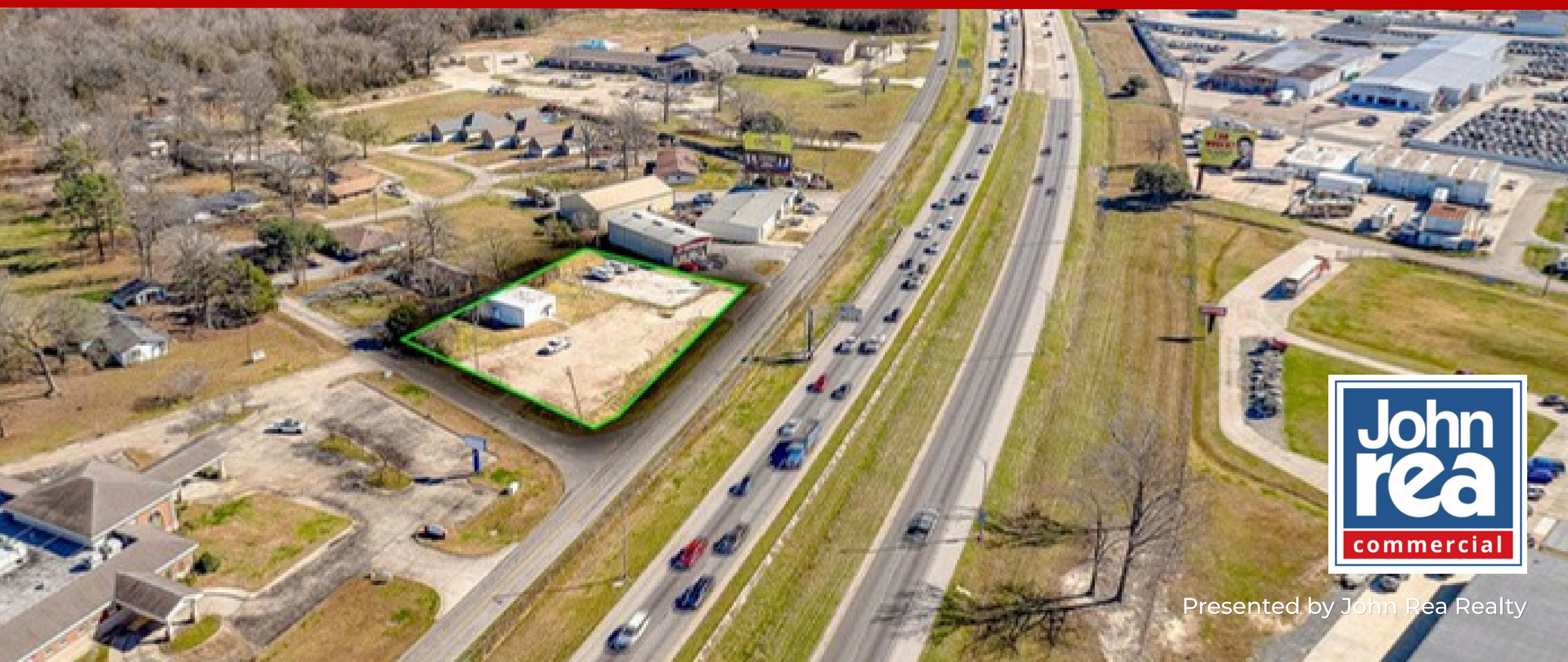


CALL FOR OFFERS

Commercial Lot / .64± Acre Corner

1301 Glenwood Drive, West Monroe, LA 71291



Presented by John Rea Realty



Executive Summary

Corner of Glenwood Drive & Moss Park Drive,
West Monroe, LA.

0.64± Acres (27,878 SF) with I-20 visibility.

Existing 1,200± SF warehouse/office
4,100± SF concrete pad.

Three curb cuts for flexible access.

Improvements conveyed as-is.

Parish commercial zoning outside city limits.



Location & Access

01

Prime Corner Location

Situated at the corner of Glenwood Drive and Moss Park Drive in West Monroe, LA, offering excellent street presence and multi-directional visibility from a high-traffic intersection.

02

Interstate 20 Visibility

Direct frontage and immediate visibility from Interstate 20 with a traffic volume exceeding 75,000 vehicles per day, maximizing exposure for any commercial use.

