

New Mineral Springs Addition North
700 New Mineral Springs Road
Calhoun, LA 71225

\$115,500
23.400± Acres
Ouachita County



New Mineral Springs Addition North Calhoun, LA / Ouachita County

SUMMARY

Address

700 New Mineral Springs Road

City, State Zip

Calhoun, LA 71225

County

Ouachita County

Type

Undeveloped Land, Business Opportunity, Lot

Latitude / Longitude

32.45085 / -92.366139

Acreage

23.400

Price

\$115,500

Property Website

<https://moplandandhome.com/property/new-mineral-springs-addition-north-ouachita-louisiana/116165/>



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PROPERTY DESCRIPTION

Prime Development Opportunity - 23.4 Acres in Ouachita Parish, LA

Discover an exceptional opportunity to develop a rural subdivision in the heart of Ouachita Parish. This 23.4± acre tract is ideally suited for multiple residential lots, with flexible potential lot sizes ranging from approximately 1.5 to 7.5 acres-perfect for today's demand for space, privacy, and country living. South half of tract is now under contract.

The property features electricity already on site and a gravel access road, helping reduce upfront development costs. Several future lots could enjoy scenic frontage on a pond, adding strong appeal for custom homes or estate-style residences.

Conveniently located just 5 miles from Interstate 20 and less than 20 miles from Monroe/West Monroe, the property offers the perfect balance of peaceful, quiet surroundings with easy access to dining, shopping, and entertainment. Residents can enjoy a relaxed rural lifestyle without sacrificing modern conveniences.

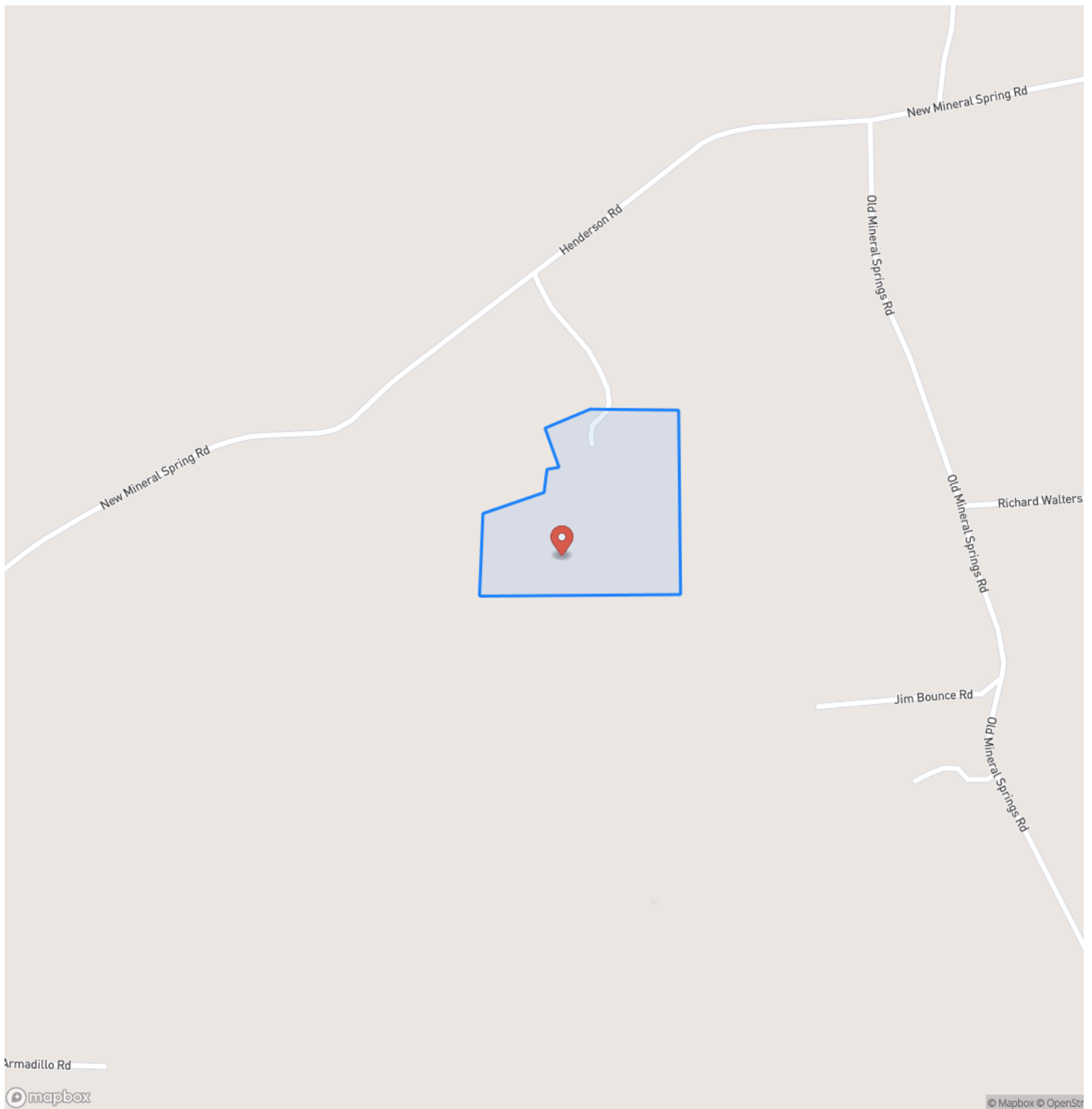
Whether you're a developer, investor, or builder, this tract offers excellent potential in a growing area with strong buyer demand for larger home sites.

