

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

**\$780,000**  
4.66± Acres  
Lincoln County





**Choudrant Property, Lincoln Parish, 4.66 Acres +/-  
Choudrant, LA / Lincoln County**

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**SUMMARY**

**Address**

3781 Elm St null

**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**

<https://www.mossyoakpropertiesla.com/property/choudrant-property-lincoln-parish-4-66-acres-/lincoln/louisiana/109923/>



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**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



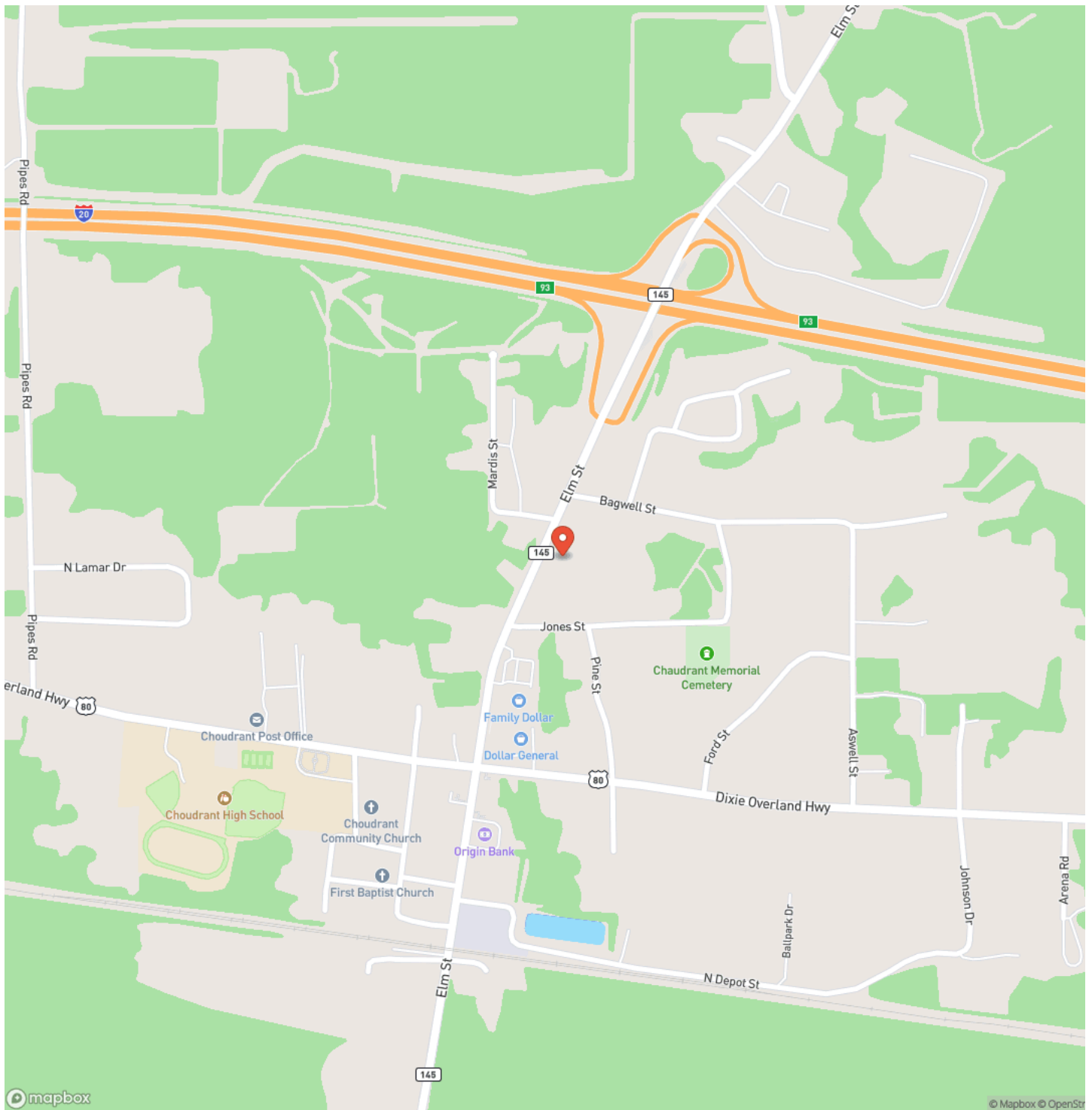


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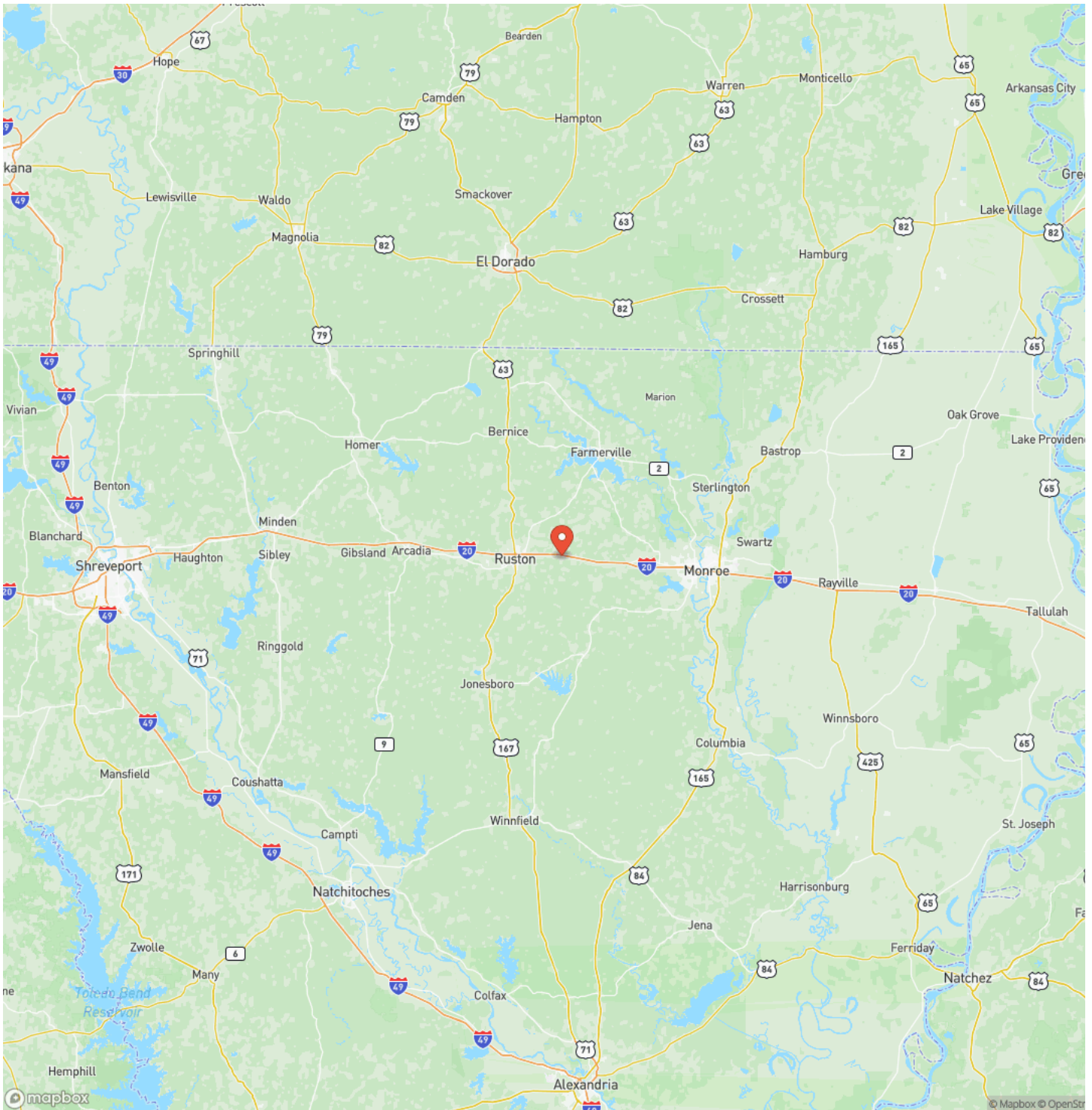


