

2.77 Acres On Contraband Parkway

TBD Contraband Parkway, Lake Charles, LA 70601



Property Description

Contraband Pointe is considered the crown jewel of real estate in Southwest Louisiana due to its proximity to Golden Nugget and L'auberge Hotel and Golfing Resorts, retail, medical, and I-210.

The nearby retail community includes Walmart, Sam's, Target, the New Hobby Lobby store, and numerous other retail establishments and restaurants.

Christus Ochsner Lake Area Hospital, Avail Hospital, and numerous medical offices are within 2 miles.

Contraband Pointe is poised for restaurants, entertainment, recreation, residential, multi-family, professional office, senior housing, or lifestyle centers.

Construction on the Nelson Road Extension Bridge is underway, making Contraband Pointe even more attractive as the bridge will offer easy access to and from the prestigious Shell Beach Drive area, Walnut Grove, and Downtown Lake Charles.

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.

Property Highlights

- Minutes from two major Casino and Golf Resorts
- 3300 +/- hotel rooms within 1.5 miles
- Easy access to I-210, W Prien Lake Road, and L'auberge Blvd
- Approximately 2.5 acres to McNeese State University
- Midway between Houston and New Orleans

Offering Summary

Sale Price:	\$1,100,000
Lot Size:	2.77 Acres

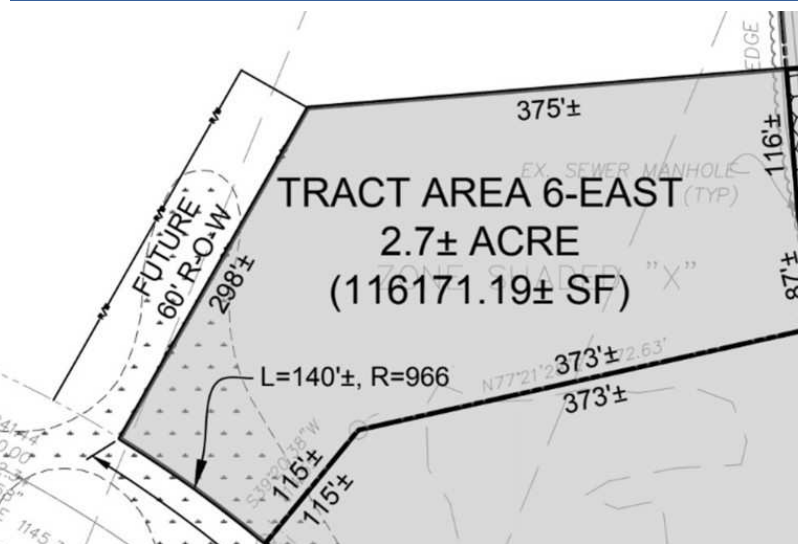
Mary Kay Hopkins, Broker

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Lake Charles, LA 70601
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Licensed by the Louisiana Real Estate Commission



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Site Description

Residents and visitors can easily access Contraband Pointe from the traffic circle at W. Prien Lake Road/Contraband Parkway from the South or L'auberge Blvd (formerly Nelson Road) from the West.

The acreage and configuration presented here should be considered conceptual. Additional property could support larger venues such as lifestyle centers, senior housing, multi-family, and more. Connectivity to adjacent parcels that front the Bayou is possible.

The buyer is responsible for installing infrastructure, including a public road on the West boundary. See the engineer's drawing and Google image within the photo section.

A Traffic Impact Analysis has been approved by the Louisiana DOT, and a wetland jurisdictional determination has been achieved with minimal wetlands other than along the Bayou.

Water, sewer, and the conduit for electrical power are in place along Contraband Parkway,

Dimensions and acreage are estimated.

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

While on the website, be sure to check out the drone videos that can be accessed via the main menu.



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05/01/2024

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Area 6E

Nelson Rd. Ext. Bridge (under const.)