Contact me today for a personal tour and see all this special place has to offer.

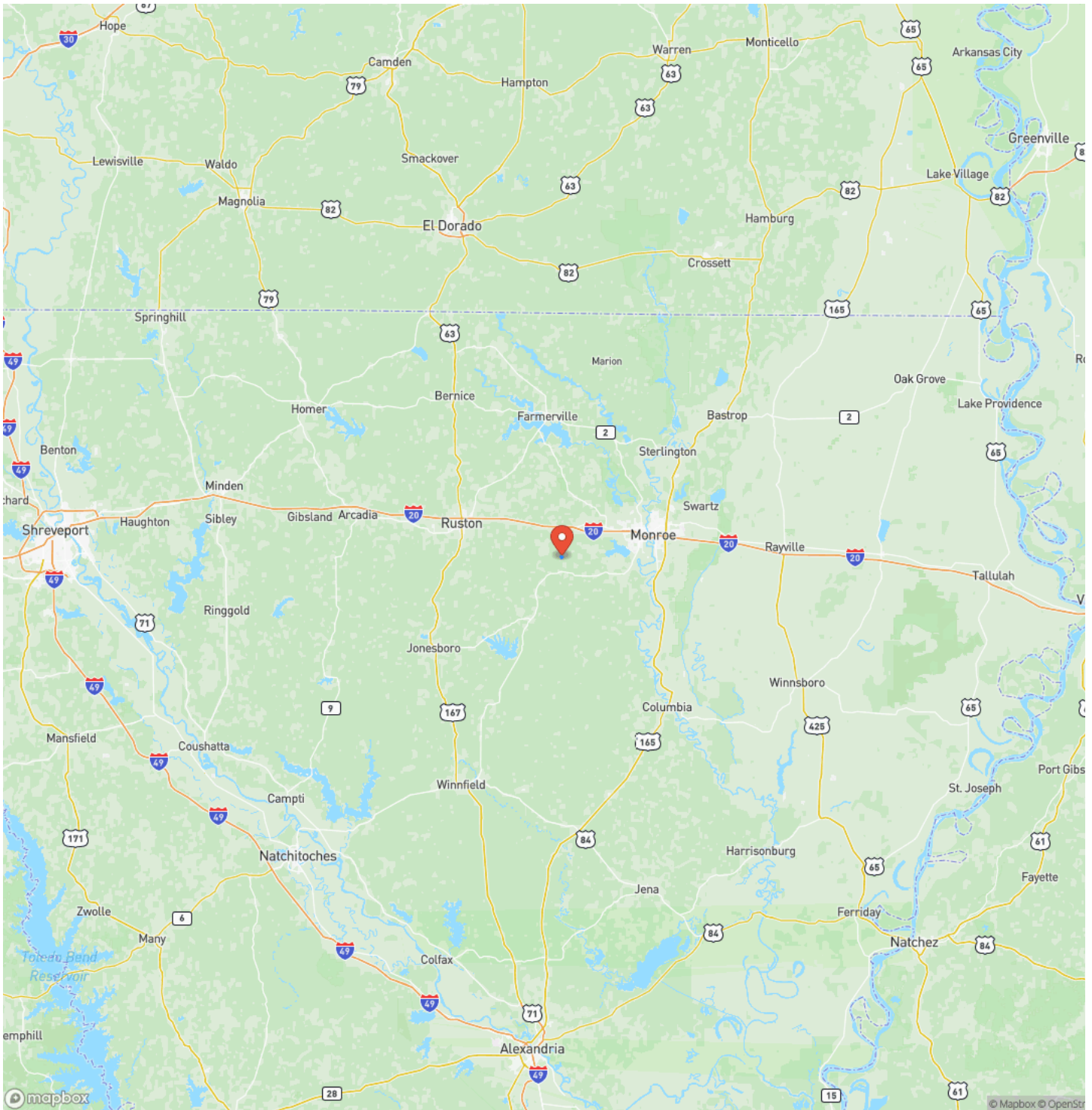
New Mineral Springs Addition North
Calhoun, LA / Ouachita County



