

8+ Acres On 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. This makes this property prime for restaurants, recreation, multi-family, residential, and, of course, water-related activities.

If your food and beverage, boutique, or specialty retail shop would benefit from the proximity to gaming visitors to L'auberge and Golden Nugget and residents eager for vantage points to enjoy the Bayou, this never-before-available property deserves your immediate attention.

Because of the length of the road required to be built by the buyer to access this property, the price is discounted as compared to other waterfront listings within Contraband Pointe.

Construction on the Nelson Road Extension Bridge is underway, making Contraband Pointe even more attractive due to the superior access to and from the prestigious Shell Beach Drive area, subdivisions on W Sallier, Christus 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

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, L'auberge Blvd, Nelson Road, and Lake Street
- Midway between Houston and New Orleans
- Less than 3 miles from McNeese State University

Offering Summary

Sale Price:	\$2,744,280
Lot Size:	8.8 Acres

Mary Kay Hopkins, Broker

120 Dr. Michael DeBakey Dr.
Lake Charles, LA 70601
337.439.1079 | mkh@mkh.com
Licensed by the Louisiana Real Estate Commission



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Site Description

Area 8D North is the reference name of this tract as the street name is TBD. It is an 8+acre tract on the northeast point of Contraband Pointe and offers approximately 1448 feet of bayou frontage on the North and East portions of the 8-acre tract. Access to this breathtaking parcel will be via a new road the buyer will build on the North side of Contraband Parkway.

Restaurants, entertainment, recreation, hospitality, senior housing, and a lifestyle center are just a few of the possibilities for this parcel. It is an ideal setting to satisfy the demand of residents and casino visitors for waterfront-oriented settings. Additional property is available for larger-scale development.

L'auberge and Golden Nugget Casinos and Golf Resorts are extremely close with access via Contraband Parkway, the 4-lane road that connects W. Prien Lake Road at the traffic circle to L'auberge Blvd (formerly Nelson Road) at L'auberge Avenue.

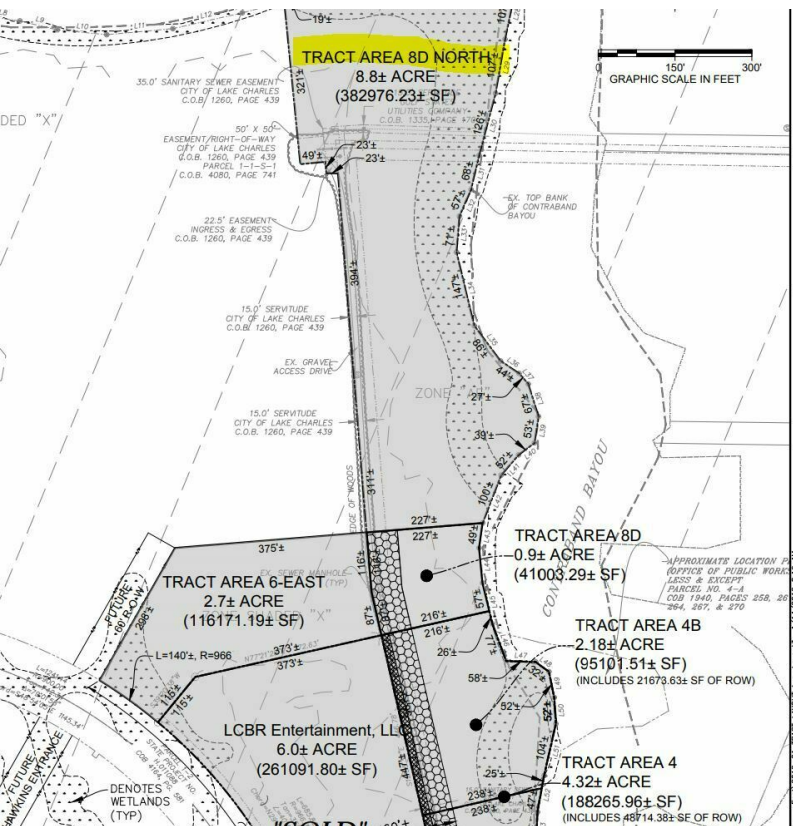
The Louisiana DOT has approved a Traffic Impact Analysis, and a wetland's jurisdictional determination achieved. As the images show, the bulk of the wetlands are along the shoreline.

The buyer is responsible for infrastructure and survey. Dimensions and acreage estimated.

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

For more information, visit ContrabandPointe.com or contact Mary Kay Hopkins. Be sure to check out the videos available on ContrabandPointe.com

Better yet, call to make an appointment to review larger images and discuss the potential of this and other properties within Contraband Pointe.