Lauberge CASINO RESORT LAKE CHARLES

TOWNEPLACE SUITES BY MARRIOTT
COURTYARD MARRIOTT

Hampton Inn by Hilton
HOME2 SUITES BY HILTON
tru

Holiday Inn Express
STAYBRIDGE SUITES

Holiday Inn Express & Suites

Americas Best Value Inn & Suites

CANDLEWOOD SUITES

W Prien Lake Rd

Lake St

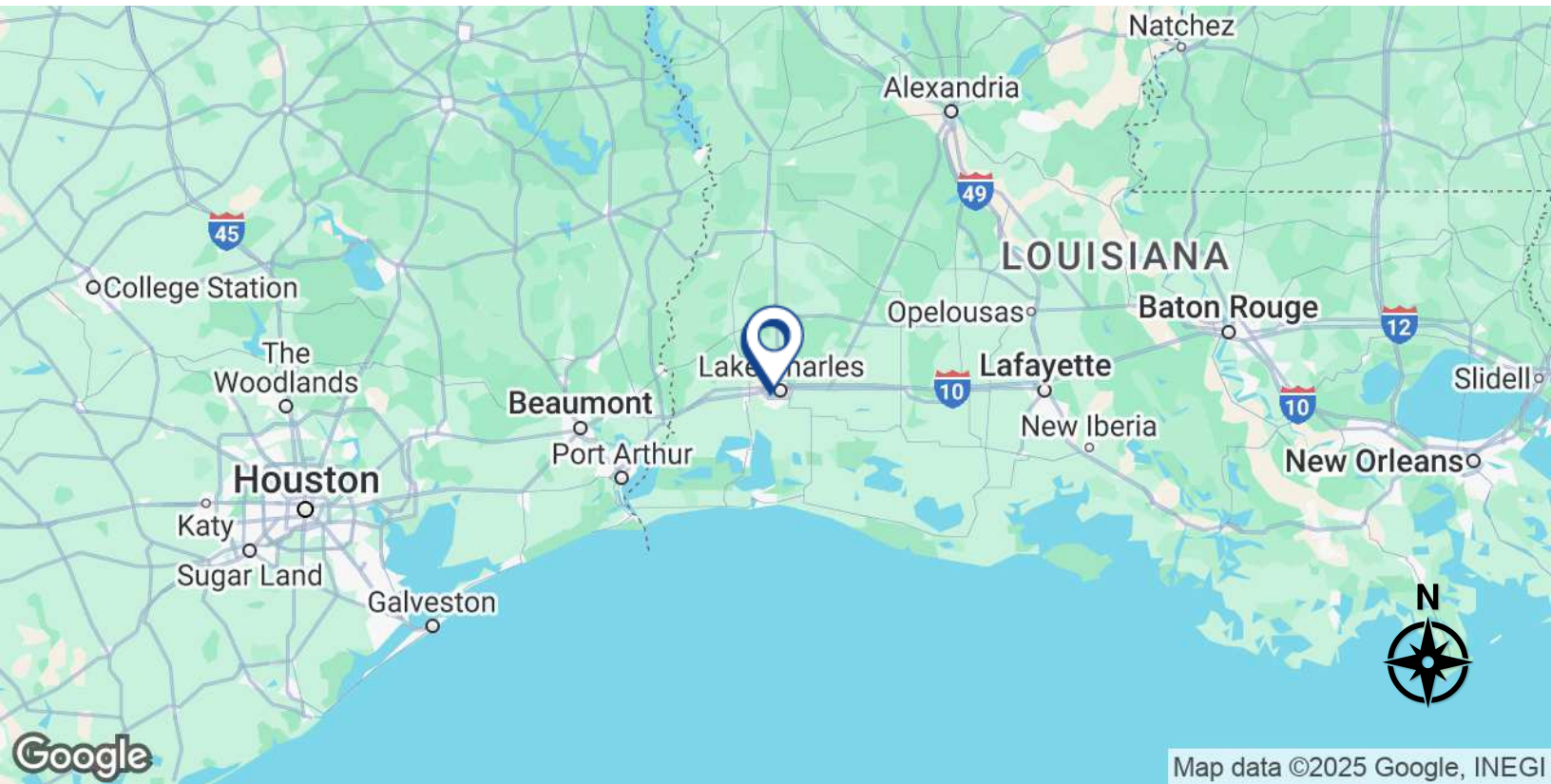
S - Sold

CHRISTUS Ochsner Lake Area Hospital and Medical Offices

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

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