

2+ Acres Along Contraband Bayou

TBD Contraband Parkway, Lake Charles, LA 70601



Property Description

Contraband Pointe is considered the crown jewel of real estate in Southwest Louisiana due to its proximity to Golden Nugget and L'auberge Hotel and Golfing Resorts, retail, medical, and I-210.

The nearby retail community includes Walmart, Sam's, Target, the New Hobby Lobby store, and many others.

Christus Ochsner Lake Area Hospital and numerous medical offices are within 2 miles.

Contraband Pointe is poised for restaurants, entertainment, recreation, residential, multi-family, professional offices, senior housing, lifestyle centers, and water-related development.

With construction on the Nelson Road extension bridge underway, this offering is even more attractive as this major infrastructure will provide easy access to and from Downtown Lake Charles, the prestigious Shell Beach Drive area, Christus Ochsner Hospital, the nearby medical community, and the residential areas off of W. Sallier.

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 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:	\$859,940
Lot Size:	2.14 Acres

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



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Site Description

Area 4A is the reference name of this 2.14-acre parcel that is nestled along the banks of beautiful, historic Contraband Bayou. It is the Southernmost waterfront lot remaining in Contraband Pointe and is a subset of Area 4, a 4.32-acre offering described in a separate listing.

Access to this beautiful parcel will be via Bon Vue Road, the recently completed East/West Road on the East side of Contraband Parkway. Contraband Parkway is the connecting gateway to L'auberge Casino and Golf Resort from W. Prien Lake Road.

As indicated on the accompanying engineer's drawing, 4A features approximately 462 feet along Contraband Bayou. This is an idyllic setting for the many residents and visitors who have longed for waterfront restaurants, bars, and entertainment venues. Have a major vision? Check out all of Area 4 plus Area 8. Both are samplings of approximately 4,000 feet on the water that remains in Contraband Pointe.

The buyer is responsible for infrastructure, although a North/South public road is not required by the Seller if the larger, 4.32-acre tract (Area 4) is purchased.

A Traffic Impact Analysis has been approved for all of Contraband Pointe by the Louisiana DOT, and a wetland's jurisdiction determination has been achieved. Wetlands on 4A are limited to the shoreline.

Dimensions and acreage estimated. Additional property is available.

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 property.

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Potential For A Water Enthusiast Paradise

With over 4000' on the Contraband Bayou, Contraband Pointe offers a tremendous opportunity to capitalize on the numerous water-based opportunities available in Southwest Louisiana! Note that the boardwalk to the right is a stock image to illustrate the potential.

Truly a part of the Sportsman's Paradise, Southwest Louisiana offers fishing year-round!

- Freshwater fishing, brackish, and saltwater fishing are all within an easy boat ride from the banks of Contraband Bayou.

- The oyster reefs, channels, and near-shore rigs in the Gulf of Mexico offer multiple opportunities to catch trophy redfish, trout, and flounder.

- Calasieu Lake is recognized by experienced fishermen as a premier Trophy Trout Lake and is considered one of the top Speckled Trout estuaries in the country.

Check out the information about the fishing guides listed on the SWLA Convention and Visitor's Bureau website and you will learn that waterfowl hunters enjoy duck and geese hunting here as there are plentiful mallards, pintails, and teal. Snow, Blue Specklebelly, and Canadian Geese can also be found.

Yet, you do not have to be a sportsman to enjoy the beauty and fun of these waterways. Whether pleasure boating along the Contraband's residential area, kayaking, or paddle boarding, the Bayou offers potential for all things water-based.

Because of its proximity to the Gulf of Mexico, multiple lakes, the Calcasieu River and English Bayou, Contraband Pointe is exceptionally located to provide opportunities for commercial enterprises specializing in fishing, hunting, and other outdoor activities.

For all the water in Southwest Louisiana, there are minimal retail opportunities or restaurants that can boast they are on the water. With its proximity to I-210, Nelson Road, and the casinos and golf resorts, Contraband Pointe can be the premier waterfront destination for Lake Area residents as well as those who are visiting the casinos or here for business, conventions, or our numerous baseball events.



