



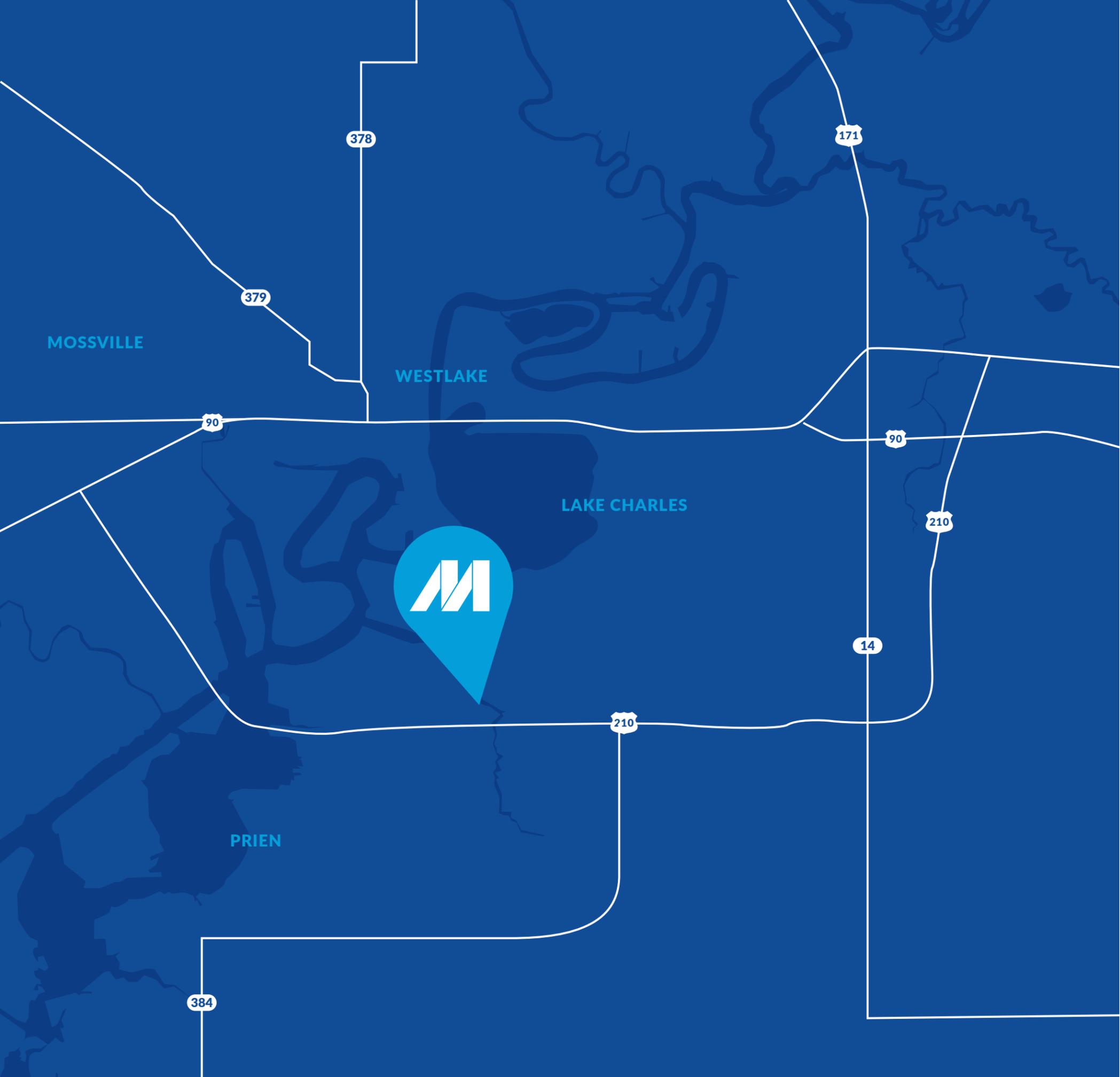
MARCEL

THE PLACES THAT BRING US TOGETHER

MARCEL CONTRABAND POINTE

LAKE CHARLES, LA





01

WELCOME TO MARCEL CONTRABAND POINTE

LOCATED IN LAKE CHARLES, LA

Marcel Contraband Pointe delivers an update on the suburban mixed-use development model, one that integrates creative lifestyle amenities and a fresh take on the community retail experience.

