

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
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Licensed by the Louisiana Real Estate Commission

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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.

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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Drone image of Contraband Pointe facing West/Northwest.



Conceptual rendering of 3A, 3B, 3C, and 3D (3W is a subset of 3D).

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MKH
MARY KAY HOPKINS, LLC

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Nelson Rd. Ext. Bridge (under const.)

L'auberge CASINO RESORT LAKE CHARLES

L'auberge Ave

L'auberge Blvd

Contraband Parkway

66 +/- acres on the North & East side of Contraband Parkway

8

3D

3C

3A

3B

3E

4A

4B

4C

4D

4E

4F

4G

4H

4I

4J

4K

4L

4M

4N

4O

4P

4Q

4R

4S

4T

4U

4V

4W

4X

4Y

4Z

4AA

4AB

4AC

4AD

4AE

4AF

4AG

4AH

4AI

4AJ

4AK

4AL

4AM

4AN

4AO

4AP

4AQ

4AR

4AS

4AT

4AU

4AV

4AW

4AX

4AY

4AZ

4BA

4BB

4BC

4BD

4BE

4BF

4BG

4BH

4BI

4BJ

4BK

4BL

4BM

4BN

4BO

4BP

4BQ

4BR

4BS

4BT

4BU

4BV

4BW

4BX

4BY

4BZ

4CA

4CB

4CC

4CD

4CE

4CF

4CG

4CH

4CI

4CJ

4CK

4CL

4CM

4CN

4CO

4CP

4CQ

4CR

4CS

4CT

4CU

4CV

4CW

4CX

4CY

4CZ

4DA

4DB

4DC

4DD

4DE

