

13 Acres On W. Prien Lake & Contraband Parkway

TBD W Prien Lake Road, Lake Charles, LA 70601



Property Description

This incredible 13-acre parcel benefits from the traffic counts on W. Prien Lake Road and Interstate 210 as well as the visitors generated by L'auberge and Golden Nugget Casinos.

The site offers visibility from I-210 and is in common with the traffic circle at Contraband Parkway and W. Prien Lake Road. It boasts 800 feet along W. Prien Lake Road and 922 feet on Contraband Parkway,

Due to the proximity to the casinos and retail such as Walmart, Sam's, Target, Hobby Lobby, and many others, this property is poised for retail, restaurant, service establishments, entertainment, or recreation provider use.

Construction on the Nelson Road Extension Bridge over Contraband Bayou is underway. It will connect downtown Lake Charles, Christus Ochsner Hospital, and the prestigious Shell Beach Drive area to the south side of Contraband Bayou at L'Auberge Blvd (aka Nelson Rd).

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

Property Highlights

- Minutes from L'auberge and Golden Nugget Casino and Golf Resorts
- 15 hotels with 3300+- hotel rooms within 1.5 miles
- Easy access to I-210, W Prien Lake Road, L'auberge Blvd, Nelson, and Lake Street
- Midway between Houston and New Orleans
- Within 3 miles of McNeese State University

Offering Summary

Sale Price:	\$4,700,000
Lot Size:	13 Acres

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



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Site Description

Zoned Business, this dual-frontage 13-acre parcel is on the North side of W Prien Lake Road just west of the traffic circle on W Prien Lake Road.

Be sure to check out the page that follows that showcases the nearby hotels, restaurants, and retail.

Buyer is responsible for infrastructure, including the E/W road off of Contraband Parkway. The seller will provide the ROW.

Cross-access to the seller's remaining property must be maintained.

All wetlands in this parcel have been mitigated and a Traffic Impact Analysis approved by the LA Department of Transportation.

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

Dimensions and acreage estimated.

For more information, visit ContrabandPointe.com or contact Mary Kay Hopkins.

Better yet, call to make an appointment to review larger images and discuss this dual-frontage property.

Be sure to check out the video about Contraband Pointe available from the main menu.

While Area 3B is available as presented in this brochure, the image to the left illustrates the availability of additional property along Contraband Parkway.

Separate offerings are described in brochures for the combination of

- 3B and 3C
- 3C and 3D
- 3B, 3C, and 3D



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Image of Contraband Pointe and surrounding areas, including the Casino Area



Conceptual rendering highlighting available parcels.

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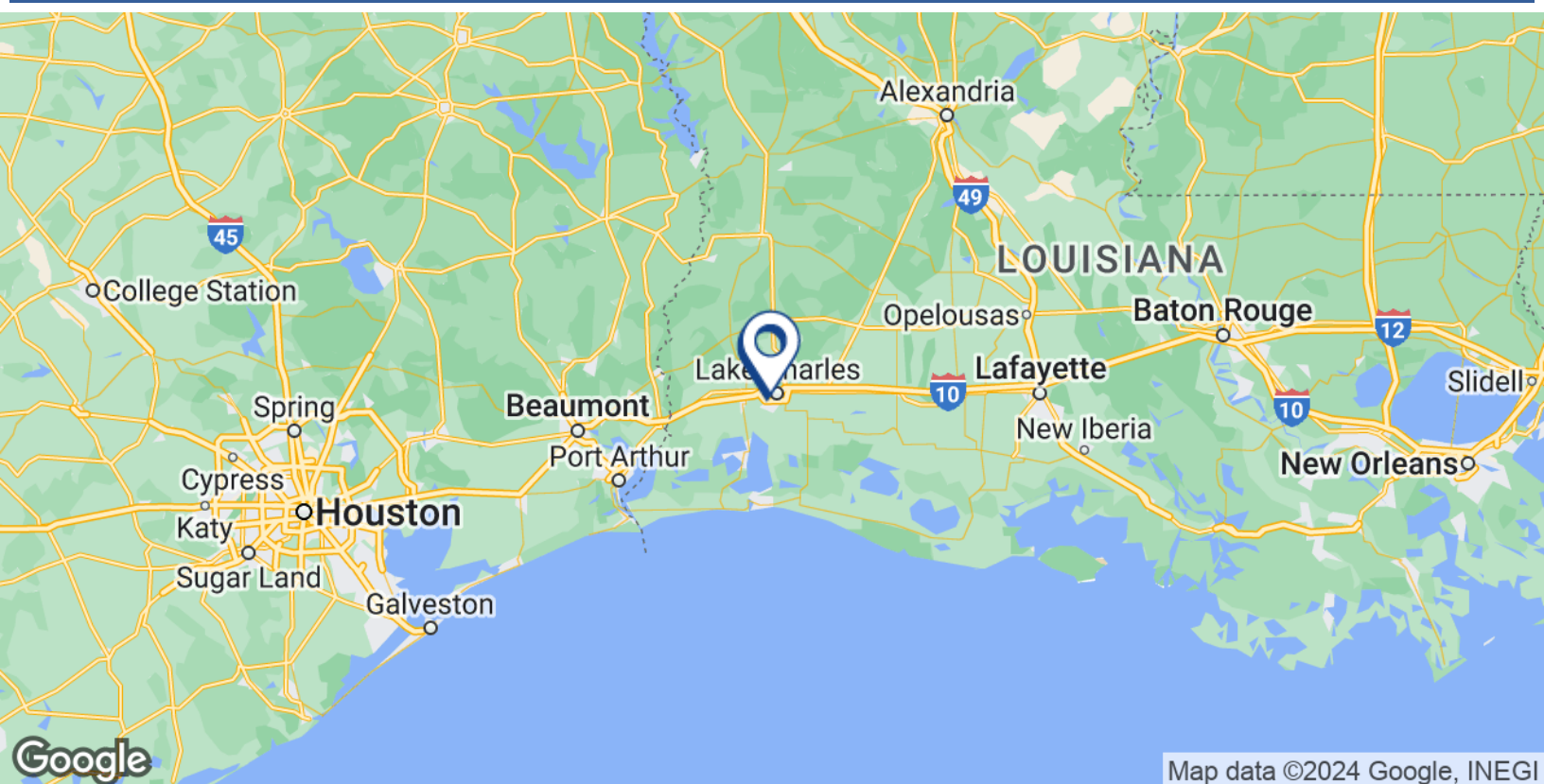
MKH
MARY KAY HOPKINS, LLC

