

# 1.23 Acres On W. Prien Lake Road

TBD W Prien Lake Road, Lake Charles, LA 70601



## Property Description

Due to the proximity to the casinos and golf resorts, major retailers such as Walmart, Sam's, Target, LA-Z-Boy, the new Hobby Lobby, and many others, Contraband Pointe is poised for additional retail, restaurant, service shops, or recreation/entertainment use.

Visitors can easily access this shovel-ready site on W Prien Lake Road via Nelson Road or Lake Street.

Like all of Contraband Pointe, this outparcel reaps the benefits of being close to I-210 as well as the approximately 3300 hotel rooms within 1.5 miles, including L'auberge and Golden Nugget. Eight of those hotels are within 1850 feet of this lot.

To the East, construction on Marcel Contraband Pointe, the promising mixed-use development fronting Contraband Parkway is well underway. Learn more about this project as well as the Nelson Road Extension Bridge in the news section of [ContrabandPointe.com](http://ContrabandPointe.com)

## Location Description

Lake Charles is midway between Houston and New Orleans. Contraband Pointe is incredibly well positioned to the East of L'auberge and Golden Nugget Casinos and Golf Resorts.

Once construction of the Nelson Road Extension Bridge is completed in 2025-2026, access to and from the prestigious Shell Beach Drive area and Downtown Lake Charles will make Contraband Pointe's location even more desirable.

## Property Highlights

- Minutes from two major Casino and Golf Resorts
- 3300+/- hotel rooms within 1.5 miles
- Easy access to I-210, L'auberge Blvd, Nelson & Lake St
- Midway between Houston and New Orleans
- Less than 3 miles from McNeese State University

## Offering Summary

Sale Price:	\$950,000
Lot Size:	1.23 Acres

### Mary Kay Hopkins, Broker

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Licensed by the Louisiana Real Estate Commission



05/01/2024

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## Site Description

Besides frontage on popular W Prien Lake Road, this valuable outparcel enjoys the benefit of bordering the main, full-access, entrance and driving lanes in common with LA-Z-Boy and Hobby Lobby.

The Google image on page four provides evidence of the strength of this area of Lake Charles. The Casinos, new Hobby Lobby store, numerous hotels, and neighboring Prien Lake Plaza are just a few of the retail, restaurants, and service establishments that make this area so popular.

Lot 1C is shovel-ready as wetlands have been mitigated and water, sewer, and electricity are in place along W. Prien Lake Road.

A 13-acre parcel (3B) to the East offers dual frontage on W Prien Lake Road and Contraband Parkway.

The buyer is responsible for the survey.

For more information, visit [ContrabandPointe.com](http://ContrabandPointe.com) and check out the drone videos and drone 365 views.

To make an appointment to review larger images and discuss this property, contact Mary Kay Hopkins.

## Mary Kay Hopkins, Broker

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**Out parcel on W Prien Lake Rd**

