Choudrant Property, Lincoln Parish, 4.66 Acres +/-
3781 Elm St
Choudrant, LA 71227

$780,000
4.66± Acres
Lincoln County







MORE INFO ONLINE:

https://www.mossyoakpropertiesla.com/

SUMMARY

Address
3781 Elm St

City, State Zip
Choudrant, LA 71227

County
Lincoln County

Type
Commercial, Business Opportunity

Latitude / Longitude
32.5334 / -92.512052

Dwelling Square Feet
1,600

Bedrooms / Bathrooms
4 / 2

Acreage
4.66

Price
$780,000

Property Website
www.mossyoakpropertiesla.com







PROPERTY DESCRIPTION

Prime 4.6-Acre +/- Commercial Tract on Hwy 145 Corridor — Immediate Income & I-20/Hwy 80 Proximity

Maximize your exposure in the rapidly growing Lincoln Parish market. This premium 4.6-acre multi-use tract features exceptional high-visibility frontage directly on Highway 145, strategically positioned right between Interstate 20 and Highway 80. Perfect for capturing both local traffic and regional transit between Ruston and West Monroe, this location is tailor-made for commercial success.

Key Features & Potential:

- **The Land:** 4.6 acres of level, highly usable land with excellent depth and substantial road frontage. It offers a blank canvas for a commercial service hub, retail footprint, professional offices, flex-space, or a high-demand self-storage facility.
- **Immediate Cash Flow:** An older, well-maintained residential home on the property currently operates as an active rental, providing reliable holding income while you finalize your development and zoning plans.
- **Adaptive Reuse:** The existing structure features a layout that could be retrofitted into a charming office or boutique storefront.
- **Unbeatable Logistics:** Enjoy instantaneous access to the region's primary shipping and commuter veins (I-20 and US-80) with seamless ingress/egress.

Secure a versatile acreage footprint with built-in financial flexibility in one of North Louisiana's most desirable growth pockets.

Schedule your private tour today and position your business in the center of Choudrant's expansion!

Buyer to verify zoning transition requirements with the Village of Choudrant / Lincoln Parish Police Jury

Property Quick-Facts

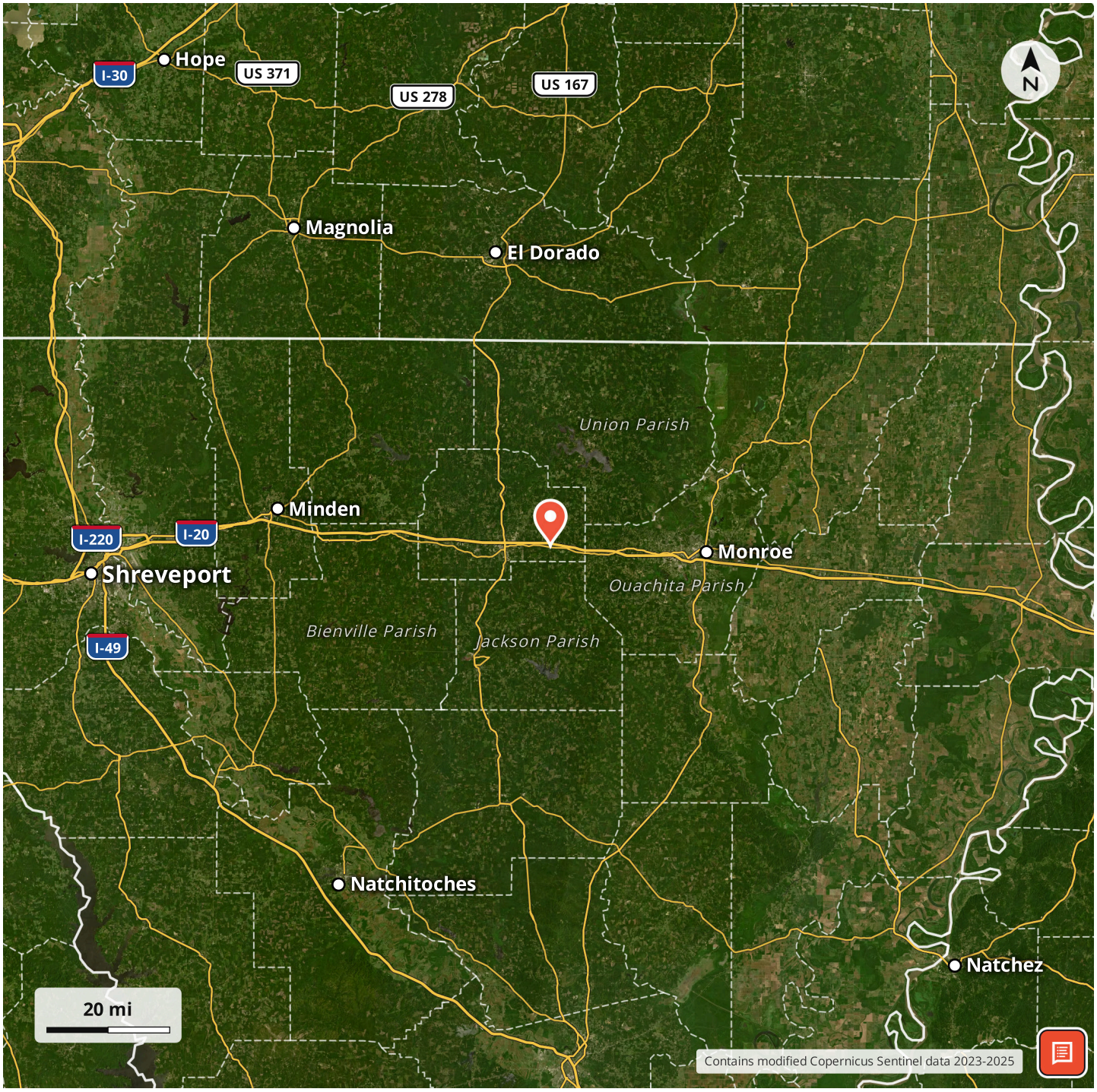
- **Acreage:** 4.6 +/- Acres
- **Location:** Highway 145 (Between I-20 & Highway 80), Choudrant, LA
- **Current Status:** Income-producing residential rental
- **Best Uses:** Retail, corporate office, flex-space, light industrial, or commercial redevelopment
- **Topography:** Level, deep lot accommodating extensive parking or large-scale building footprints







