

# 5 Acres Near Casino And Golf Resorts

TBD L'auberge Blvd, Lake Charles, LA



## Property Description

Zoned Business, this 5-acre m/l acre parcel offers 259' along the East side of L'auberge Blvd. The South boundary is in common with Prien Plaza Shopping Center and cross access to Contraband Parkway is available from the North side.

Due to the proximity to Golden Nugget and L'auberge Casinos and Golf resorts, major retailers such as Walmart, Sam's, Target, and many others, this property is poised for a variety of uses, including hospitality, restaurant, entertainment, professional offices, retail, recreation, or multi-family/senior housing.

The new shared access lane makes it easy to place a restaurant, entertainment, or retail offering near the front with multi-family/senior housing or offices on the North and East side. This would provide residents with a view of nature similar to that afforded hotel guests at the Marriot hotels on the North side of Contraband Parkway.

Visit ContrabandPoint.com to learn more and to view videos of the North and South sides of Contraband Parkway.

## Mary Kay Hopkins, Broker

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## 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 L'auberge Blvd (aka Nelson Road). With construction on the Nelson Road Extension and Bridge underway, this location will become even more enviable by offering easy access from the prestigious Shell Beach Drive area and Downtown Lake Charles.

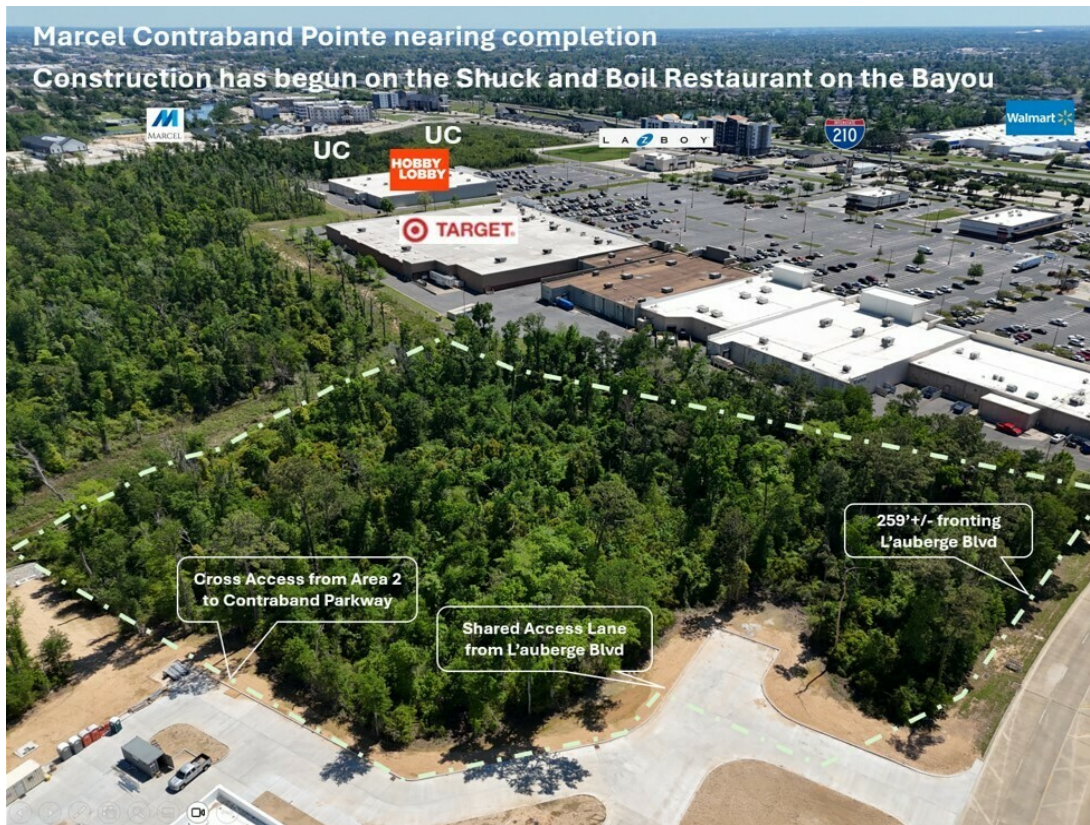
## Property Highlights

- Minutes from two major Casino & Golf Resorts that averaged 500,000 Gaming Admissions/month in 2023.
- Approximately 3300 hotel rooms within 1.5 miles
- Easy access to I-210, W Prien Lake Rd, and Lake Street
- Midway between Houston and New Orleans
- Within 3 miles of McNeese State University

## Offering Summary

Sale Price:	\$3,500,000
Lot Size:	5 Acres

# 259' Fronting L'auberge Blvd



## Site Description

Area 2 is strategically positioned just before the intersection of L'auberge Blvd and Contraband Parkway. This prime location is bordered to the South by Prien Plaza, boasting prominent retailers and restaurants that add to its convenience and appeal.