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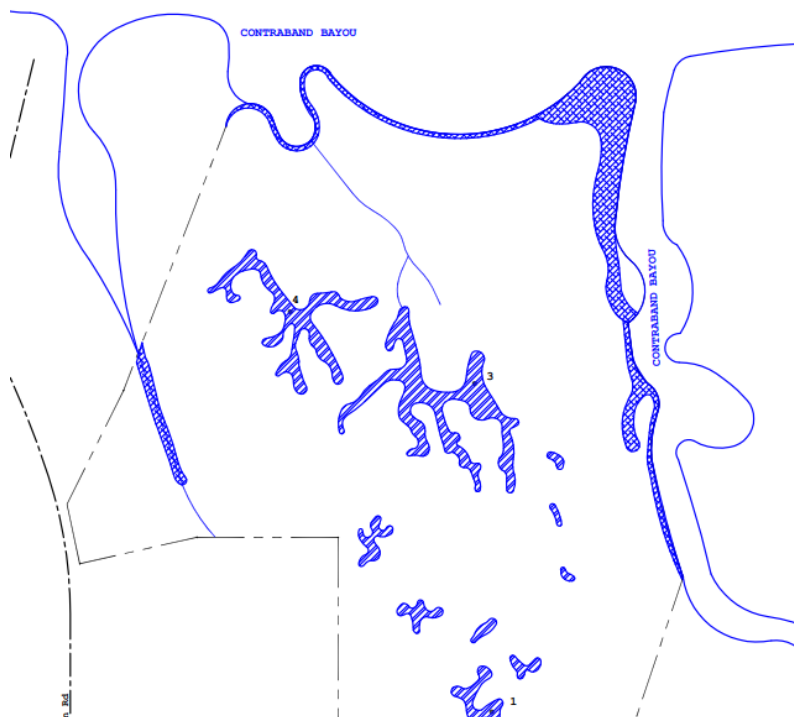
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Wetland's Map of all of Contraband Pointe. Wetlands South of Contraband Parkway have been mitigated except those along the drainage lateral on the East side which are unlikely to be needed due to elevation. The majority of wetlands on the North side are along the bayou.



Drone view of Contraband Pointe and the surrounding area.

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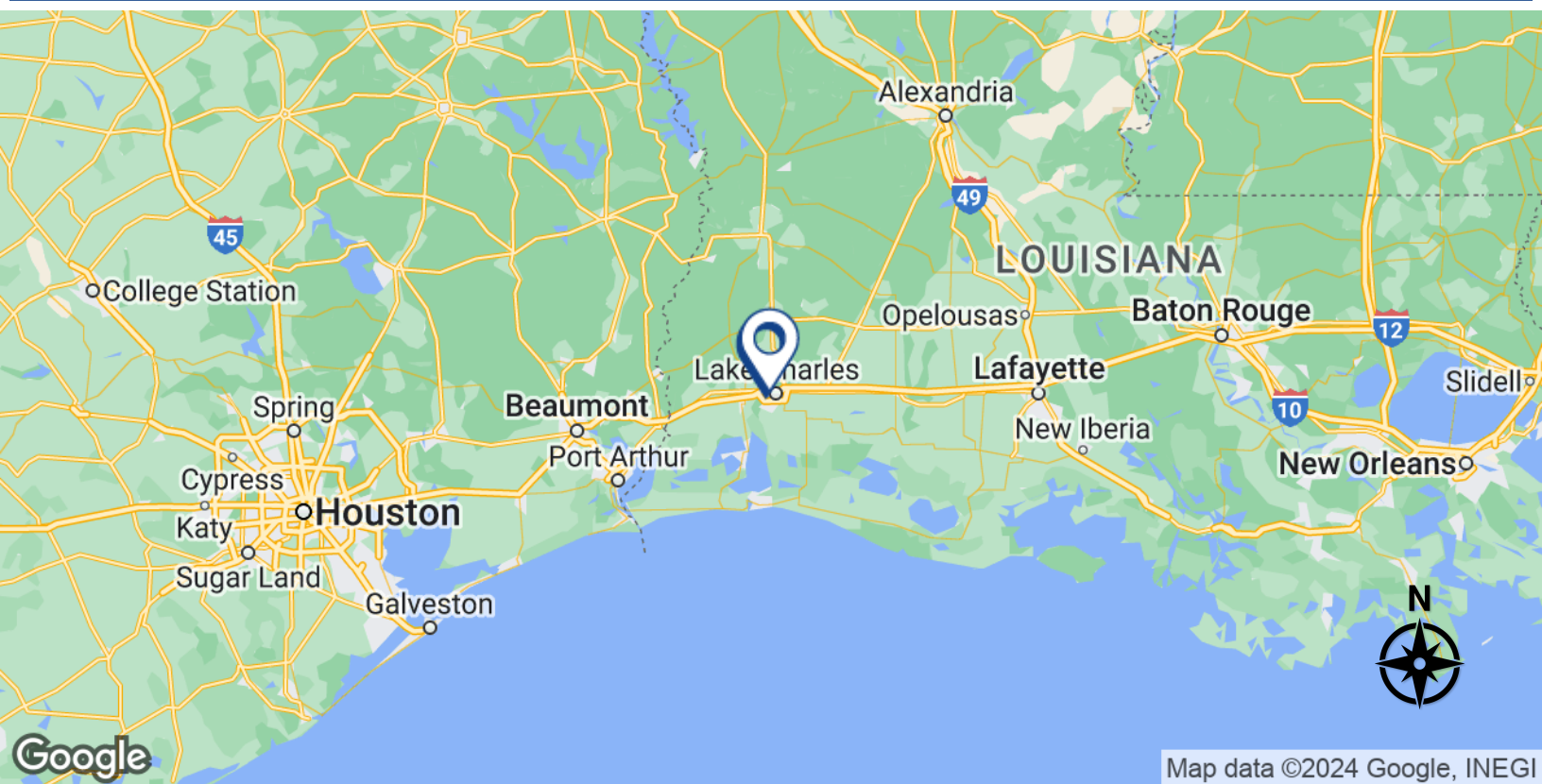
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MKH
MARY KAY HOPKINS, LLC

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