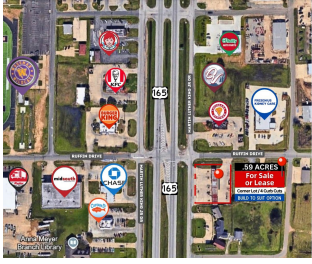


ALL FIELDS DETAIL



(30) MLS #	214889	(44) TIMBER	No
(42) Status	NEW LISTING	(45) MINERAL RIGHTS TO CONVEY	Yes
(34) Type	Commercial/Industrial	(46) ACREAGE	Less than 1 Acre
(37) Address	1801 MARTIN LUTHER KING JUNIOR DRIVE	(47) WATERFRONT	No
(38) Address 2	Corner of Ruffin & MLK Jr Dr	(94) Broker IDX	Y
(39) City	Monroe		
(40) State	LA		
(41) Zip	71202		
(35) Area	141 OP-SE - Parkwood/Huntington Park to Gourd Bayou		
(33) Class	LAND		
(36) List Price	\$300,000		
(43) Sale/Rent	For Sale		



GENERAL

(48) Mortgage Status	Current	(49) Subdivision	BY-PASS
(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	5/31/2025
(58) Expiration Date	5/31/2026	(59) Number of Acres (Est.)	0.58
(60) Price Per Acre	\$517,241.38	(14) Price Per SQFT	\$11.87
(61) Parish	OUACHITA	(62) Zoning	B-3
(63) Parcel #	31780	(64) Lot Size	25,635 SF
(65) Legal	LOT IN LOT 1 SQ B BY-PASS ADDN BEG AT NW COR LOT 1 S 185.0 FT, E 135.0 FT, NORTHERLY 185.0 FT WESTERLY 135 FT TO BEG	(67) Elementary School	MINNIE RUFFN CY
(68) Middle School	MARTIN LUTHER K	(69) High School	WOSSMAN CY
(70) Road Frontage	185 Feet	(72) Water Frontage	No
(73) Present Use	Vacant Car Wash	(74) Directions	Head east on I-20 E. Use the right lane to take exit 118A toward US-165 S via the ramp to Columbia. Turn left onto Ruffin Dr. Property on the corner of Ruffin Dr and Accent Drive/Martin Luther King Jr Dr next to Popeye's.
(95) Update Date	5/31/2025	(96) Status Date	5/31/2025
(97) HotSheet Date	5/31/2025	(98) Price Date	5/31/2025
(99) Input Date	5/31/2025 11:35 PM	(101) VOW Include	Yes
(105) Agent Hit Count	7	(106) Client Hit Count	0
(107) Cumulative DOM	551	(109) Original Price	\$300,000
(3) Source	Public Record	(2) Sold Price Per Acre	\$0.00
(128) Restrictions (Y/N)	Yes	(110) Associated Document Count	0
(5) Geocode Quality	Manually Placed Pin	(12) Picture Count	4
(13) Days On Market	1	(18) Input Date	5/31/2025 11:35 PM
(19) Update Date	5/31/2025 11:35 PM	(102) VOW Address	Yes
(103) VOW Comment	Yes	(104) VOW AVM	Yes

FEATURES

ACCESS Paved Divided Highway	TIMBER Cleared	WATERFRONT None	RESTRICTIONS Yes
ELECTRIC On Site	MINERAL RIGHTS Purchaser to Acquire	FENCING None	DOCUMENTS ON FILE Photographs Tax Map Property Disclosure
GAS On Site	TIMBER RIGHTS Purchaser to Acquire	TERMS Cash Conventional Lease Option Other	SHOWING INSTRUCTIONS Call Listing Agent Sign
WATER On Site	EXTRAS Build to Suit Curbs/Sidewalks	DISCLOSURES Property Disclosure	
SEWER On Site	LOT DESCRIPTION Corner Lot See Remarks		
WATER TYPE Public			

BROKER TO BROKER REMARKS

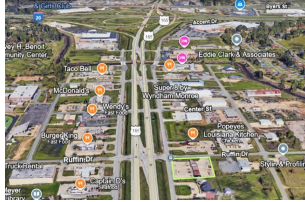
(116) Broker to Broker Remarks

Information presented considered reliable but not guaranteed. Buyer to verify. No value given to improvements. Land for Sale or for Lease. Build to Suit Option Negotiable. Property to be sold "As Is."

PUBLIC REMARKS

(117) Public Remarks Prime Commercial Corner Lot at 0.587± Acres | Monroe, LA. Excellent redevelopment opportunity located at the signalized corner of Ruffin Dr. and Martin Luther King Jr Dr/Accent Dr, just off Highway 165 and 1.2 miles from I-20. This 0.587± acre commercial site offers outstanding visibility and access in a high-traffic retail corridor. Offered at land value only – improvements contribute no additional value. Zoned for commercial use. Former self-serve car wash site with approx. 4,500 SF of existing paved concrete. Three (3) curb cuts on MLK Jr Dr and one (1) curb cut on Ruffin Dr. Ideal for QSR, retail, or service-based development. Build-to-suit and ground lease options negotiable. Surrounded by major national retailers and restaurants including McDonald's, Wendy's, Taco Bell, Popeyes, O'Reilly Auto Parts, Church's Chicken, and more. High visibility, high traffic counts, and excellent access make this a strong site for redevelopment or investment.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.