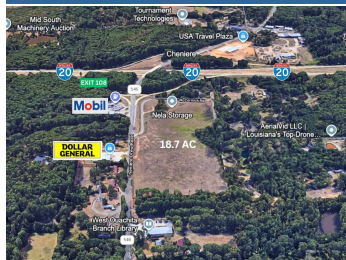


ALL FIELDS DETAIL



(30) MLS #	214649	(44) TIMBER	No
(42) Status	ACTIVE	(45) MINERAL RIGHTS TO CONVEY	No
(34) Type	Commercial/Industrial	(46) ACREAGE	11 - 20.99 Acres
(37) Address	0 HIGHWAY 546	(47) WATERFRONT	No
(38) Address 2	148 McCormick Road	(94) Broker IDX	Y
(39) City	West Monroe		
(40) State	LA		
(41) Zip	71291		
(35) Area	162 WM west/ Norris Lane to Hodge Watson Rd		
(33) Class	LAND		
(36) List Price	\$1,500,000		
(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	5/12/2025	(58) Expiration Date	5/12/2026
(59) Number of Acres (Est.)	18.70	(60) Price Per Acre	\$80,213.90
(14) Price Per SQFT	\$1.84	(61) Parish	OUACHITA
(62) Zoning	None	(63) Parcel #	25629, 135068, 120516, 120515, 120647
(65) Legal	See Associated Documents	(66) Plat Available	Y
(70) Road Frontage	1151	(72) Water Frontage	No
(73) Present Use	Development Opportunity	(74) Directions	From Interstate-20 West, take exit 108 and go north on Hwy 546/Cheniére Drew Road. Property is on the Left.
(95) Update Date	5/19/2025	(96) Status Date	5/19/2025
(97) HotSheet Date	5/19/2025	(98) Price Date	5/12/2025
(99) Input Date	5/12/2025 4:23 PM	(101) VOW Include	Yes
(105) Agent Hit Count	55	(106) Client Hit Count	1
(107) Cumulative DOM	14	(109) Original Price	\$1,500,000
(3) Source	Appraisal	(2) Sold Price Per Acre	\$0.00
(128) Restrictions (Y/N)	No	(110) Associated Document Count	0
(5) Geocode Quality	Manually Placed Pin	(12) Picture Count	6
(13) Days On Market	14	(18) Input Date	5/12/2025 4:23 PM
(19) Update Date	5/19/2025 1:35 AM	(102) VOW Address	Yes
(103) VOW Comment	Yes	(104) VOW AVM	Yes

FEATURES

ACCESS	TIMBER	WATERFRONT	RESTRICTIONS
Paved	Cleared	None	No
State Parish Highway	MINERAL RIGHTS	FENCING	DOCUMENTS ON FILE
ELECTRIC	Seller to Retain	None	Appraisal
On Site	TIMBER RIGHTS	TERMS	Restrictions
GAS	Purchaser to Acquire	Cash	Photographs
None	EXTRAS	Conventional	Survey
WATER	Can be Divided	DISCLOSURES	Tax Map
On Site	Other	Property Disclosure	Topography Map
SEWER	LOT DESCRIPTION		Property Disclosure
On Site	Corner Lot		Plat
WATER TYPE	Cleared Lot		SHOWING INSTRUCTIONS
Other	Irregular		Call Listing Agent
			Sign

BROKER TO BROKER REMARKS

(116) Broker to Broker Remarks Information presented considered reliable but not guaranteed. Buyer to verify.

PUBLIC REMARKS

(117) Public Remarks Available! 18.7 AC Development Opportunity just off I-20/Exit 108 at Cheniere Drew Rd/Hwy 546 and McCormick Road in West Monroe. This property is listed at appraised value which is not reflective of Seller's additional time and expense in preparing this site for future development including access, utilities, and fill dirt. The Seller's additional work, examples listed below, is available per Buyer's benefit/review upon accepted purchase agreement. Numerous surveys, DEQ permits, land excavation cuts, DOTD approval for ingresses, hydrologic studies, soil analysis, topographic study, various sewerage systems designs, property layouts /division and even suggested shopping center design. This development site is located in West Ouachita Parish in an area that is growing both commercially and residentially with a high demand for home sites. Several new residential subdivisions and businesses have been and are being developed as the population in West Monroe continues to grow. This property is not located within the city limits of West Monroe and is legally permissible and adequate for most residential and commercial end uses.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.