03

Surrounding Amenities

Adjacent to the Thomas Road commercial corridor and in close proximity to Glenwood Regional Medical Center, placing the site within a well-established commercial hub.

04

Zoning & Flexible Access

Governed by parish commercial zoning outside city limits, allowing versatile uses. Three curb cuts (two on Moss Park, one on Glenwood) provide flexible ingress and egress.



Pricing Guidance

Pricing Guidance: \$279,000

- Existing improvements:
- 1,200 SF warehouse/office
- 4,100 SF concrete pad



Conveyed As-Is with no contributory value assigned.

Seller will make no repairs or improvements prior to closing.

Ideal for office, service, contractor, retail, storage, or commercial redevelopment.

Buyer is responsible for independent verification of property condition, zoning, access, utilities, and suitability for intended use.

Call for Offers Process

The Property is being offered through a formal 30-Day Call for Offers process.

Offers should include:

- Proposed purchase price;
- Earnest money deposit amount and terms;
- Due diligence period requirements;
- Financing Structure;
- Evidence of financial capability;
- Buyer Qualifications and Experience;
- Proposed Use and/or Redevelopment Plan;
- Proposed Closing Timeline;
- Requested contingencies; and
- Any other material transaction terms.

Seller may evaluate proposals based upon:

- Purchase price;
- Financial capability;
- Certainty of closing;
- Due-diligence requirements;
- Closing timeline;
- Intended use;
- Development strategy;
- Requested contingencies; and
- Overall transaction structure.

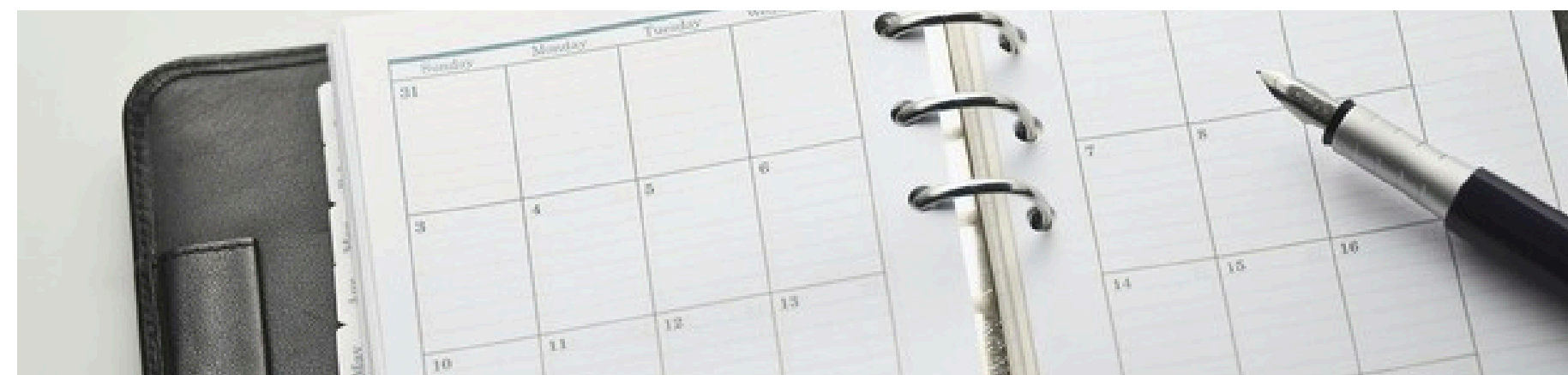




Call For Offers

****Timeline & Conditions****

This is a sealed bid 30-day Call-for-Offers process.



- Launch: Monday, June 29, 2026
- Questions Deadline: Wednesday, July 15, 2026
- Seller Responses Posted: Friday, July 17, 2026
- Offers Due: Wednesday, July 29, 2026
- Seller Review / Short List: Friday, July 31, 2026
- Best & Final (if requested): Friday, August 3, 2026

****General Guideline. Seller Conditions May Apply.****

Conditions

- Property sold AS-IS, WHERE-IS with no warranties expressed or implied.
- Buyer responsible for all due diligence, inspections, and environmental assessments.
- Seller reserves the right to accept, reject, or counter any and all offers.
- Seller reserves the right to modify the Call for Offers timeline at any time.



± .64 AC CORNER LOT
1301 Glenwood Drive, West Monroe, LA



READY TO MAKE AN OFFER?

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