An extension of an award-winning master planned community celebrating community with connectivity to arts and culture hubs, five public golf courses, weekly farmers markets and the Creole Nature Trail, which boasts boating, fishing and birdwaching experiences year-round. A collection of shops and restaurants provides visitors spaces and experiences that flow inside to outside and connect with pristine landscaped spaces that weave together local residential communities. These open-air spaces will host entertainment and special events to foster unique experiences and opportunities for interaction and discovery.

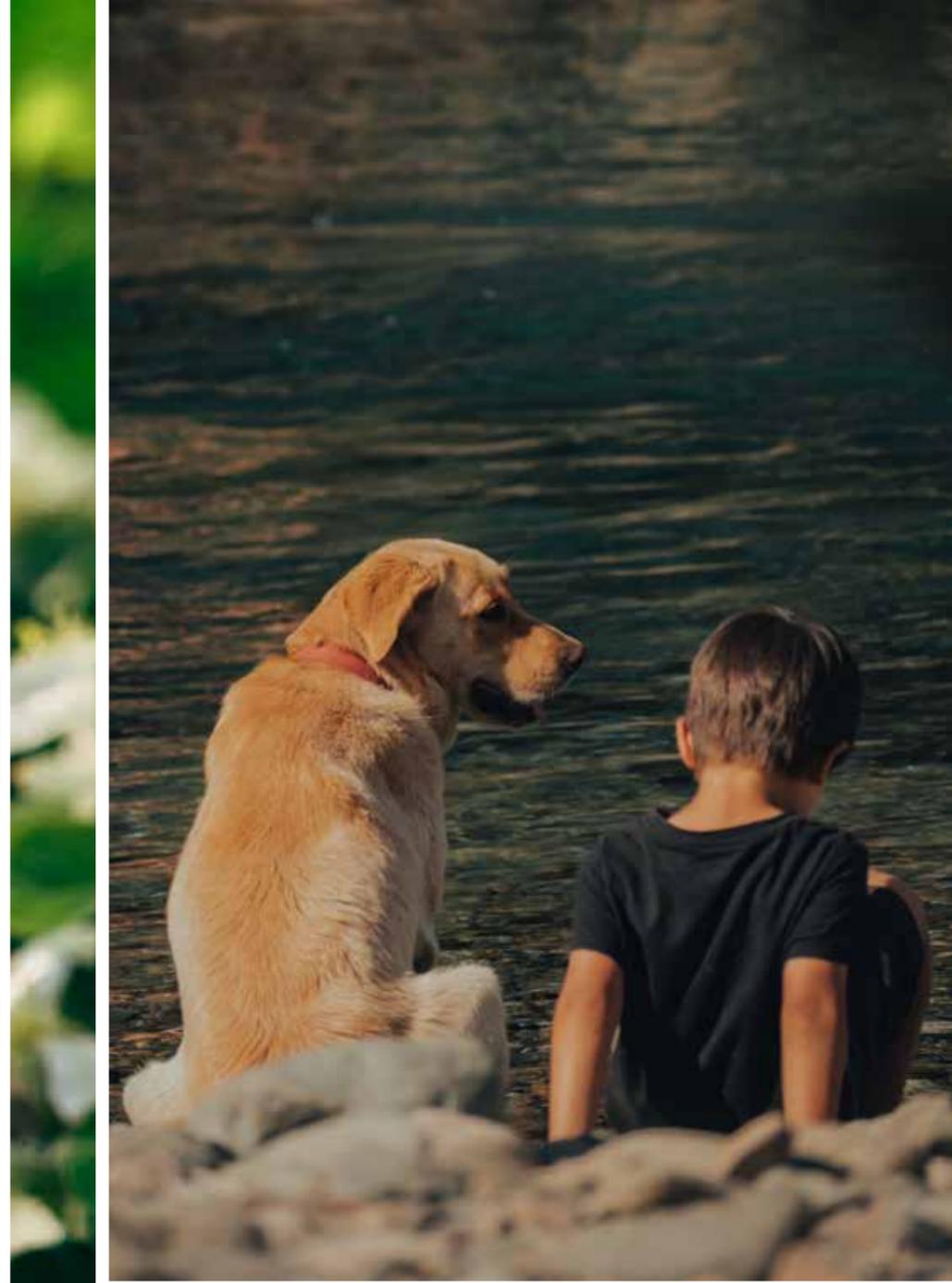
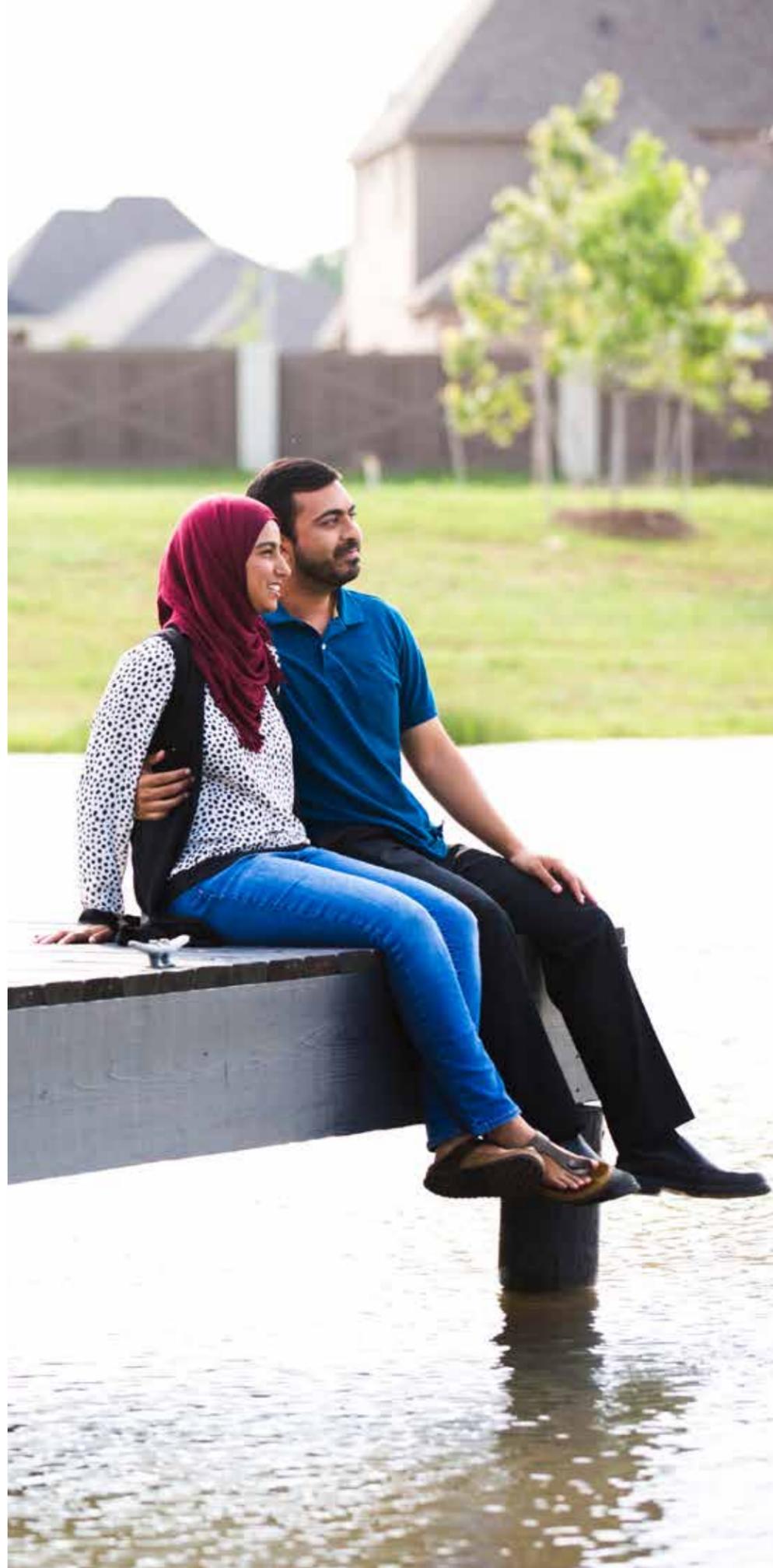
Marcel Contraband Pointe includes five restaurant and retail sites, as well as one of the only waterside restaurants in Lake Charles, and a dedicated building space to house an APEX Executive Suites, a flexible community co-working facility.



