

# PRIME Multi-Unit or Retail/Commercial Site

## 6565 Hwy 165, Monroe, LA 71203



Listing ID: 30851483  
Status: Active  
Property Type: Vacant Land For Sale  
(also listed as Multi-Family)  
Possible Uses: Hospitality, Multi-Family  
Gross Land Area: 5 Acres  
Sale Price: \$1,300,000  
Unit Price: \$260,000 Per Acre  
Sale Terms: Cash to Seller



### Overview/Comments

Now Available!

Excellent 5-AC Commercial Site on Hwy 165 in North Monroe!

Why invest in this location?

Located in an area of several new upscale businesses.

Located close to other newer multi-family residential developments.

Located just across from The Reserve on Bayou Desiard apartment community.

Traffic Counts of 25,544 cars/day.

Whether Multi-Unit Properties, Townhomes, Condo, Offices or Retail, this property is worth considering as your next investment opportunity.

Road Frontage: 456.99 with a 25' access point over railroad tracks.

Site Surface: 2.7 AC - Asphalt; 2.3 AC - manicured pecan orchard.

Zoned: Parish. Not in City Limits.

Topography: Level with slope at rear to drainage.

Not in a Flood Zone.

Gas, Electric, Sewer, Water at Site.

Surrounding Land Use: Commercial/Residential

The area has a reputation in commercial development with an upward trend from the typical neighborhood business to a more upscale use with several new business and multi-family residential developments having been completed or being completed within the past few years. Building range in age from new to 50 years of age. Most are renovated or maintained by long-standing occupants.

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

### More Information Online

<https://www.lacdb.com/listing/30851483>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority: Ouachita Parish  
Tax ID/APN: 101165  
Possible Uses: Hospitality, Multi-Family, Office, Retail, Self Storage, Other

Zoning: PARISH - NO ZONING  
Sale Terms: Cash to Seller

## Area & Location

|                           |                                    |                   |                                                                                                                       |
|---------------------------|------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Property Located Between: | Horseshoe Lake Rd and Venable Lane | Highway Access:   | Hwy 165                                                                                                               |
| Property Visibility:      | Excellent                          | Airports:         | Monroe Regional Airport - 15 min (7.6 miles)                                                                          |
| Largest Nearby Street:    | Sterlington Rd/Hwy 165             | Site Description: | Excellent Visibility on High-Traffic Commercial Corridor in North Monroe. Lot Size 456.99 x 437.63 x 445.41 x 540.35. |
| Feet of Frontage:         | 457                                |                   |                                                                                                                       |
| Traffic/Vehicle Count:    | 25,544                             |                   |                                                                                                                       |

Legal Description 5.0 ACS IN SMITH & STANDLEY SUBFROM NE CORNER OF LOT 30 OF SMITH & STANDLEY SUB S 705.12 FT PT OF BEGS 456.99 FT, W 437.63 FT, NORTHERLY 445.41 FT, E 540.35 FT TO BEG

Area Description The area has a reputation in commercial development with an upward trend from the typical neighborhood business to a more upscale use with several new business and multi-family residential developments having been completed or being completed within the past few years. Buildings range in age from new to 50 years of age. Most are renovated or maintained by long-standing occupants.

## Land Related

|                     |        |                      |                                          |
|---------------------|--------|----------------------|------------------------------------------|
| Lot Frontage:       | 457    | Available Utilities: | Electric, Water, Gas, Sewer, Storm Drain |
| Lot Depth:          | 500    | Water Service:       | Municipal                                |
| Zoning Description: | Parish | Sewer Type:          | Municipal                                |
| Topography:         | Level  |                      |                                          |

## Location

|          |                                |
|----------|--------------------------------|
| Address: | 6565 Hwy 165, Monroe, LA 71203 |
| County:  | Ouachita                       |
| MSA:     | Monroe                         |



## Property Images



5 AC Hwy 165



Pecan Orchard



2.7 AC of Lot / Asphalt Surface



6565 Hwy 165



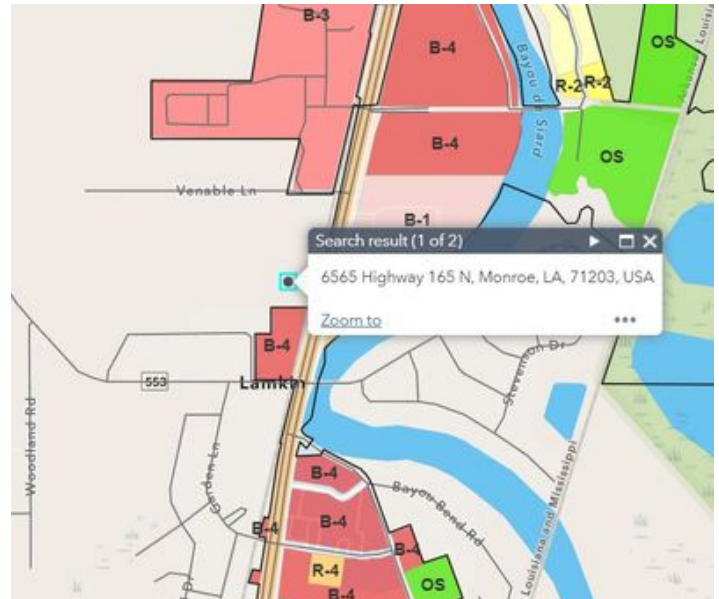
2.3 AC of Lot / Pecan Orchard



View towards Venable Lane



25' Access Point over Railroad Tracks



Zoning Map - Parish



Tax Map Aerial

## Property Contacts



### Jennifer Causey

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