3.85 Acres On Contraband Parkway At Traffic Circle

TBD Contraband Parkway, Lake Charles, LA 70601



Property Description

Due to the proximity to the two casinos and golf resorts, major retailers such as Walmart, Sam's, Target, the new Hobby Lobby, and many others, this property is poised for hospitality, restaurants, professional offices, retail, recreation, or senior housing use.

Besides the driver-friendly access from I-210 and L'auberge Blvd (aka Nelson Road), visitors can also access this site from W Prien Lake Road via Contraband Parkway.

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

Construction of the Nelson Road Extension Bridge over Contraband Bayou is underway. This game-changing bridge will connect downtown Lake Charles to the south side of Contraband Bayou at L'auberge Blvd (aka Nelson Rd).

Be sure to watch the updated drone videos as well as the 360 Aerial views. Both are offered via the drop-down menu.

Location Description

Area 3W is a subset of a larger offering referred to as Area 3D.

Contraband Pointe is in the heart of Lake Charles, which is midway between Houston and New Orleans.

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 Lake Street
- Midway between Houston and New Orleans
- Within 3 miles of McNeese State University

Offering Summary

Sale Price:	\$1,675,000
Lot Size:	3.85 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 Area 3W In Contraband Pointe For Sale

3.85 Acres On Contraband Parkway At Traffic Circle

TBD Contraband Parkway, Lake Charles, LA 70601



Site Description

This 3.85-acre parcel is on the South side of Contraband Parkway at the internal traffic circle and just minutes from L'auberge and Golden Nugget Casino and Golf Resorts. It is bordered to the South by Prien Plaza, home to Target.

Apartments, entertainment, recreation, hospitality, professional offices, senior housing, and a lifestyle center are just a few of the possibilities for this parcel.

L'auberge and Golden Nugget Casinos and Golf Resorts are extremely close via Contraband Parkway, the 4-lane road that connects W. Prien Lake Road at the traffic circle to L' auberge Blvd (aka Nelson Road) at L'auberge Avenue.

This and other parcels are presented as conceptual with larger and smaller parcels generally possible.

3W Contraband Parkway

Wetlands have been mitigated on the South side of Contraband Parkway except for a small portion along a drainage lateral which is on property less than 4' elevation, thus mitigation should not be necessary.

Water and sewer are in place along Contraband Parkway and the conduit for electrical power has been installed.

A Traffic Impact Analysis has also been achieved.

Cross access to/from the internal traffic circle on Contraband Parkway to the seller's remaining property must be maintained.



The buyer is responsible for infrastructure, including the public road off of the traffic circle.

Dimensions and acreage estimated. Buyer to obtain a survey.



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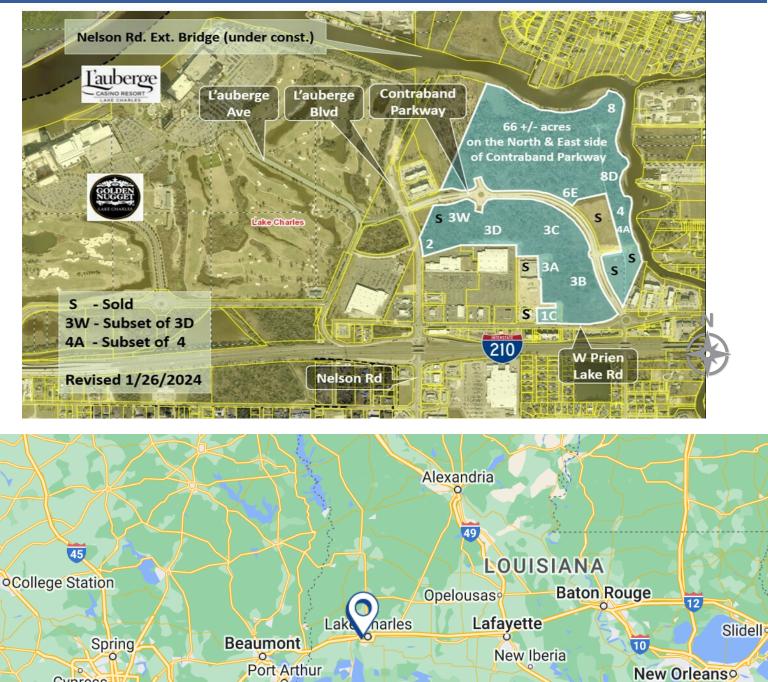
MARY KAY HOPKINS, LLC 1/26/2024

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Cypress Katy Sugar Land Galveston

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