## Locator Map



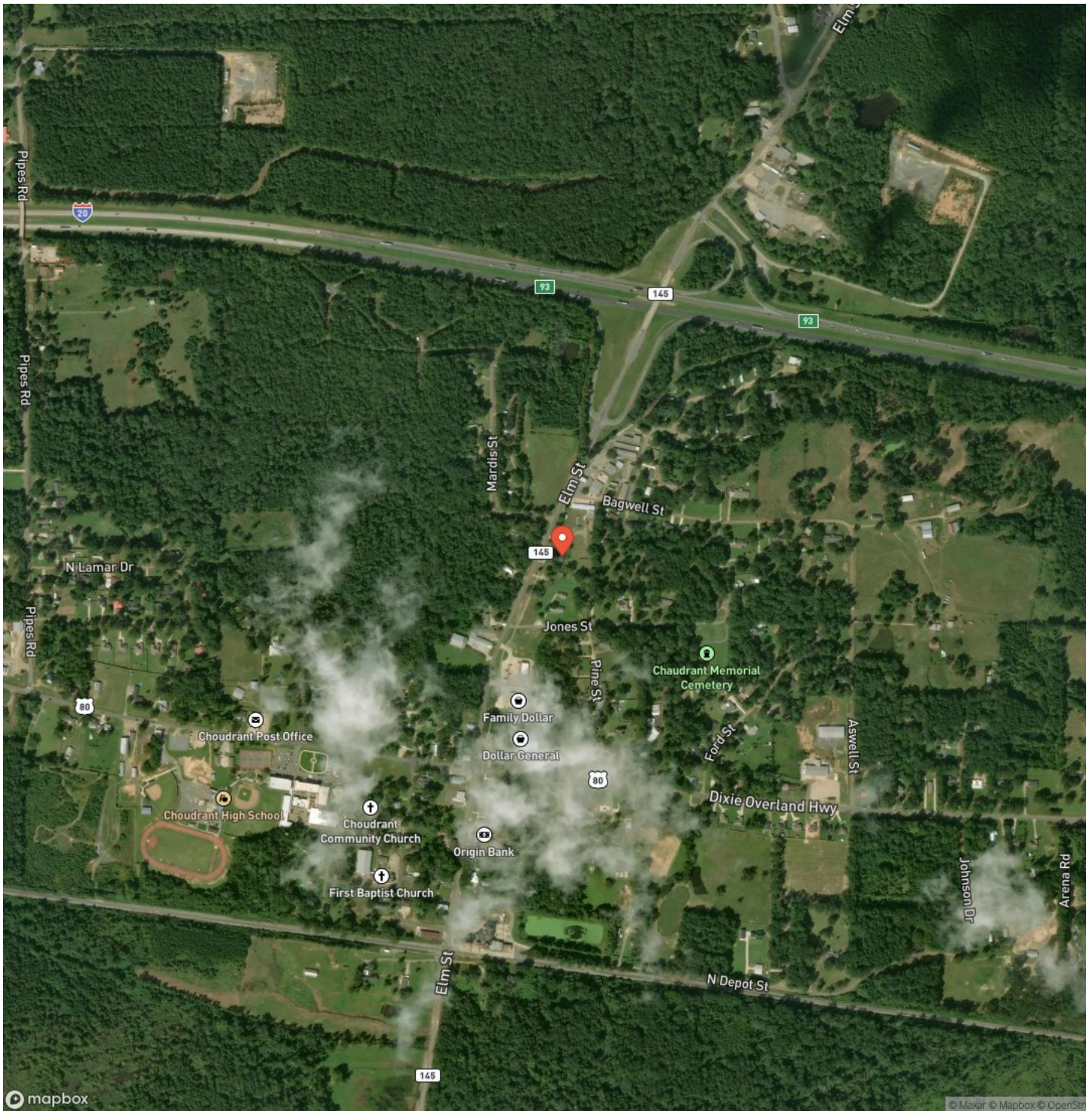


## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jarod Patterson

## Mobile

(318) 245-1167

## Email

jpatterson@mossyoakproperties.com

## Address

629 Leachman Road

## City / State / Zip

Ruston, LA 71270

## NOTES

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakpropertiesla.com/>

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Mossy Oak Properties of Louisiana**  
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