

11.5 Acres On Contraband Parkway At Traffic Circle

TBD Contraband Parkway, Lake Charles, LA 70601



Property Description

Due to the proximity to two major casino and golf resorts, retail such as Walmart, Sam's, Target, the new Hobby Lobby, and many others, this property is poised for use by a variety of developments.

Besides the driver-friendly access from I-210 and Nelson Road, visitors can also approach this 11+ acre site from W Prien Lake Road.

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

Construction on the Nelson Road Extension Bridge is underway. Upon completion, Contraband Pointe properties will become even more valuable due to the superior access to and from the prestigious Shell Beach Drive area, the residential areas off of W Sallier, Christus Ochsner Hospital the surrounding medical offices, 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 L'auberge and Golden Nugget Casino and Golf Resorts
- 3,300+- hotel rooms within 1.5 miles
- Easy access to I-210, W Prien Lake Road, Lake Street, & the future Nelson Rd Ext Bridge
- Midway between Houston and New Orleans
- Near McNeese State University

Offering Summary

Sale Price:	\$3,800,000
Lot Size:	11.5 Acres

Mary Kay Hopkins, Broker
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Site Description

Zoned Business, this 11.5-acre parcel is on the South side of Contraband Parkway at the internal traffic circle and, as shown in the above image, it is just minutes from L'auberge and Golden Nugget Casino and Golf Resorts.

It is bordered to the South by Prien Plaza, home to Target and numerous other retail shops and restaurants. The traffic circle on Contraband Parkway to the North provides direct access to Area 3D. Contraband Parkway is a 4-lane road that connects W. Prien Lake Road at the traffic circle to L'auberge Blvd (aka Nelson Rd) at L'auberge Avenue.

With over 1,000' along Contraband Parkway, this site can be a successful address for hotels, apartments, entertainment/recreation venues, professional offices, townhomes, or a lifestyle center.

As presented here, Area 3D is a concept drawing. Note that both larger and smaller parcels are possible.

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

A Traffic Impact Analysis has also been achieved. Water and sewer lines as well as the conduit for electrical power have been installed. 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 are estimated and to be determined by the buyer's survey.

For more information, visit ContrabandPointe.com and be sure to check out the drone videos and Drone 365 views found on the drop-down menu. To make an appointment to review larger images and discuss this property, contact Mary Kay Hopkins.

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Drone image of Contraband Pointe and the Casino Area.



Conceptual rendering includes 1C, 3A, 3B, 3C, and 3D.

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MKH
MARY KAY HOPKINS, LLC

1/26/24

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Area 3D

Nelson Rd. Ext. Bridge (under const.)

L'Auberge
CASINO RESORT
LAKE CHARLES

GOLDEN
NUGGET
LAKE CHARLES

L'Auberge Ave

TOWNEPLACE
SUITES
BY MARRIOTT

COURTYARD
BY MARRIOTT

L'Auberge Blvd

ROSS
CROSS FASHION LINES

Marshalls

BACK ROOM
SHOES

Contraband Parkway

TARGET

HOBBY LOBBY

Walmart

Olive Garden

Panera
BREAD

TORCHIE'S
TACOS

TEXAS
ROADHOUSE

CRUST
PIZZA

Chick-fil-A

SPRINGHILL
SUITES
MARRIOTT

Residence
Inn
MARRIOTT

salata
salad kitchen

S - Sold

Lake St

W Prien Lake Rd

Americas
Best Value Inn
& Suites

CANDLEWOOD
SUITES

Holiday Inn
Express

STAYBRIDGE
SUITES

Holiday Inn
Express
& Suites

Hampton
Inn

HOME2
SUITES BY HILTON

tru

50,000+ VPD

INTERSTATE
210

15 Hotels, 3300 rooms +/- within 1.5 miles of Contraband Pointe

Marriott Towneplace Suites and Courtyard on L'Auberge Blvd closed pending repairs

CHRISTUS Ochsner Lake Area Hospital and Medical Offices

Google

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