

16 Acres +/- W Prien & Contraband Parkway

TBD 1600 Block, W Prien Lake Road, Lake Charles, LA 70601



Property Description

This offering strategically leverages the high traffic volumes on W Prien Lake Road and Interstate 210, capitalizing on the steady influx of visitors drawn to the nearby L'auberge and Golden Nugget Casino and Golf Resorts. Once construction of the Nelson Rd Extension Bridge is complete, this major infrastructure will revolutionize travel between South Lake Charles and Downtown.

As the following images indicate, this bridge will connect W. Sallier, the enclave of Walnut Grove, to L'auberge Blvd. Beyond its downtown connectivity, the bridge holds significant advantages for Contraband Pointe. It offers a more convenient and accessible route for the residential communities off W. Sallier, as well as enhancing accessibility for the prestigious Shell Beach Drive area, Christus Ochsner Hospital, and the medical and professional offices along Dr. Michael DeBakey Drive and Bayou Pines, located just off Lake Street.

There are approximately 3300 hotel rooms within 1.5 miles, including L'auberge and Golden Nugget Casino and Golf Resorts.

Location Description

Contraband Pointe is in the heart of Lake Charles and easily accessed from I-210 via Nelson Road.

Property Highlights

- Minutes from two major Casino and Golf Resorts
- 15 hotels with 3300+/- hotel rooms within 1.5 miles
- Easy access to I-210, W Prien Lake Road, L'auberge Blvd, and Lake Street
- Within 3 miles of McNeese State University
- Midway between Houston and New Orleans

Offering Summary

Sale Price:	\$4,900,000
Lot Size:	16 Acres

Mary Kay Hopkins, Broker

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Licensed by the Louisiana Real Estate Commission



1/30/2024

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Site Description

This parcel offers 800' on W Prien Lake Road and approximately 922' along Contraband Parkway, the 4-lane road that connects W. Prien Lake Road at the traffic circle to L'auberge Boulevard and the thousands of visitors to L'auberge and Golden Nugget Casinos and Golf resorts.

3A/3B is adjacent to the new Hobby Lobby. To the immediate west is the Prien Plaza Shopping Center, home to Target and numerous other retailers, restaurants, and more.

Retail, restaurants, entertainment, recreation, and service shops are just a few possibilities that would flourish at this dual-frontage location.

A Traffic Impact Analysis has been approved by Louisiana DOT, and wetlands have been mitigated.

If purchased as presented here, the sellers will not require a publically dedicated N/S road extending from the W Prien Lake Road entrance but will require cross-access to the remaining property and an E/W road off of Contraband Parkway. The seller will provide the ROW. With the purchase of the 38-acre offering (See 3B, 3C, and 3D), no cross-access will be required.

Water and sewer are in place along Contraband Parkway, and the conduit for electricity has been installed. The buyer is responsible for the remaining infrastructure and the survey.

Dimensions and acreage estimated. Note that each parcel may be purchased independently.

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Area 3A & 3B In Contraband Pointe For Sale

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Area 3A & 3B In Contraband Pointe For Sale

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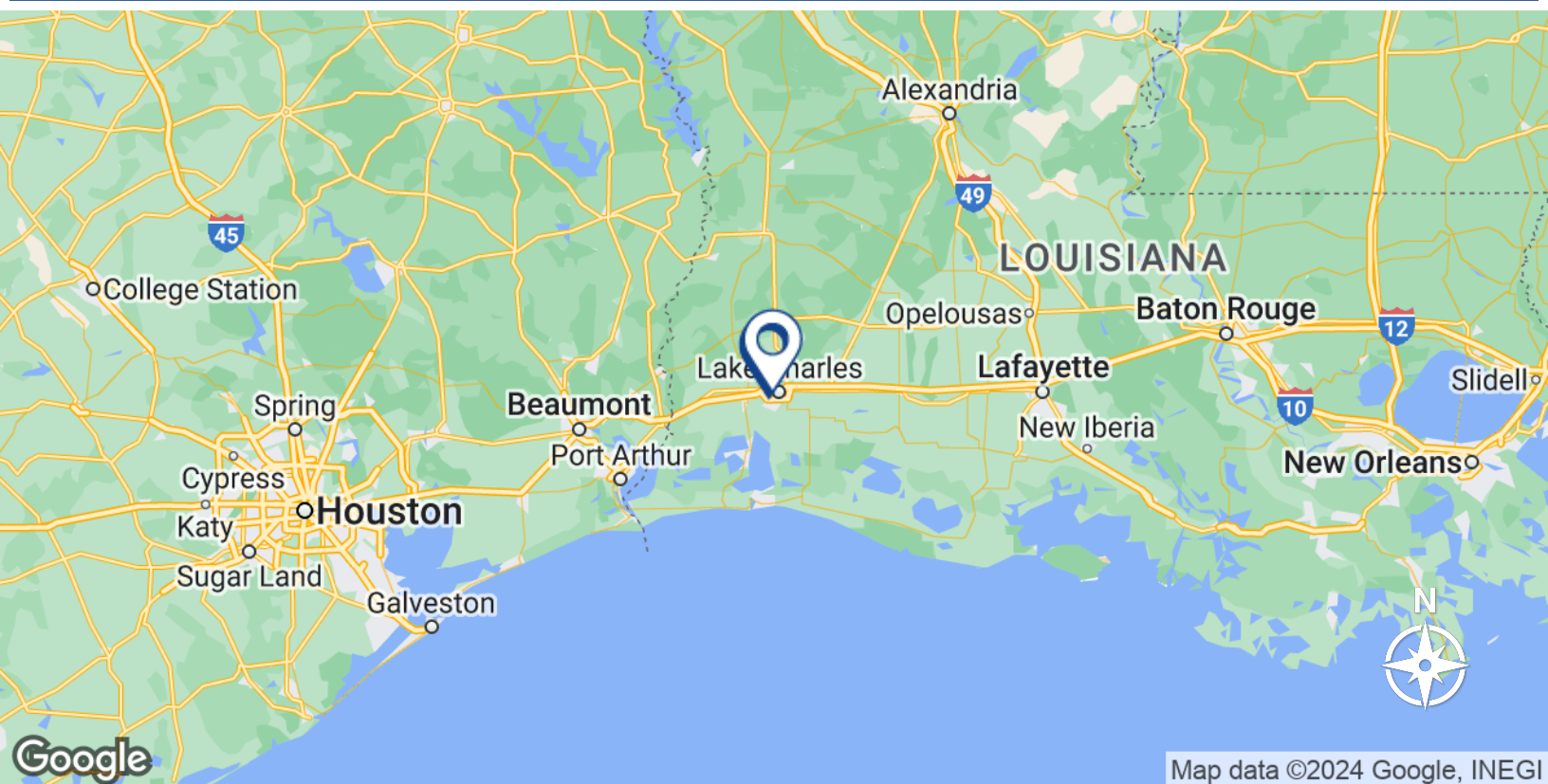
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