



Offering Summary

Sale Price:	\$65,000
Price / Acre:	\$46.4K/ac
Lot Size:	43,560 SF
Acres:	1.44 ac
Zoning:	B-3

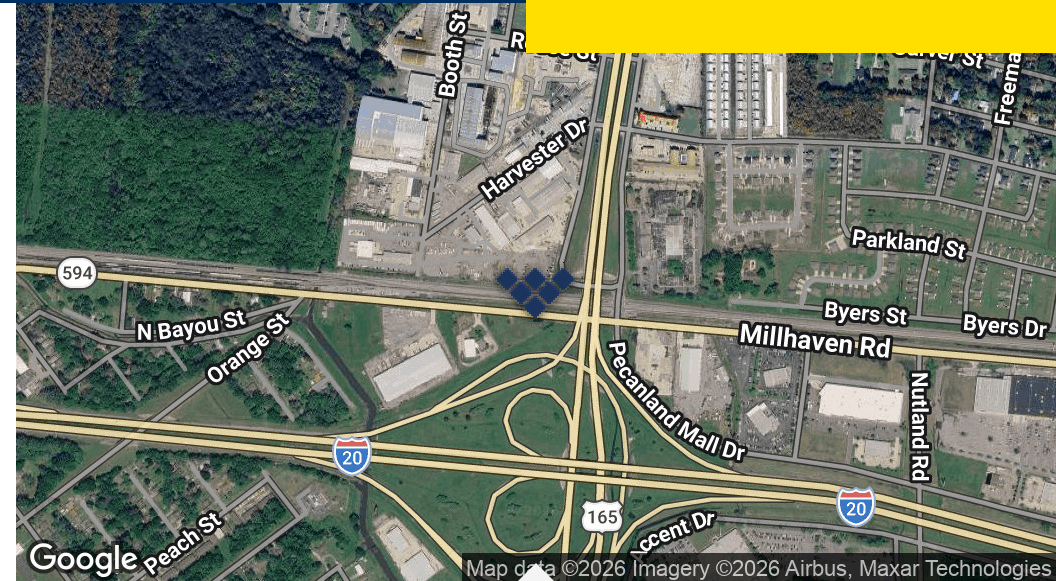
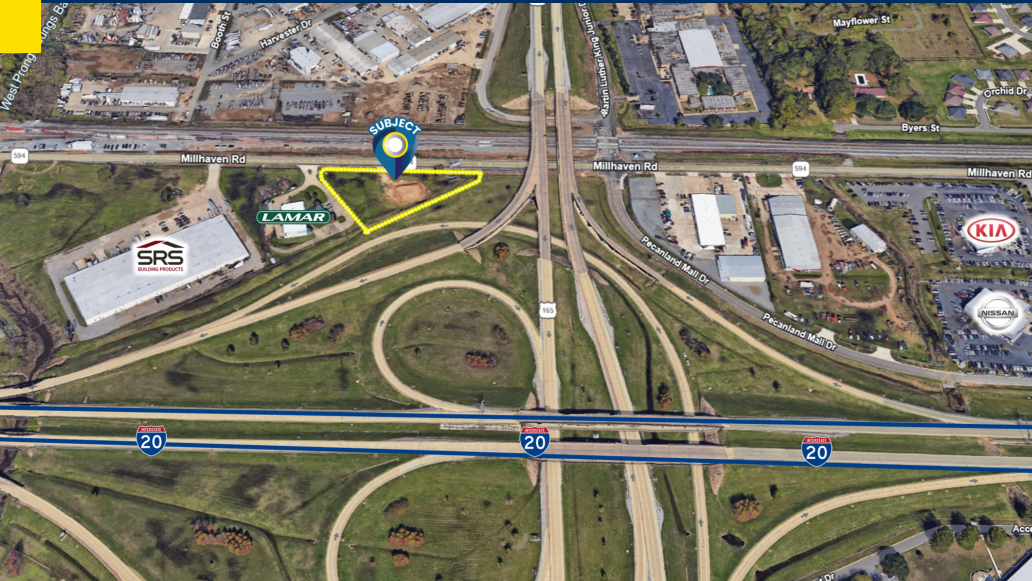
The location is strategically situated just west of Highway 165, less than two miles south of Monroe Regional Airport, and surrounded by a mix of retail, office, and service businesses. Its position within a well-established commercial corridor reinforces its potential for a wide range of uses while offering excellent visibility to daily traffic flows and strong access to the interstate system.

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



Building Name	High-Visibility Land on Millhaven Road / West of Hwy 165 Near I-20
Property Type	Land
Property Subtype	Industrial
APN	66032

This commercial tract on Millhaven Road offers high visibility and excellent accessibility. Triangular in shape with approximately 450± feet of frontage along Millhaven, the site provides a strong visual presence along one of Monroe's most traveled commercial corridors. Positioned directly east of Lamar Advertising, the property sits just north of the eastbound entrance ramp onto I-20 at Exit 118A, creating easy connectivity for both local and regional traffic.

- Triangular commercial tract with flexible development potential
- 450± feet of Millhaven Road frontage
- High-traffic corridor with excellent signage opportunities
- Immediate access to Hwy. 165 and I-20
- B-3 General Business/Commercial District zoning

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.