As depicted in the drone image above, the recently completed access lane off of L'auberge Blvd has been designed to optimize the property's potential for a diverse range of end-users.

The property offers cross-access to Contraband Parkway, a 4-lane thoroughfare linking W. Prien Lake Road at the traffic circle near Holly Hill Road to L'auberge Blvd (formerly Nelson Road) at L'auberge Avenue. L'auberge Blvd transitions to Nelson Road at I-210. This corridor boasts a plethora of retail, restaurants, and medical offices, making Area 2 particularly appealing to medical professionals seeking convenience in reaching Cal-Cam Hospital in Sulphur, Christus Ochsner Lake Area Hospital on Nelson Road, Memorial Hospital in Oak Park, and Christus Ochsner Health Center on Dr Michael DeBakey Drive.

Except for a narrow strip along the drainage lateral on the West side, which is unlikely to necessitate mitigation, Area 2 is devoid of wetlands, offering a prime canvas for development.

The buyer is responsible for conducting a survey and implementing the remaining necessary infrastructure. An Alta survey featuring closed properties and a completed traffic impact analysis are readily available for review.

For further details, visit [ContrabandPointe.com](http://ContrabandPointe.com). For a comprehensive understanding of the property's potential, consider scheduling an appointment to review larger images and engage in detailed discussions regarding this exceptional opportunity.

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# Location. Location. Location.



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# Gateway To And From Downtown Lake Charles



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AREA 2 IN RELATION TO L'AUBERGE AND GOLDEN NUGGET CASINO AND GOLF RESORTS

# 5 Acres Fronting L'auberge Blvd

Interstate 210 bridge in the background



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# 5 Acres Fronting L'auberge Blvd