Household incomes over \$120,000 within a 1-mile radius

Less than 15 minutes from Prien, Westlake, and downtown Lake Charles

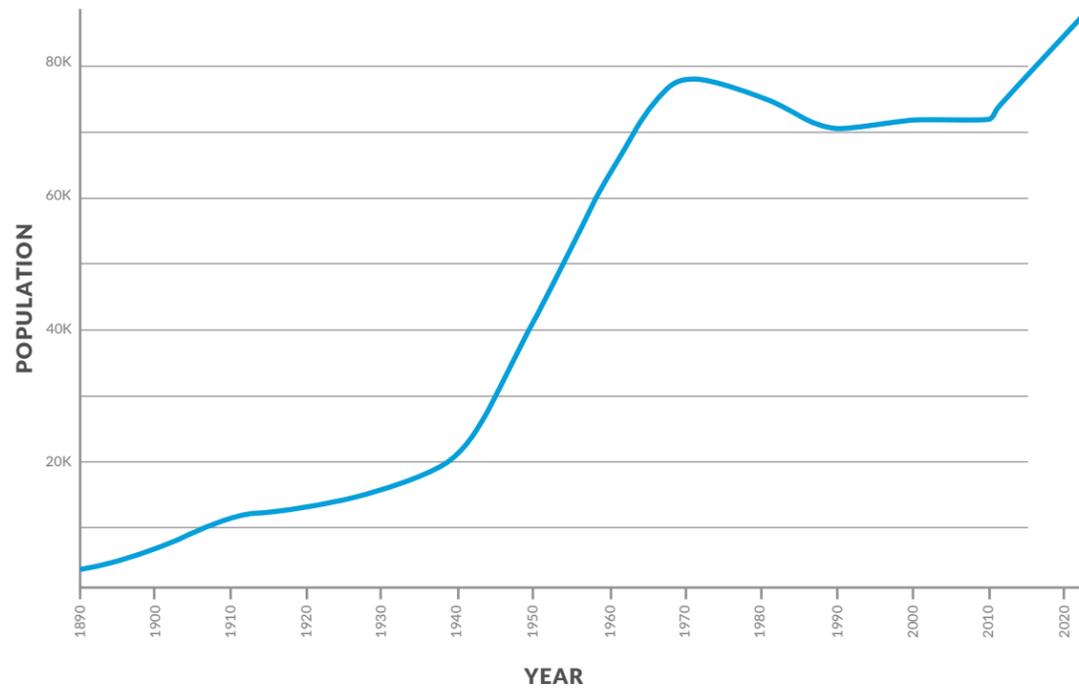




CREATING THE
PLACES THAT BRING
US TOGETHER

2022 POPULATION

87,448



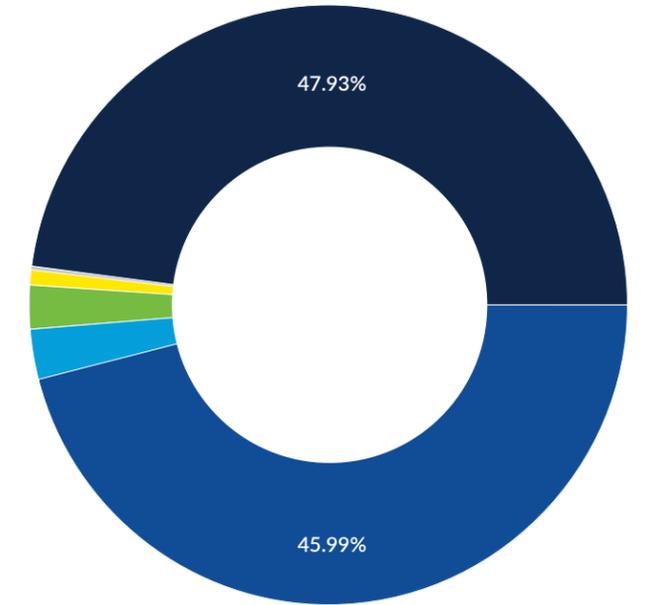
POPULATION BY RACE

POPULATION BY RACE

Black	37,306	47.93%
White	35,792	45.99%
Two or More Races	2,135	2.74%
Asian	1,827	2.35%
Some Other Race	637	.82%
American Indian and Alaska Native	135	0.17%
Native Hawaiian & Other Pacific Islander	0	0.00%