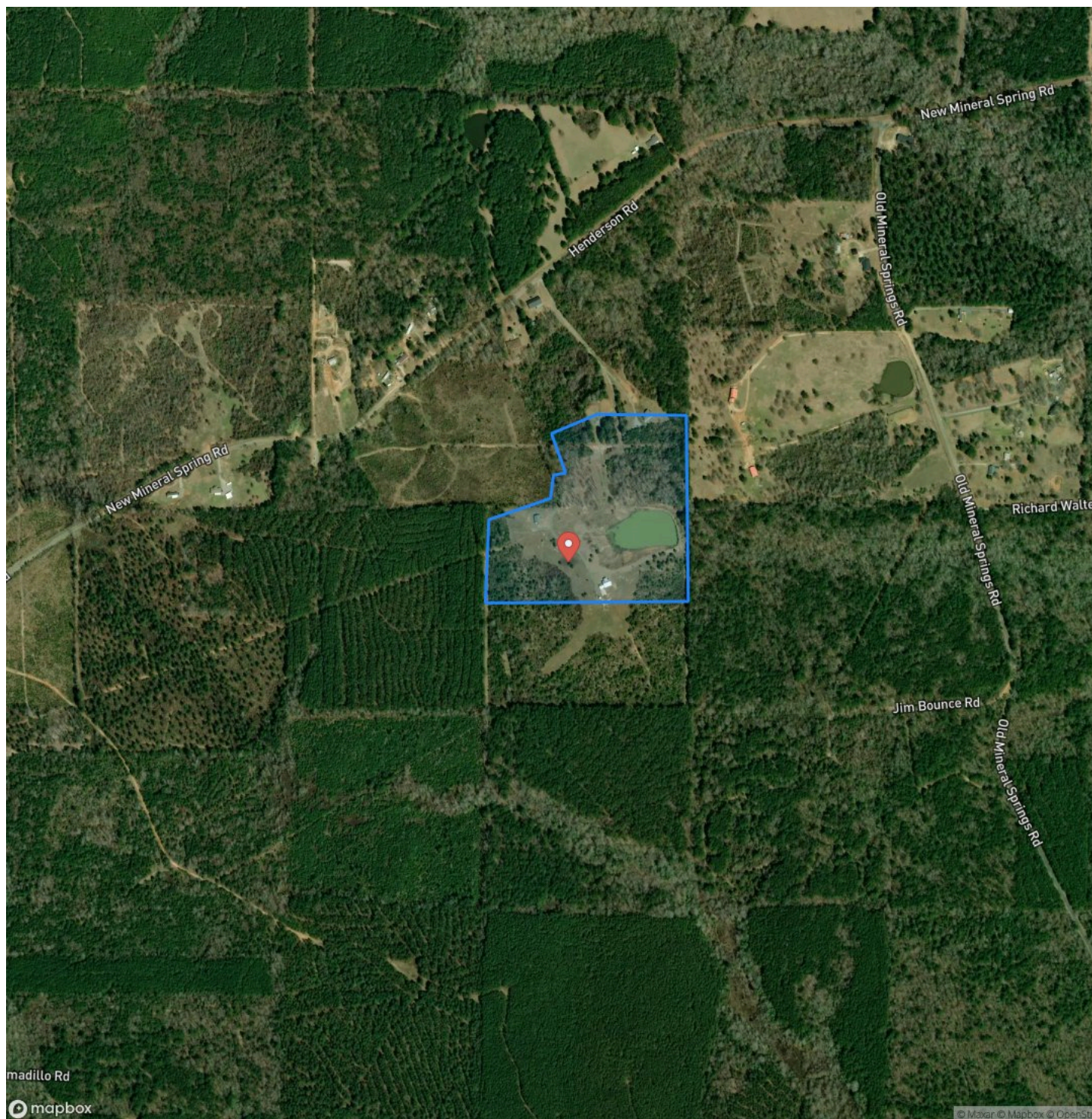
Locator Map



Locator Map



Satellite Map



New Mineral Springs Addition North Calhoun, LA / Ouachita County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES



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://moplandandhome.com/>

DISCLAIMERS

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