**5 Acres +/- fronting L'auberge Blvd**



**TOWNEPLACE  
SUITES<sup>®</sup>**  
BY MARRIOTT



**L'auberge Ave**

## L'auberge Blvd

## Contraband Parkway



CANDLEWOOD  
SUITES

W Prien Lake Rd

Lake St

**S - Sold**

**50,000+ VPD**



## Nelson Road



**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**

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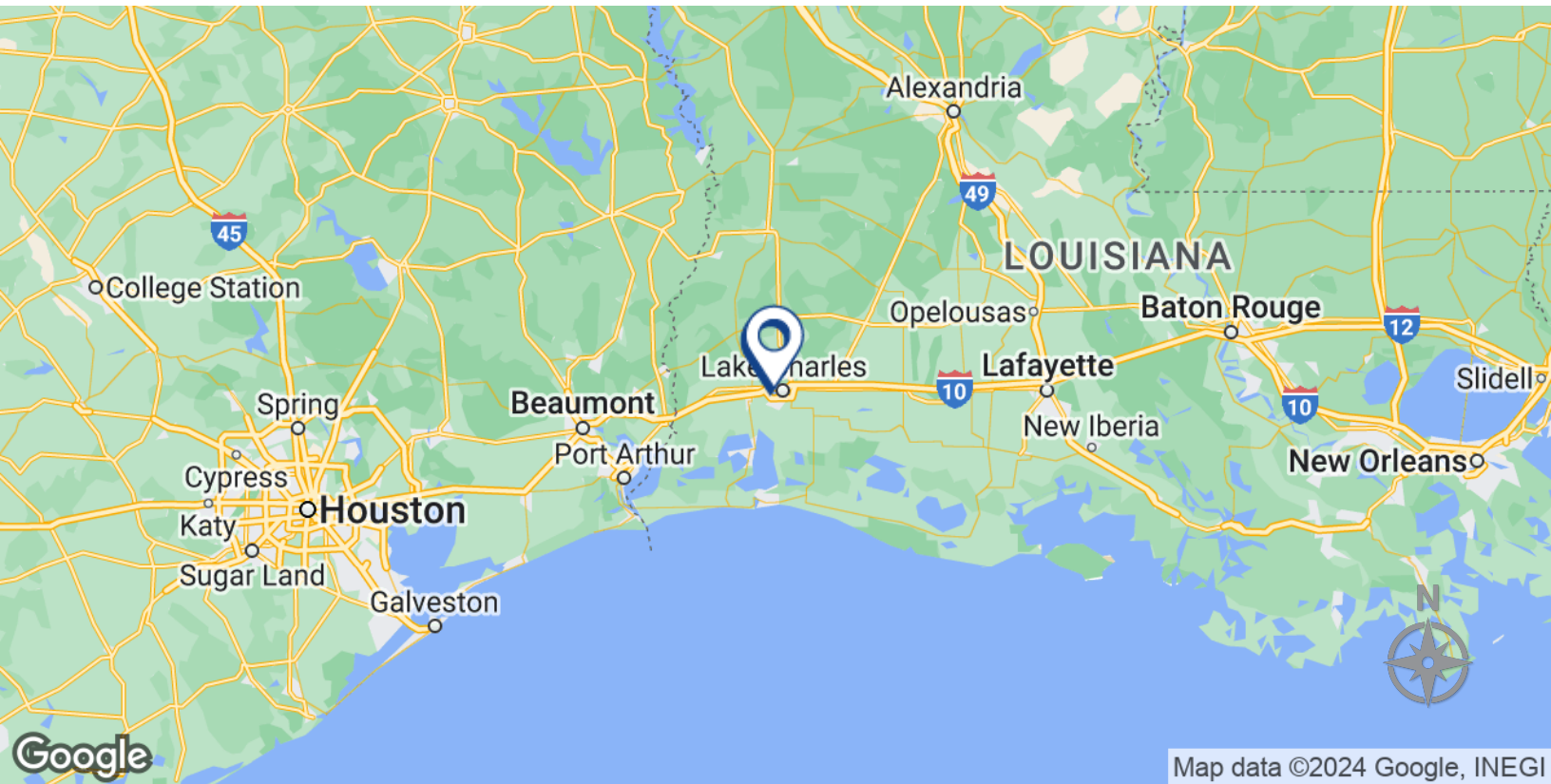
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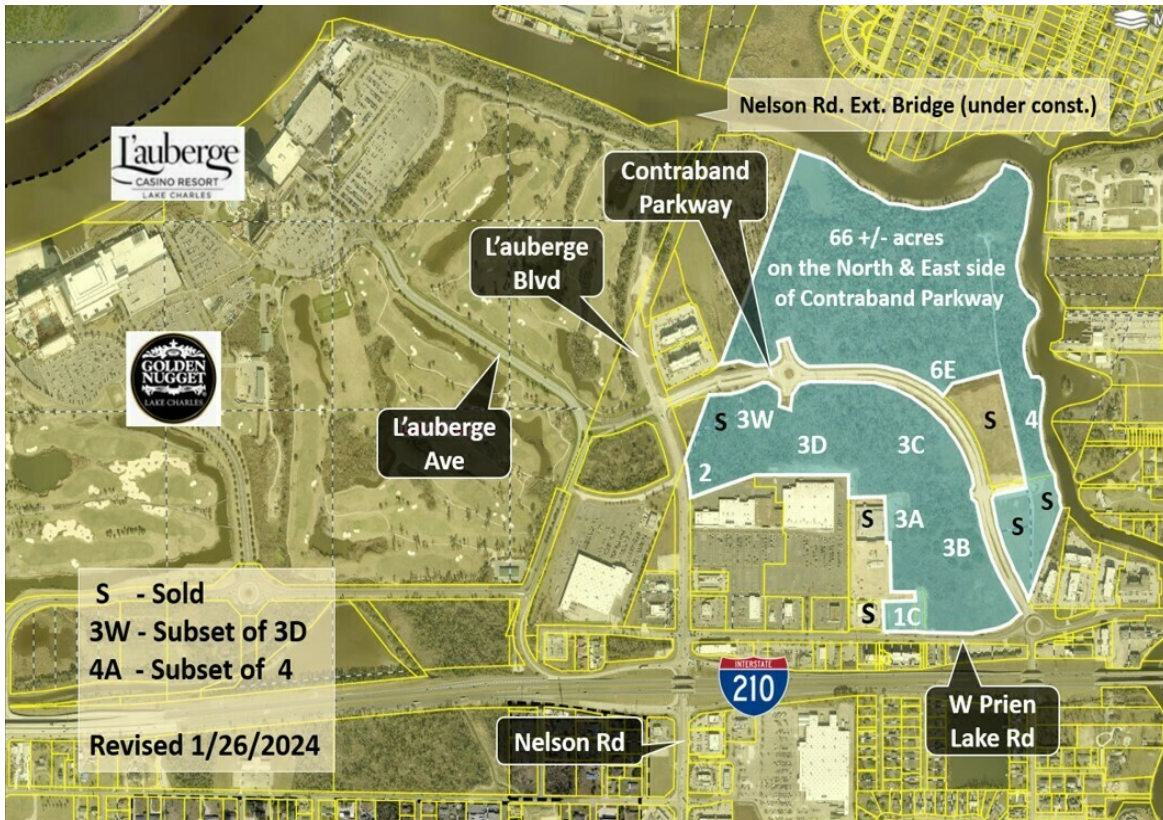


# 5 Acres +/- Fronting L'auberge Blvd

Between Houston and New Orleans



Map data ©2024 Google, INEGI



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