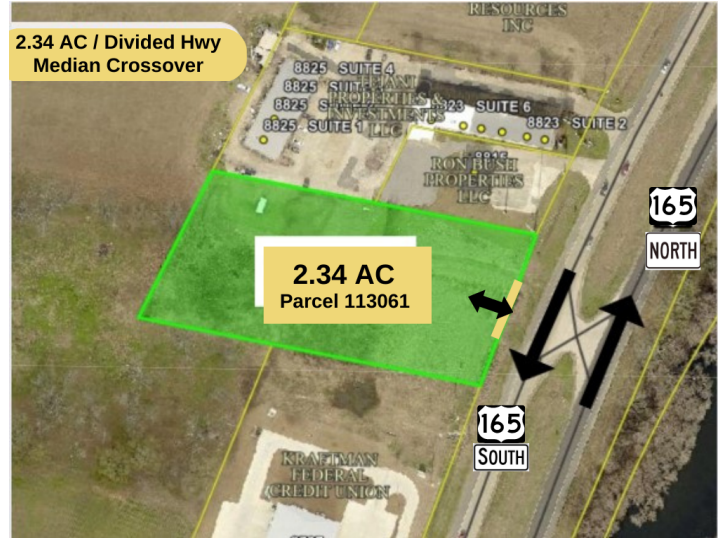


2.34 AC Hwy 165 N at Cross Over Median!

Hwy 165/Sterlington Rd, Monroe, LA 71203



Listing ID: 30703122
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Hospitality, Multi-Family
Gross Land Area: 2.34 Acres
Sale Price: \$9.50 PSF
Unit Price: \$9.50 PSF
Sale Terms: Cash to Seller



Overview/Comments

2.34 +/- Acres with 238' of Hwy 165 frontage.

At divided highway median crossover.

All Utilities On Site.

Sunflower Place Business Park is located on Hwy 165 North in the Monroe/Sterlington area. The entire park is 7.718 +/- Acres and consists of 5 Lots.

Lots 1 & 2 : SOLD.

Shopping Center featuring:

Bestz Donuts, RUYA Boutique, Revival Pizza and Mil Amores Steaks & Cantina.

Lots 3 & 4 : SOLD.

Kraftman Federal Credit Union

Area: Just South of Ron Bush's State Farm, Fish House Restaurant, The Beauty Bar, BBQ Pit, Rio Nails and Lilyana's Boutique.

Directly in front of Sterlington High School with NEW Sterlington Middle School and Sterlington Elementary School all within 0.7 miles of this site!

For more information, call Jennifer Causey at 318-261-0892.

More Information Online

<https://www.lacdb.com/listing/30703122>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Ouachita Parish	Zoning:	COMMERCIAL
Tax ID/APN:	113061	Sale Terms:	Cash to Seller
Possible Uses:	Hospitality, Multi-Family, Office, Retail, Self Storage, Other		

Area & Location

Property Located Between:	Lonewa Rd and Keystone Rd/Ouachita Hwy 59	Feet of Frontage:	238
Property Visibility:	Excellent	Highway Access:	Hwy 165
Largest Nearby Street:	Hwy 165/Sterlington Road	Airports:	Monroe Regional Airport

Legal Description 2.34 ACS M/L IN SEC 39 T19N R4E, FROMNE COR SEC 8 T19N R4E, S 5293.46 FT,E 2988.16 FT, N21E 256.35 FT, N21E199.75 FT, N21E 202.21 FT TO POBN21E 773.38 FT, N80W 185.68 FT, N25E238.04 FT, S80E 449.72 FT TO W R/WUS HWY 165, S24W ALG SAID R/W 14.41 FT,S32W ALG SAID R/W 609.3 FT, S17W338.16 FT, N68W 317.26 FT TO POB(ERROR IN DESCRIPTION BK 1901-788)-SOLD 1.38 ACS BK 2440-755 R#131375--SOLD 1.34 ACS BK 2440-755 R#131376--SOLD 2.658 ACS BK 2514-801 R#133505-

Land Related

Lot Frontage:	238	Development Name:	Sunflower Place Business Park
Lot Depth:	457	Topography:	Level
Zoning Description:	Commercial	Easements:	Pipelines, Ingress/Egress, Utilities, Other

Easements Description: Typical
Available Utilities: Electric, Water, Gas, Sewer
Water Service: Municipal
Sewer Type: Municipal

Location

Address: Hwy 165/Sterlington Rd, Monroe, LA 71203
County: Ouachita
MSA: Monroe



Property Images



2.34 AC/Hwy 165



Survey



Tax Map Aerial

Property Contacts



Jennifer Causey

John Rea Realty
318-261-0892 [M]
318-388-0941 [O]
jennifer@johnrearealty.com