

12 Acres On W. Prien Lake & Contraband Parkway

TBD W Prien Lake Road, Lake Charles, LA 70601



Property Description

This incredible parcel benefits from the traffic counts on W. Prien Lake Road and Interstate 210 as well as the visitors generated by L'Auberge and Golden Nugget Casinos.

The site offers visibility from I-210 and is in common with the traffic circle at Contraband Parkway and W. Prien lake Road. It boasts 800 feet along W. Prien Lake Road and 922 feet on Contraband Parkway,

Due to the proximity to the casinos and retail such as Walmart, Sam's, Target, Bed Bath & Beyond, Hobby Lobby, and many others, this property is poised for retail, restaurant, service establishments, entertainment, or recreation provider use.

Potential end-users should be made aware that the groundbreaking ceremony for the Nelson Road Extension Bridge over Contraband Bayou was held on Feb 9, 2023. The bridge will connect downtown Lake Charles to the south side of Contraband Bayou at L'Auberge Blvd (aka Nelson Rd), shortly before Contraband Parkway. Follow the progress of the construction of the Nelson Road Extension Bridge on the News Section of ContrabandPoint.com.

Location Description

Contraband Pointe is in the heart of Lake Charles, which is midway between Houston and New Orleans. It is easily accessed from I-210 via Nelson Road. The groundbreaking ceremony for the Nelson Road Extension Bridge over Contraband Bayou was held on Feb 9, 2023. The bridge will connect downtown Lake Charles to the south side of Contraband Bayou at L'Auberge Blvd (aka Nelson Rd), shortly before Contraband Parkway.

Property Highlights

- Minutes from L'Auberge and Golden Nugget Casino and Golf Resorts
- 16 hotels with approximately 3300 hotel rooms within 1.5 miles
- Easy access to I-210, W Prien Lake Road, and Lake Street
- Midway between Houston and New Orleans

Offering Summary

Sale Price:	\$5,292,540
Lot Size:	12 Acres

Mary Kay Hopkins, Broker

120 Dr. Michael DeBakey Dr.
Lake Charles, LA 70601
337.439.1079 | mkh@mkh.com
Licensed by the Louisiana Real Estate Commission



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Site Description

Zoned Business, this 12 acre parcel is on the North side of W Prien Lake Road just west of the traffic circle on W Prien Lake Road. It is bordered to the West by Area 3A, a 3.15 acre parcel available solo or in combination with 3B. Area 3A is next to the new Hobby Lobby.

Be sure to check out the photos of nearby hotels, restuarants, and retail.

Buyer is responsible for infrastructure, including the E/W road off of Contraband Parkway and the N/S public road extending from the entrance under construction by the Hobby Lobby Developers.. The seller will provide the ROW on required roads. Note that there is no requirement for the N/S road extension if 3A and 3B are purchased together. Cross access to the seller's remaining property must be maintained.

All wetlands in this parcel have been mitigated and a Traffic Impact Analysis approved by LA Department of Transportation.

Water and sewer are in place along Contraband Parkway and electricity is in process.

Dimensions and acreage estimated.

For more information, visit ContrabandPointe.com or contact Mary Kay Hopkins. Better yet, call to make an appointment to review larger images and discuss this property.

Be sure to check out the video about Contraband Pointe.



