

ALL FIELDS DETAIL



(30) MLS #	212474	(44) TIMBER	Yes
(42) Status	ACTIVE	(45) MINERAL RIGHTS TO CONVEY	Yes
(34) Type	Commercial/Industrial	(46) ACREAGE	Less than 1 Acre
(37) Address	3709 CYPRESS STREET	(47) WATERFRONT	No
(38) Address 2	Tract 3	(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	\$189,500		
(43) Sale/Rent	For Sale		



GENERAL

(49) Subdivision	CHAPPEL FAIRACR	(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	11/11/2024	(58) Expiration Date	11/11/2025
(59) Number of Acres (Est.)	0.69	(60) Price Per Acre	\$274,637.68
(14) Price Per SQFT	\$6.30	(61) Parish	OUACHITA
(62) Zoning	B-1	(63) Parcel #	41542
(64) Lot Size	100' x 300' L/E 166 SF taken for Highway	(65) Legal	LOT IN NE4 OF SW4 SEC 28 T 18 NR3E BEG 40 FT W OF NE COR, S TO SLINE HWY 80, W 200 FT TO BEG, FRTG W 100 FT, DEPTH S 300 FT-LESS PARCEL 3-10 BK 877-277
(66) Plat Available	Y	(70) Road Frontage	100'
(72) Water Frontage	N	(73) Present Use	Vacant Lot
(74) Directions	Head East on Cypress St toward Hines Lane. Property will be on the Right.	(95) Update Date	11/19/2024
(96) Status Date	11/19/2024	(97) HotSheet Date	11/19/2024
(98) Price Date	11/12/2024	(99) Input Date	11/12/2024 2:47 AM
(101) VOW Include	Yes	(105) Agent Hit Count	65
(106) Client Hit Count	0	(107) Cumulative DOM	414
(109) Original Price	\$189,500	(3) Source	Public Record
(2) Sold Price Per Acre	\$0.00	(128) Restrictions (Y/N)	Yes
(110) Associated Document Count	1	(5) Geocode Quality	Exact Match
(12) Picture Count	9	(13) Days On Market	47
(18) Input Date	11/12/2024 2:47 AM	(19) Update Date	11/19/2024 12:35 AM
(102) VOW Address	Yes	(103) VOW Comment	Yes
(104) VOW AVM	Yes		

FEATURES

ACCESS Paved State Parish Highway	WATER TYPE Public	LOT DESCRIPTION Wooded Lot Cleared Lot View	RESTRICTIONS Yes
ELECTRIC Available	TIMBER Cleared Hardwood Pine	WATERFRONT None	DOCUMENTS ON FILE Photographs Survey Tax Map Property Disclosure Plat
GAS Available	MINERAL RIGHTS Purchaser to Acquire	FENCING None	SHOWING INSTRUCTIONS Call Listing Agent Sign
WATER Available	TIMBER RIGHTS Purchaser to Acquire	TERMS Cash Conventional	
SEWER Available	EXTRAS Additional Land	DISCLOSURES Property Disclosure	

BROKER TO BROKER REMARKS

(116) Broker to Broker Remarks	All information presented in this listing is considered reliable but not guaranteed. Buyer to verify. Adjacent acreage along Hines Lane also available.
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PUBLIC REMARKS

(117) Public Remarks Prime Commercial Tract with 100' road frontage along Cypress St/US Hwy 80 in West Monroe. Tract 3 is approximately .69 AC at 100' wide x 300' Deep. Adjacent acreage along Cypress St/Hines Lane also available. Excellent exposure along very high traffic commercial corridor. All utilities available at site. Flood Zone X. Located within City limits. Setback Requirements: Front/25'; Rear /20'; Side Yard/5'; and Height/35'.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.