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Area 4A In Contraband Pointe For Sale

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MARY KAY HOPKINS, LLC

1/26/24

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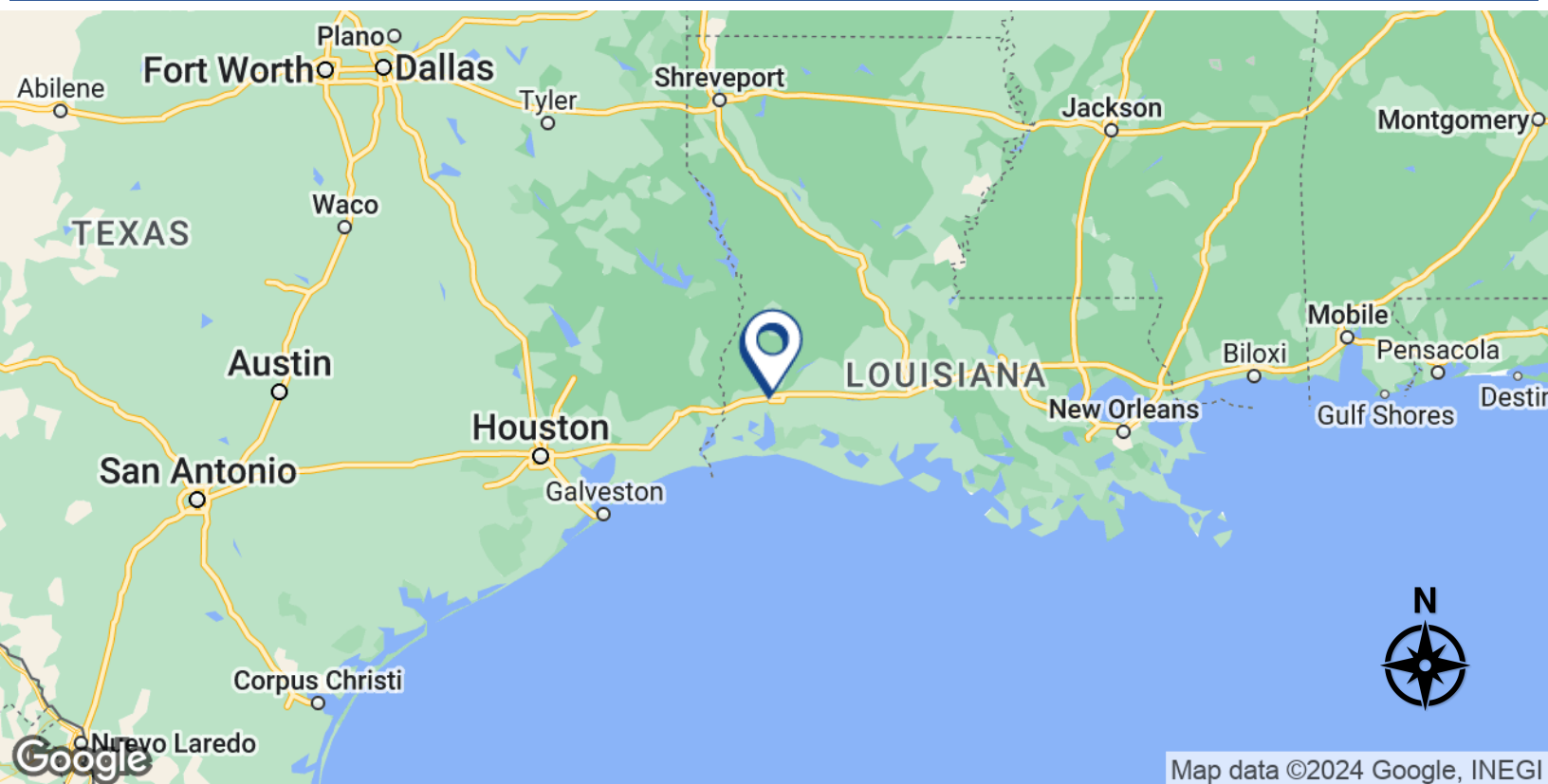
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