

25+ Acres On Contraband Parkway

TBD Contraband Parkway, Lake Charles, LA 70601



Property Description

Due to the proximity to the casinos, major retailers such as Walmart, Sam's, Target, the new Hobby Lobby store, and many others, this property is poised for a combination of additional retail, entertainment, recreation, multi-family, and residential use.

Besides the driver-friendly access from I-210 and Nelson Road, visitors can easily access this site from the traffic circle at 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, with completion slated for 2026. The new bridge will make Contraband Pointe even more appealing by offering additional access to and from the prestigious Shell Beach Drive area, the residential areas off of W Sallier, Chrisus Ochsner Hospital, 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 or Lake Street, then W. Prien Lake Road.

Property Highlights

- Minutes from two major Casino and Golf Resorts
- 15 hotels with approximately 3300 hotel rooms within 1.5 miles
- Easy access to I-210, W Prien Lake Road, L'auberge Blvd (aka Nelson Rd), and Lake Street
- Midway between Houston and New Orleans
- Less than 3 miles from McNeese State University

Offering Summary

Sale Price:	\$7,700,000
Lot Size:	25.3 Acres

Mary Kay Hopkins, Broker
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Licensed by the Louisiana Real Estate Commission



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Site Description

This 25 m/l acre parcel, zoned Business, is on the South side of Contraband Parkway near L'auberge Avenue, leading to the Lake Area's two casino and golf resorts.

It is bordered to the South by Prien Plaza, home to Target and Hobby Lobby which is part of Contraband Pointe. The northern boundary is along Contraband Parkway.

Apartments, entertainment, recreation, hospitality, professional offices, townhomes, 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, as can be seen in the photos. Contraband Parkway is 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.

Both larger and smaller parcels are possible. Wetlands have been mitigated except for a small portion along a drainage lateral, which is on property less than 4" elevation. Thus, mitigation should not be necessary.

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. Buyer is responsible for infrastructure, including the public road off of the traffic circle and the E/W road off of Contraband Parkway at the South boundary. Dimensions and acreage estimated. Buyer to obtain a survey. An Alta survey that includes the properties that have closed within Contraband Pointe is available for review.

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05/01/2024

Area 3C & 3D In Contraband Pointe For Sale

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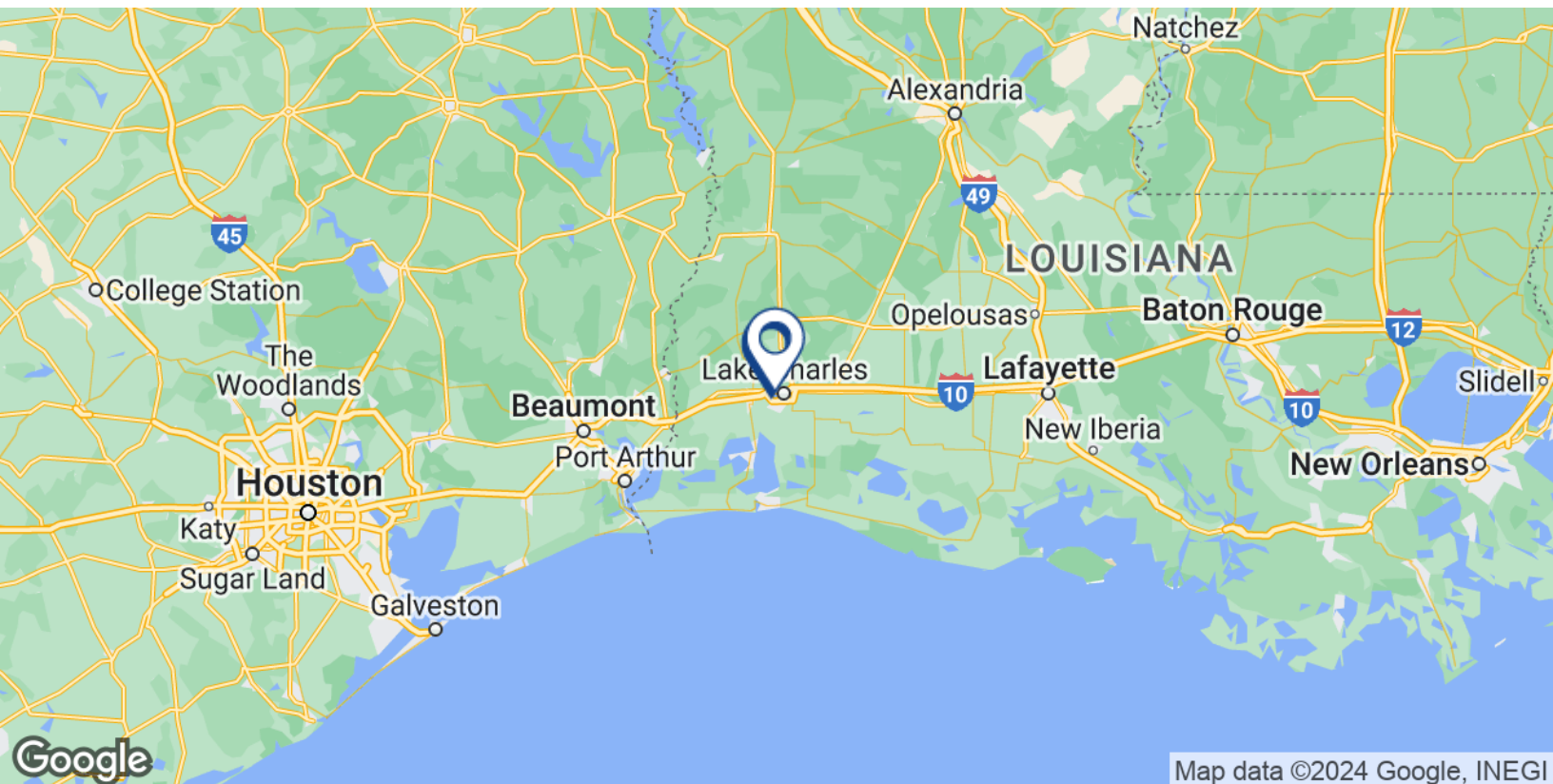
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