**Nelson Rd. Ext. Bridge (under const.)**

**Lauberge CASINO RESORT LAKE CHARLES**

**GOLDEN NUGGET LAKE CHARLES**

**Lauberge Ave**

**TOWNEPLACE SUITES BY MARRIOTT**

**COURTYARD MARRIOTT**

**Lauberge Blvd**

**Contraband Parkway**

**ROSS**

**Marshalls**

**ORANGE BLOSSOM**

**BUFFALO WILD WINGS**

**Arby's**

**SONIC**

**HOBBY LOBBY**

**TARGET**

**Olive Garden**

**W Prien Lake Rd**

**50,000+ VPD**

**INTERSTATE 210**

**Walmart**

**L A Z B O Y**

**Americas Best Value Inn & Suites**

**CANDLEWOOD SUITES**

**Lake St**

**Panera BREAD**

**QORCHY'S TACOS**

**TEXAS ROADHOUSE**

**CRUST PIZZA**

**SPRINGHILL SUITES MARRIOTT**

**Residence Inn MARRIOTT**

**Nelson Road**

**Chick-fil-z**

**salata**

**S - Sold**

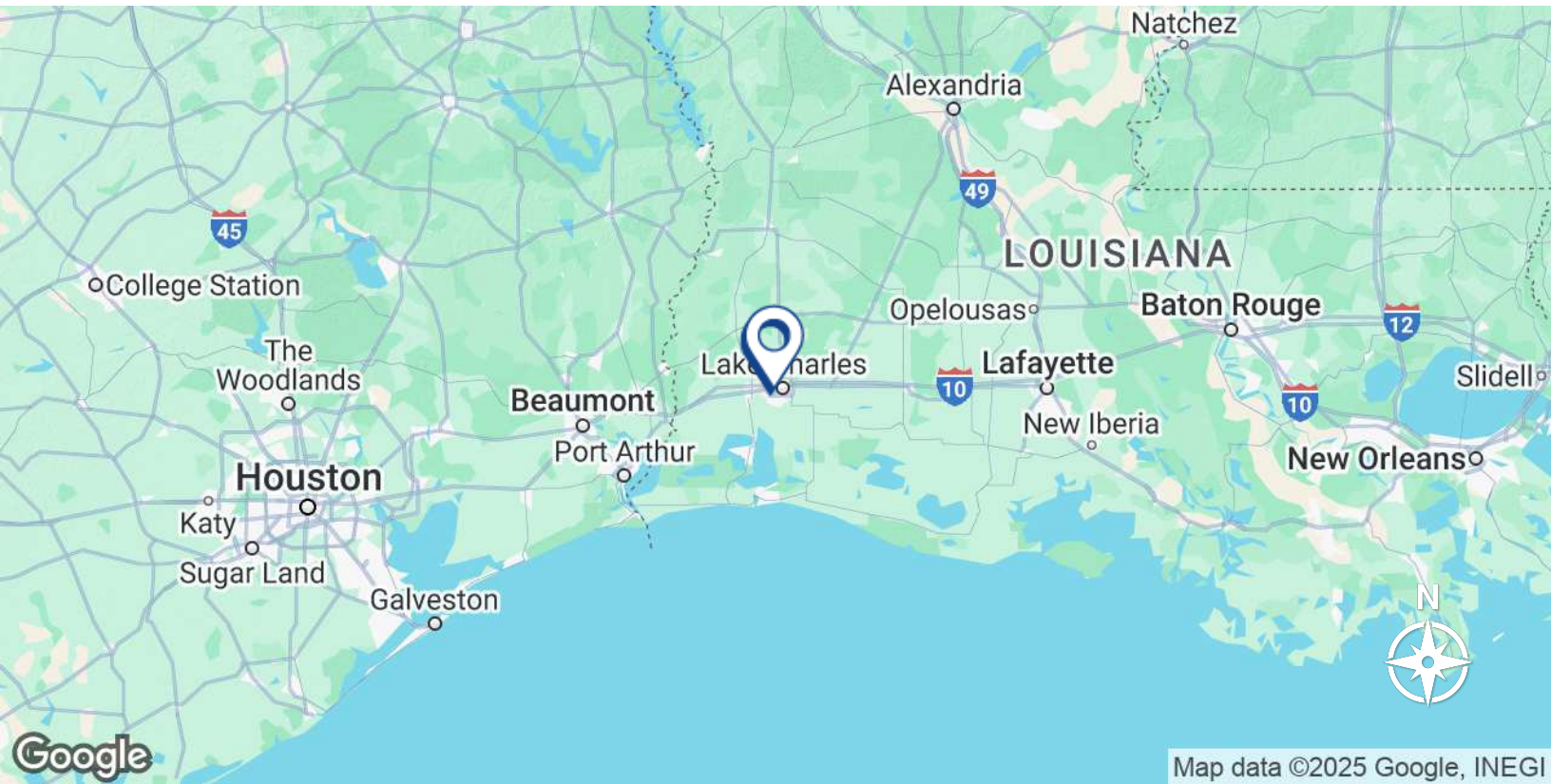
**15 Hotels, 3300 rooms +/- within 1.5 miles of Contraband Pointe Marriott Towneplace Suites and Courtyard on L'auberge Blvd closed pending repairs**

**CHRISTUS Ochsner Lake Area Hospital and Medical Offices**



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