POPULATION

PERCENTAGE

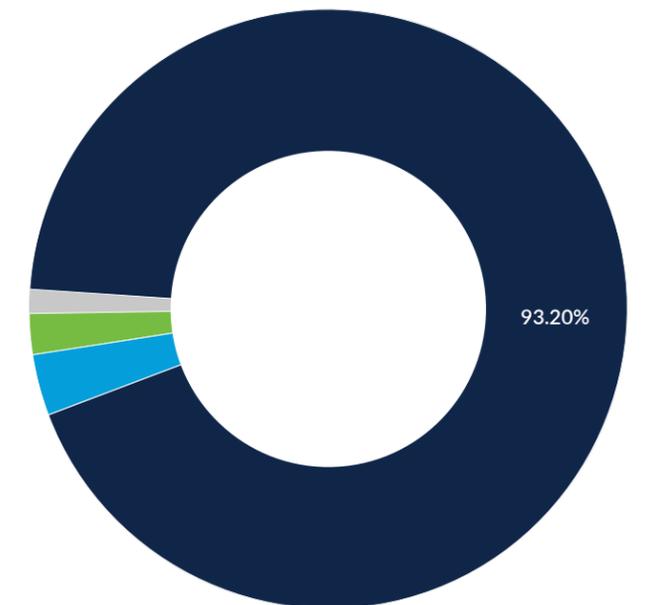


LAKE CHARLES LANGUAGES SPOKEN

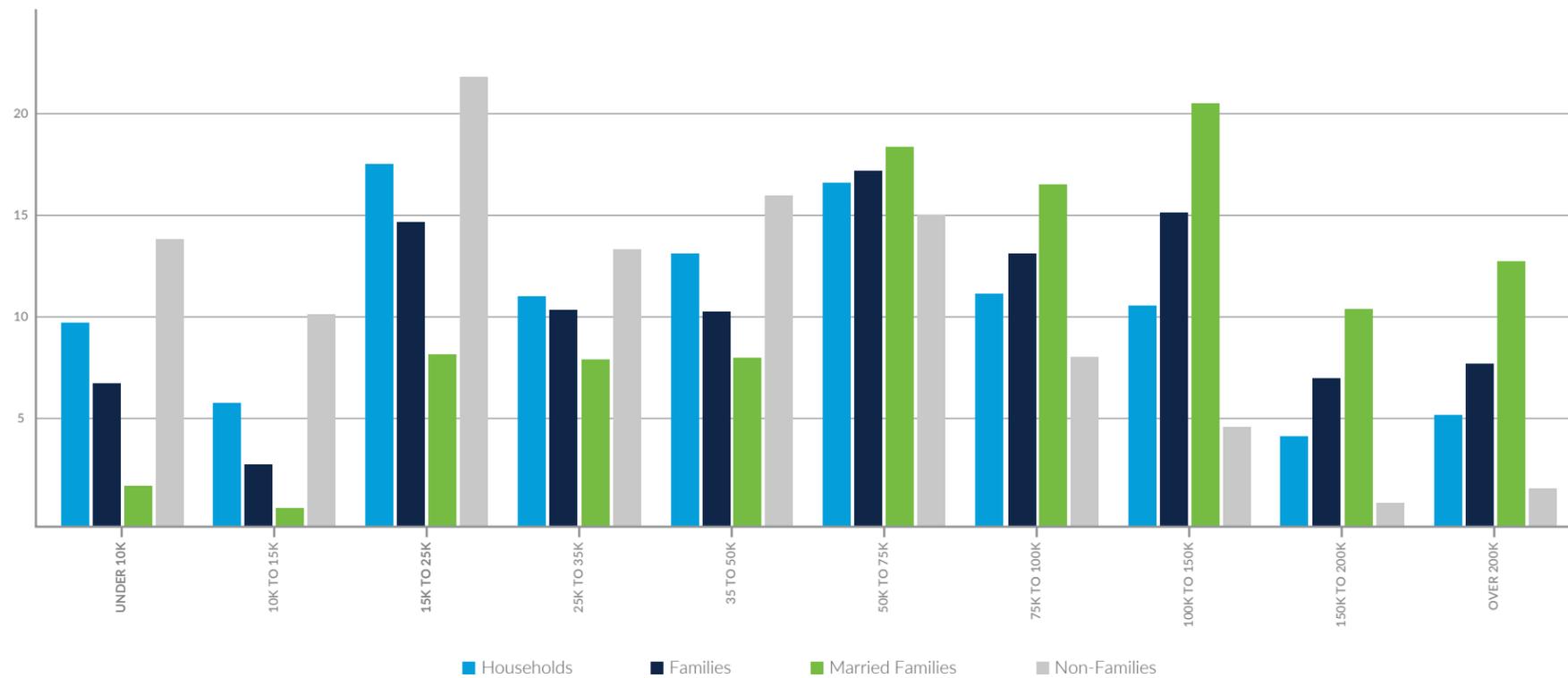
POPULATION BY LANGUAGE SPOKEN

Only English	93.20%
Other Indo-European Language	3.3%
Spanish	2.2%
Asian & Other Pacific Island Language	0.8%