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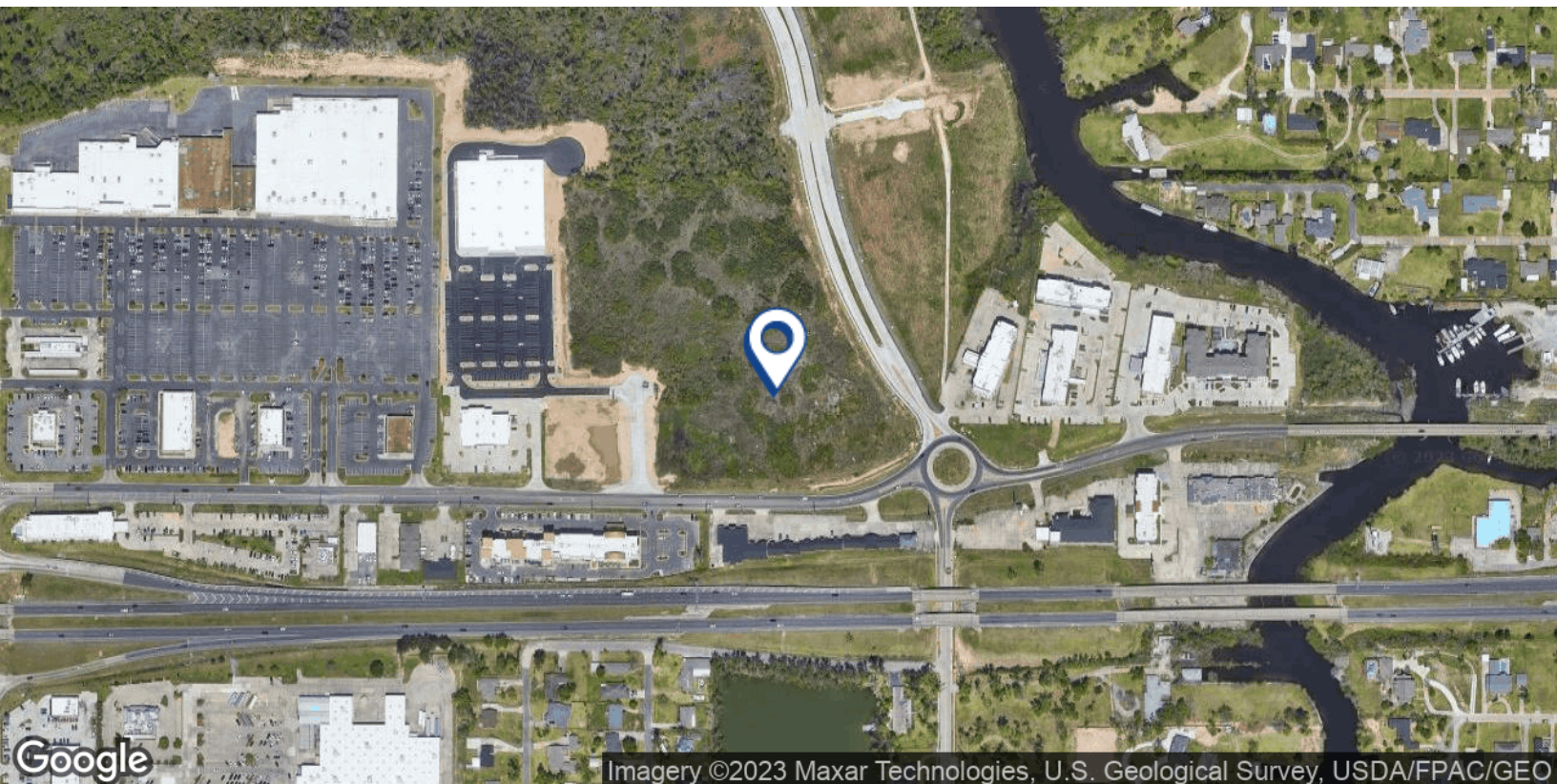
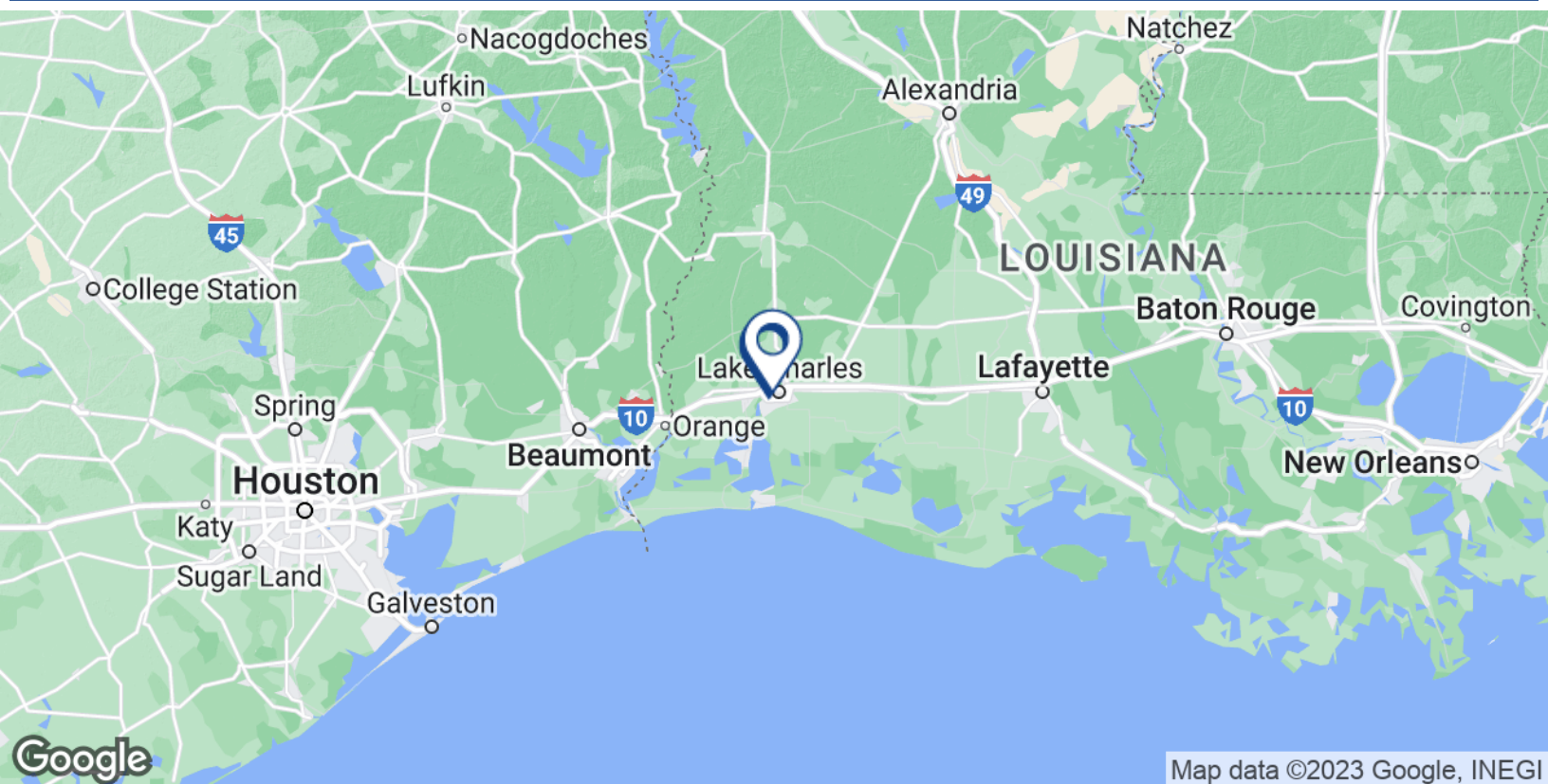


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Area 3B In Contraband Pointe For Sale

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