

ALL FIELDS DETAIL



(30) MLS #	214889	(44) TIMBER	No
(42) Status	ACTIVE	(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	8/3/2025	(96) Status Date	6/7/2025
(97) HotSheet Date	6/7/2025	(98) Price Date	5/31/2025
(99) Input Date	5/31/2025 11:35 PM	(101) VOW Include	Yes
(105) Agent Hit Count	25	(106) Client Hit Count	0
(107) Cumulative DOM	614	(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	1
(5) Geocode Quality	Manually Placed Pin	(12) Picture Count	4
(13) Days On Market	64	(18) Input Date	5/31/2025 11:35 PM
(19) Update Date	8/3/2025 2:40 PM	(102) VOW Address	Yes
(103) VOW Comment	Yes	(104) VOW AVM	Yes

FEATURES

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

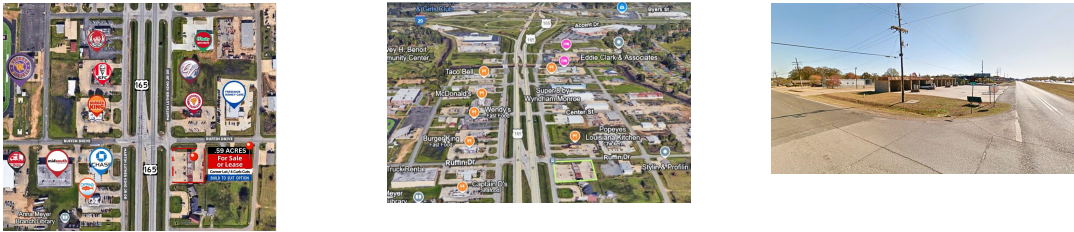
BROKER TO BROKER REMARKS

(116) Broker to Broker Remarks All information is deemed reliable but not guaranteed. Buyer to verify. Improvements are assigned no value. Property offered As-Is, available For Sale or Lease. Build-to-Suit options negotiable.

PUBLIC REMARKS

(117) Public Remarks Prime Redevelopment Opportunity – Signalized Corner Lot | Monroe, LA. Unlock the potential of this 0.587± acre commercial corner site strategically located at the signalized intersection of Ruffin Dr. and Martin Luther King Jr Dr/Accent Dr, just off Highway 165 and 1.2 miles from I-20. Property Highlights: Land Value Only: Former self-serve car wash; improvements add no value. Zoned Commercial – Ideal for QSR, retail, or service-based development. High visibility in a strong retail corridor with excellent access. Approx. 4,500 SF of existing paved concrete. Multiple access points: Three (3) curb cuts on MLK Jr Dr and one (1) on Ruffin Dr. Development flexibility: Build-to-suit and ground lease options available. Survey Available Upon Request. Surrounding Retailers: McDonald's • Wendy's • Taco Bell • Popeyes • O'Reilly Auto Parts • Church's Chicken • and more. With its prime signalized corner location, strong traffic counts, and surrounding national retailers, this property presents an exceptional redevelopment or investment opportunity in Monroe's high-traffic commercial corridor.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.