Other Language	0.5%

PERCENTAGE

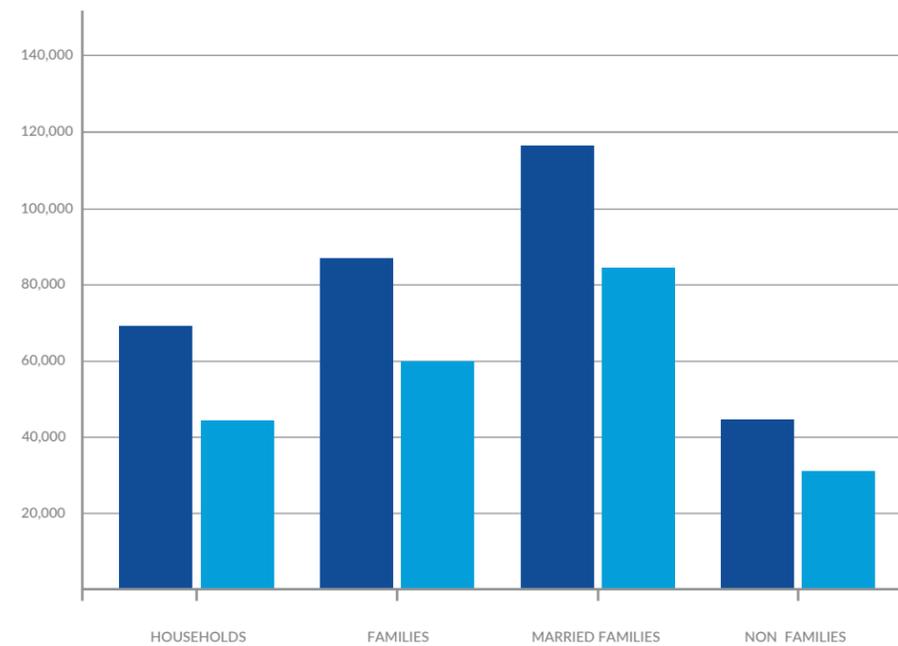


LAKE CHARLES INCOME BY HOUSE TYPE



LAKE CHARLES INCOME BY HOUSEHOLD TYPE

NAME	MEDIAN	MEAN
Households	\$ 44,785	\$ 69,554
Families	\$59,921	\$ 87,357
Married Families	\$ 84,571	\$ 116,602
Non Families	\$ 30,643	\$45,017



