

**ALL FIELDS DETAIL**



<b>(30) MLS #</b>	214649	<b>(44) TIMBER</b>	No
<b>(42) Status</b>	ACTIVE	<b>(45) MINERAL RIGHTS TO CONVEY</b>	No
<b>(34) Type</b>	Commercial/Industrial	<b>(46) ACREAGE</b>	11 - 20.99 Acres
<b>(37) Address</b>	0 HIGHWAY 546	<b>(47) WATERFRONT</b>	No
<b>(38) Address 2</b>	148 McCormick Road	<b>(94) Broker IDX</b>	Y
<b>(39) City</b>	West Monroe		
<b>(40) State</b>	LA		
<b>(41) Zip</b>	71291		
<b>(35) Area</b>	162 WM west/ Norris Lane to Hodge Watson Rd		
<b>(33) Class</b>	LAND		
<b>(36) List Price</b>	\$1,500,000		
<b>(43) Sale/Rent</b>	For Sale		



**GENERAL**

<b>(49) Subdivision</b>	OTHER	<b>(50) List Agent</b>	Jennifer L Causey - Cell: 318-261-0892
<b>(51) Listing Office 1</b>	John Rea Realty - Main: 318-388-0941	<b>(56) Listing Type</b>	Exclusive Right
<b>(57) Listing Date</b>	5/12/2025	<b>(58) Expiration Date</b>	5/12/2026
<b>(59) Number of Acres (Est.)</b>	18.70	<b>(60) Price Per Acre</b>	\$80,213.90
<b>(14) Price Per SQFT</b>	\$1.84	<b>(61) Parish</b>	OUACHITA
<b>(62) Zoning</b>	None	<b>(63) Parcel #</b>	25629, 135068, 120516, 120515, 120647
<b>(65) Legal</b>	See Associated Documents	<b>(66) Plat Available</b>	Y
<b>(70) Road Frontage</b>	1151	<b>(72) Water Frontage</b>	No
<b>(73) Present Use</b>	Development Opportunity	<b>(74) Directions</b>	From Interstate-20 West, take exit 108 and go north on Hwy 546/Cheniere Drew Road. Property is on the Left.
<b>(95) Update Date</b>	5/19/2025	<b>(96) Status Date</b>	5/19/2025
<b>(97) HotSheet Date</b>	5/19/2025	<b>(98) Price Date</b>	5/12/2025
<b>(99) Input Date</b>	5/12/2025 4:23 PM	<b>(101) VOW Include</b>	Yes
<b>(105) Agent Hit Count</b>	55	<b>(106) Client Hit Count</b>	1
<b>(107) Cumulative DOM</b>	14	<b>(109) Original Price</b>	\$1,500,000
<b>(3) Source</b>	Appraisal	<b>(2) Sold Price Per Acre</b>	\$0.00
<b>(128) Restrictions (Y/N)</b>	No	<b>(110) Associated Document Count</b>	0
<b>(5) Geocode Quality</b>	Manually Placed Pin	<b>(12) Picture Count</b>	6
<b>(13) Days On Market</b>	14	<b>(18) Input Date</b>	5/12/2025 4:23 PM
<b>(19) Update Date</b>	5/19/2025 1:35 AM	<b>(102) VOW Address</b>	Yes
<b>(103) VOW Comment</b>	Yes	<b>(104) VOW AVM</b>	Yes

**FEATURES**

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