02/01/2024

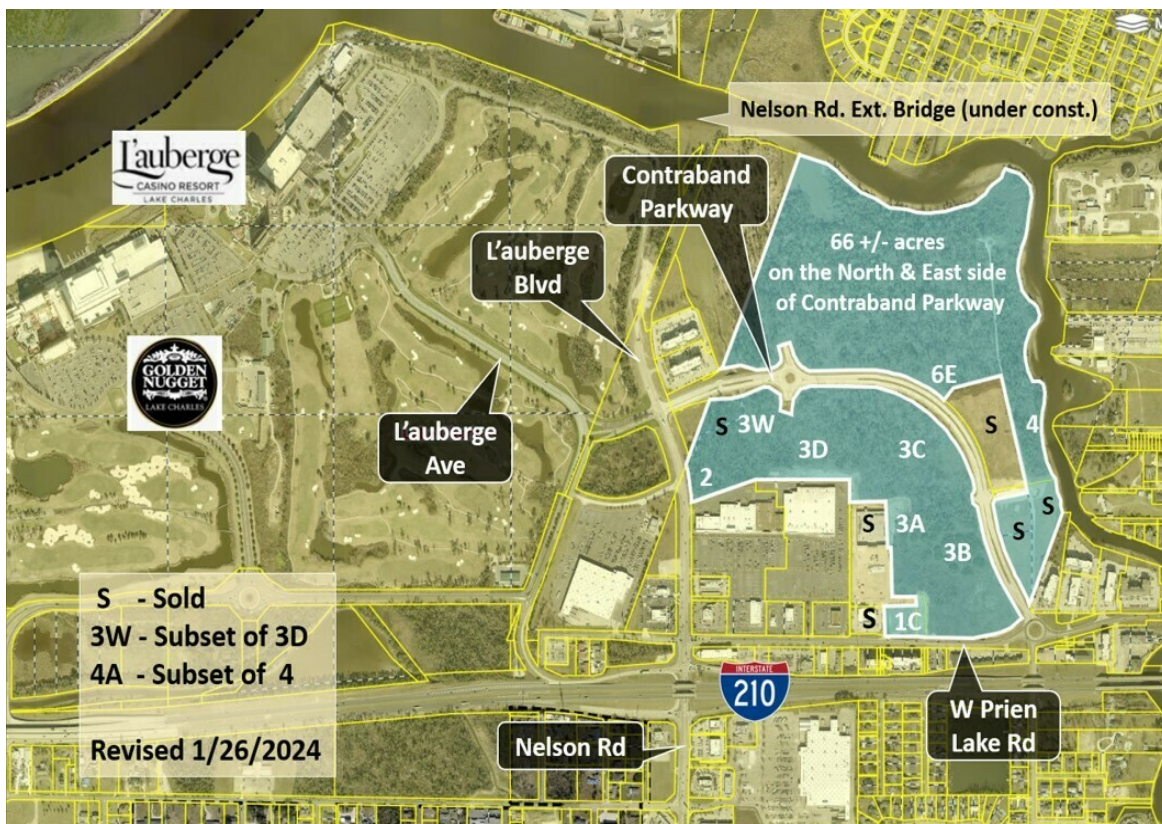
Area 3B In Contraband Pointe For Sale

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