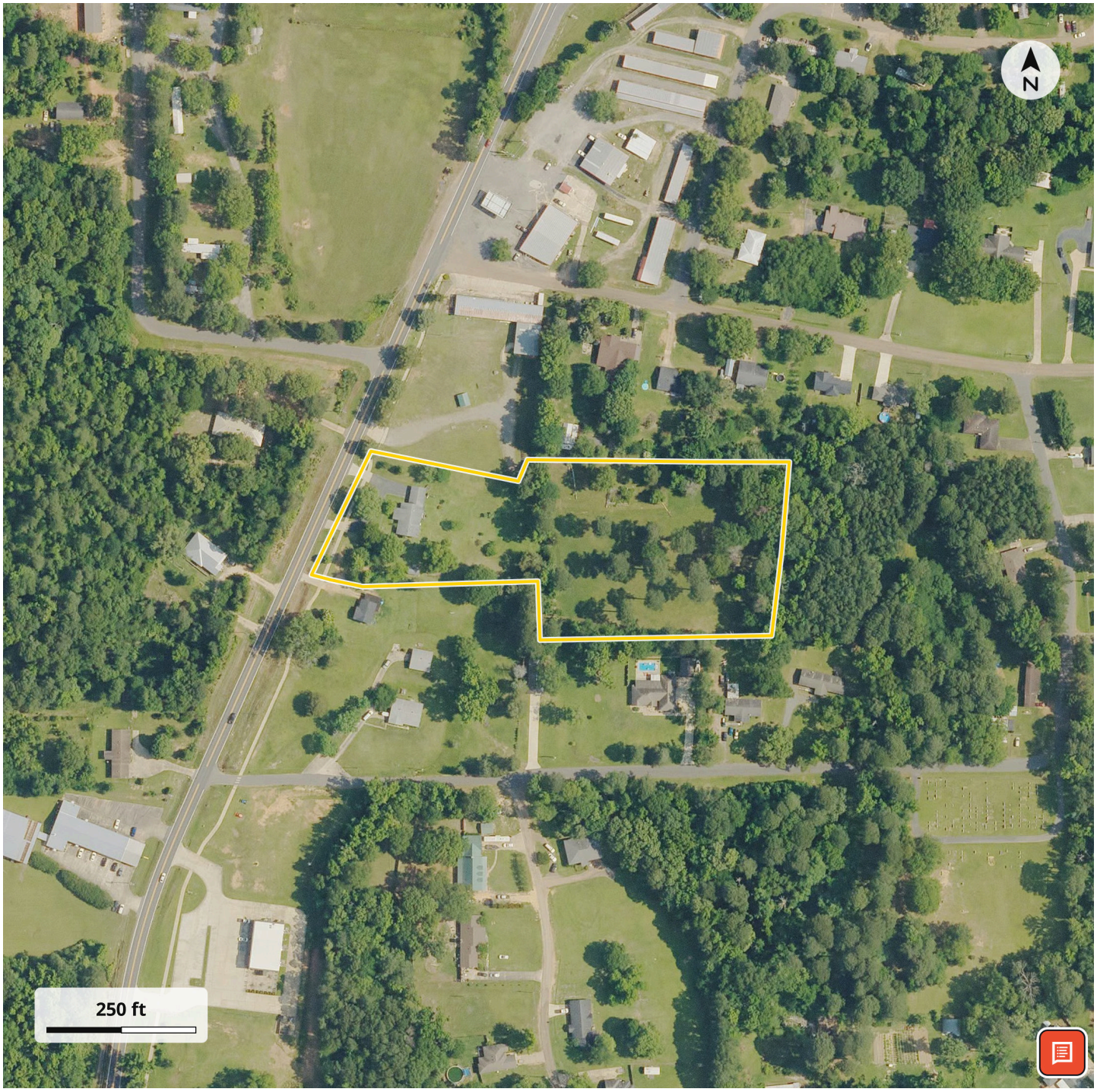

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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