

Site in Ouachita Parish, LA

Highland Park Mixed-Use Development Site



Located along the major transportation route to the residential areas north and west, this property provides premium access to the home-to-office traffic. Its location makes it highly suitable for commercial development, with adequate land for complimenting residential use.

15.1

Acres

Contiguous Available:

Listing Price

Sale Price
negotiable

Property Type

- Commercial

This is only a summary of this property. For complete details visit:
<https://louisianasiteselection.com/led/Property/Detail/16806/Highland-Park-Development-Site-West-End>

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Transportation Infrastructure



North 7th Street and Otis Street | West Monroe, Louisiana 71291

Airports

Primary: Monroe Rgnl (MLU)	Additional: Union Parish (F87)
6.3 Miles	17.5 Miles

Interstates

Primary:
I-20

1.4 Miles

U.S. Highways

Primary: State Rte 143	Additional: State Rte 616
0 Miles	0 Miles

Rail

Primary: Union Pacific RR	Additional: Illinois Central RR
1.4 Miles	2 Miles

Navigable Water

Primary: OUACHITA RIVER	Additional: TENSAS RIVER
OUACHITA RIVER Miles	55 Miles

Ports

Primary: Lake Providence, LA	Additional: Port of Madison Parish, LA
58 Miles	60 Miles

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Property Details

Fire Protection

Fire Station

West Monroe Fire Station 3
Distance: 0.5 Miles

Cranes

Has Cranes: No

Utilities

Electricity

Provider: Entergy

Water

Provider: City of West Monroe

Telecommunications

Provider: AT&T

Natural Gas

Provider: Atmos Energy

Sewer

Provider: City of West Monroe

Fiber-Optic

Provider: AT&T

Highland Park Mixed-Use Development Site

Space & More Information

More Information

Property Id: 16806

Enterprise Zone: No

Foreign Trade Zone: No

Industrial Park: No

Within City Limits: Yes

Highland Park Mixed-Use Development Site

Demographics

	Drive-Time: 30 minutes	Drive-Time: 60 minutes	Drive-Time: 90 minutes
2018 Key Demographic Indicators (Esri)			
2018 Total Population (Esri)	168,204	332,558	647,727
2010-2018 Population: Annual Growth Rate (Esri)	0.41	0.32	0.2
2018 Daytime Population			
2018 Total Daytime Population	173,581	328,097	647,006
2018 Daytime Population: Workers	78,683	134,498	272,043
2018 Daytime Population: Residents	94,898	193,599	374,963
2018 Income (Esri)			
2018 Average Household Income (Esri)	61,982	57,511	56,339
2018 Per Capita Income (Esri)	23,916	22,189	21,842
2018 Educational Attainment (Esri)			
2018 Education: High School Diploma (Esri)	31,193	66,046	133,025
2018 Education: Some College/No Degree (Esri)	25,121	46,229	94,279
2018 Education: GED/Alternative Credential (Esri)	7,088	14,294	28,056
2018 Education: Associate's Degree (Esri)	5,188	11,274	26,403
2018 Education: Bachelor's Degree (Esri)	18,315	32,012	57,683
2018 Education: Graduate/Professional Degree (Esri)	9,427	17,282	31,531
2018 Labor Force by Occupation (Esri)			
2018 Employed Civilian Population Age 16+ by Occupation Base (Esri)	73,229	137,034	262,946
2018 Occupation: Production (Esri)	3,789	7,955	15,953
2018 Occupation: Transportation/Material Moving (Esri)	4,739	9,461	19,326
2018 Occupation: Architecture/Engineering (Esri)	794	1,348	3,226
2018 Occupation: Farming/Fishing/Forestry (Esri)	159	832	1,980
2018 Occupation: Construction/Extraction (Esri)	3,578	7,388	16,669
2018 Occupation: Office/Administrative Support (Esri)	11,367	19,905	36,096

Highland Park Mixed-Use Development Site

Documents Available Online

[Highland Park Complete Packet.pdf](#)

[Highland Park Site Dimensions 6-6-19.pdf](#)

[Highland Park Mixed-Use Development Site Application_216269.docx](#)

[Exhibit A. Highland Park Mixed-Use Development Site Color Aerial Photo Map.pdf](#)

[Exhibit B. Highland Park Mixed-Use Development Site Property Boundary Aerial Exhibit.pdf](#)

[Exhibit C. Highland Park Mixed-Use Development Site Property Boundary Exhibit.pdf](#)

[Exhibit D. Highland Park Mixed-Use Development Site Property Rights of Way Exhibit.pdf](#)

[Exhibit E. Highland Park Mixed-Use Development Site Zoning Map, Documents & Tax Assessment.pdf](#)

[Exhibit G. Highland Park Mixed-Use Development Site Memorandum of Agreement.pdf](#)

Plus 9 More...

To download all documents & view videos, visit <https://louisianasiteselection.com/led/Property/Detail/16806/Highland-Park-Development-Site-West-End>

Ready to learn more about this site?



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