

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

\$125,000
24.16± Acres
Ouachita County



**New Mineral Springs Addition
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

Latitude / Longitude

32.45085 / -92.366139

Acreage

24.16

Price

\$125,000



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PROPERTY DESCRIPTION

Prime Development Opportunity – 24.16 Acres in Ouachita Parish, LA

Discover an exceptional opportunity to develop a rural subdivision in the heart of Ouachita Parish. This 24.16± 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.

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Locator Map



Locator Map



Satellite Map



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