## FINANCIAL

(112) Tax Year	2024	(113) Taxes	3128.00
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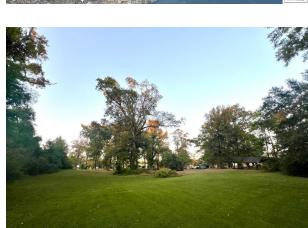
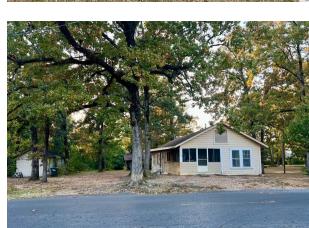
## BROKER TO BROKER REMARKS

(116) Broker to Broker Remarks	All information presented is considered reliable but not guaranteed. Buyer to verify. No value given to structures on the property. Income is month-to-month. 3703 Cypress tenant provides maintenance of the property as well as \$700/month rent. 110 Hines Lane house is currently vacant. 112 Hines Lane holds month-to-month ground lease at \$60/month for trailer site. Price reflective of allowance for dirt work.
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## PUBLIC REMARKS

**(117) Public Remarks** Prime Commercial Corner Opportunity – 3.44 AC Strategically positioned with 300 feet of frontage along Cypress Street/US Hwy 80 in West Monroe, this 3.44-acre corner tract (300' x 500') offers exceptional visibility along one of the area's highest-traffic commercial corridors. Currently occupied by a lawncare and flower bed business operating under a month-to-month lease, the property includes a well-maintained house and structures (no contributory value assigned). Property Highlights: Corner site with excellent ingress/egress potential All utilities available Flood Zone X Located within city limits Setback Requirements: Front – 25'; Rear – 20'; Side – 5'; Height – 35' Suggested site plan available in Associated Docs This high-exposure tract is ideally suited for future commercial development, offering visibility and access for retail, service, or mixed-use projects.

## ADDITIONAL PICTURES



## DISCLAIMER

This information is deemed reliable, but not guaranteed.