**3 GOLF COURSES WITHIN
5 MILES**

MEDIAN AGE



35.5
TOTAL



34.2
MALE



37.6
FEMALE

60,112 ADULTS **12,387** WHOM ARE SENIORS

AGE DEPENDENCY

64.1 AGE DEPENDENCY RATIO

26 OLD AGE DEPENDENCY RATIO

37.1 CHILD DEPENDENCY RATIO



PEOPLE AND
PLACES IN
HARMONY.



MULTI-FAMILY

A-D

4 STORIES
1&2 BEDROOM UNITS
AMENITIES
CLUBHOUSE

TOTAL 6,500 SF
150 UNITS
+ AMENITIES

PARKING 232 SPACES
MIX OF GARAGE
AND SPACES

OFFICE/RETAIL

E OFFICE 16,416 SF

F RETAIL 8,208 SF

G RETAIL 8,208 SF

TOTAL 32,832 SF

PARKING 121 SPACES

RETAIL/RESTAURANT

H RESTAURANT 6,000 SF

I RESTAURANT 6,000 SF

J RETAIL 12,160 SF

K RESTAURANT 2,760 SF

TOTAL 26,920 SF

PARKING 123 SPACES

L

SECURE ENTRANCE

02

WELCOME TO OUR TOWN CENTER

GROUNDBREAKING
SEPTEMBER 15, 2022



BUILDING/USE	PARKING RATIO	AREA (SF)	PARKING REQ.
E - OFFICE	3.3	16,416	55
F - RETAIL	4	8,208	66
G - RETAIL	4	8,208	66
H - REST	5	6,000	30
I - REST	5	6,000	30
J - RETAIL	4	12,160	49
K - REST	5	2,760	14

TOTAL REQUIRED SPACES 244

STANDARD SPACES

COMPACT SPACES

ADA SPACES

TOTAL PARKING PROVIDED 301

TOTAL REQUIRED SPACES 20

PHASE 01

EARLY LEASING



BUILDING/TENANT

S - SHUCK'S

ONE OF THE ONLY RESTAURANTS IN LAKE CHARLES ON THE WATER

E - APEX EXECUTIVE SUITES

G - ATELIER SALON

J - PERFECT ROUND

OPEN FOR LEASE

F - RETAIL

H - RESTAURANT

I - RESTAURANT

K - RESTAURANT





03

COMMUNITY LIVING

GROUNDBREAKING
JUNE 15, 2023

BUILDING/USE	AREA (SF)
A-D - 4 STORIES	6500
150 UNITS	
1&2 BEDROOMS	
AMENITIES	
CLUBHOUSE	
TOTAL PARKING PROVIDED	232
MIX OF GARAGE AND SPACES	



ABOUT MARCEL

MARCEL is an innovative small cap commercial real estate (CRE) development firm. We focus on creating unique, transformative experiences in CRE development that improve the quality and richness of retail shopping, business, entertainment, and community living for our customers, partners, and tenants. Our specialty is smaller, neighborhood destination centers that create a transformational experience for the people who visit them.

We create exciting new opportunities with every project. MARCEL always considers the CRE experience through the eyes of the people, families, and communities who shop, work, and live in the spaces that we create.

AT MARCEL, WE BELIEVE IN
THE POWER OF PEOPLE AND
PLACES IN HARMONY.





MARCEL

THE PLACES THAT BRING US TOGETHER

MARCEL CONTRABAND POINTE LAKE CHARLES, LA

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All information contained is subject to change. Maps may not be drawn to scale, and prices, land, builders and specifications are subject to change without notice. Locations of existing buildings, roads, paths and amenities are approximate and additional facilities not yet shown may be added in the future.

August 2022

