

# 38 Acres, W Prien Lake Rd & Contraband Parkway

TBD W Prien Lake Road, Lake Charles, LA 70601 NOTE: The acreage reflects that 3A is under contract.



## Property Description

Zoned Business, this incredibly positioned parcel offers 800' on W. Prien Lake Road and approximately 3,400' on Contraband Parkway. This extensive dual frontage provides the potential for significant development.

Due to the proximity to the casinos and golf resorts, major retail such as Walmart, Sam's, Target, the new Hobby Lobby, and many others, this property is poised for additional retail, restaurant, service shops, residential, multi-family, and recreation/entertainment use.

Visitors can easily access Contraband Pointe from the traffic circle at W. Prien Lake Road/Contraband Parkway from the South or L'Auberge Blvd (aka Nelson Rd) from the West.

In addition to the approximate 3300 hotel rooms, including L'Auberge and Golden Nugget, within 1.5 miles (900 rooms within 1800 feet), this location benefits from its visibility from I-210.

## Location Description

Contraband Pointe is in the heart of Lake Charles, which is midway between Houston and New Orleans. Construction on the Nelson Road Extension Bridge is underway. Once completed, this location becomes even more appealing by offering easy access to and from the prestigious Shell Beach Drive area, residential subdivisions along W. Sallier, Christus Ochsner Hospital, and Downtown Lake Charles.

## 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, and Lake Street
- McNeese State University is within 3 miles
- Midway between Houston and New Orleans

## Offering Summary

Sale Price:	\$12,900,000
Lot Size:	38 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



# 38 Acres, W Prien Lake Rd & Contraband Parkway

TBD W Prien Lake Road, Lake Charles, LA 70601



## Site Description

As can be seen in the drone photos and the retail map, the Prien Plaza Shopping Center, home to Target, is to the immediate west of Hobby Lobby and borders the southern boundary of this offering. This 38-acre offering is a combination of 3B, 3C and 3D as shown here.

Retail, restaurants, entertainment, recreation, professional offices, senior living, residential and multi-family, service shops, and a life center are just a few of the possibilities that would flourish at this extensive dual-frontage location.

A Traffic Impact Analysis has been approved by Louisiana DOT, and wetlands have been mitigated. The only exception is a narrow strip that runs along the drainage lateral on the Western boundary. Because this portion is under 4', it is unlikely that mitigation will be needed. Per the City, no detention is required for this section.

3B may be purchased independently or combined as offered here with 3C and 3D. With the purchase of the 38 acres as presented here, the sellers will not require publically dedicated roads. The buyer is responsible for infrastructure and survey. An Alta survey indicating the sales to date within Contraband Pointe is available for review. Water and sewer are in place along Contraband Parkway, and the conduit for electricity has been installed on Contraband Parkway. Dimensions and acreage estimated.

For more information, visit [ContrabandPointe.com](http://ContrabandPointe.com) or contact Mary Kay Hopkins. Better yet, call to make an appointment to review larger images and discuss this property.

Be sure to check out the videos about Contraband Pointe available from the website menu..

## Mary Kay Hopkins, Broker

120 Dr. Michael DeBakey Dr.  
Lake Charles, LA 70601  
337.439.1079 | [mkh@mkh.com](mailto:mkh@mkh.com)  
Licensed by the Louisiana Real Estate Commission



02/01/2024



Areas 3B, 3C, & 3D In Contraband Pointe For Sale

# 38 Acres, W Prien Lake Rd & Contraband Parkway

TBD W Prien Lake Road, Lake Charles, LA 70601



**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



02/01/2024



# 38 Acres, W Prien Lake Rd & Contraband Parkway

TBD W Prien Lake Road, Lake Charles, LA 70601

## Location Information

Building Name	38 acres, W Prien Lake Rd & Contraband Parkway
Street Address	TBD W Prien Lake Road
City, State, Zip	Lake Charles, LA 70601
County	Calcasieu
Market	Lake Charles
Cross-Streets	Nelson and W Prien Lake Road
Township	38
Range	10
Section	09
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	I-210
Nearest Airport	Lake Charles Municipal Airport, Chenault Regional Airport

## Property Information

Property Type	Area 3B, 3C, & 3D in Contraband Pointe
Property Subtype	Other
Zoning	Business
Lot Size	38 Acres
APN #	381009-0050-18 -0007-01
Lot Frontage	800 ft
Lot Depth	3,400 ft
Corner Property	Yes
Amenities	<ul style="list-style-type: none"><li>-Midway between Houston and New Orleans</li><li>-Close to two major Casino and Golf Resorts</li><li>-Easy access on/off Nelson, W Prien Lake Road, and I-210</li><li>-Major retail and restaurants nearby</li><li>-Hospitals and medical offices nearby</li></ul>
Waterfront	No



**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





Area 3B, 3C, & 3D In Contraband Pointe For Sale

# 38 Acres, W Prien Lake Rd & Contraband Parkway

TBD W Prien Lake Road, Lake Charles, LA 70601



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

**MKH**  
MARY KAY HOPKINS, LLC

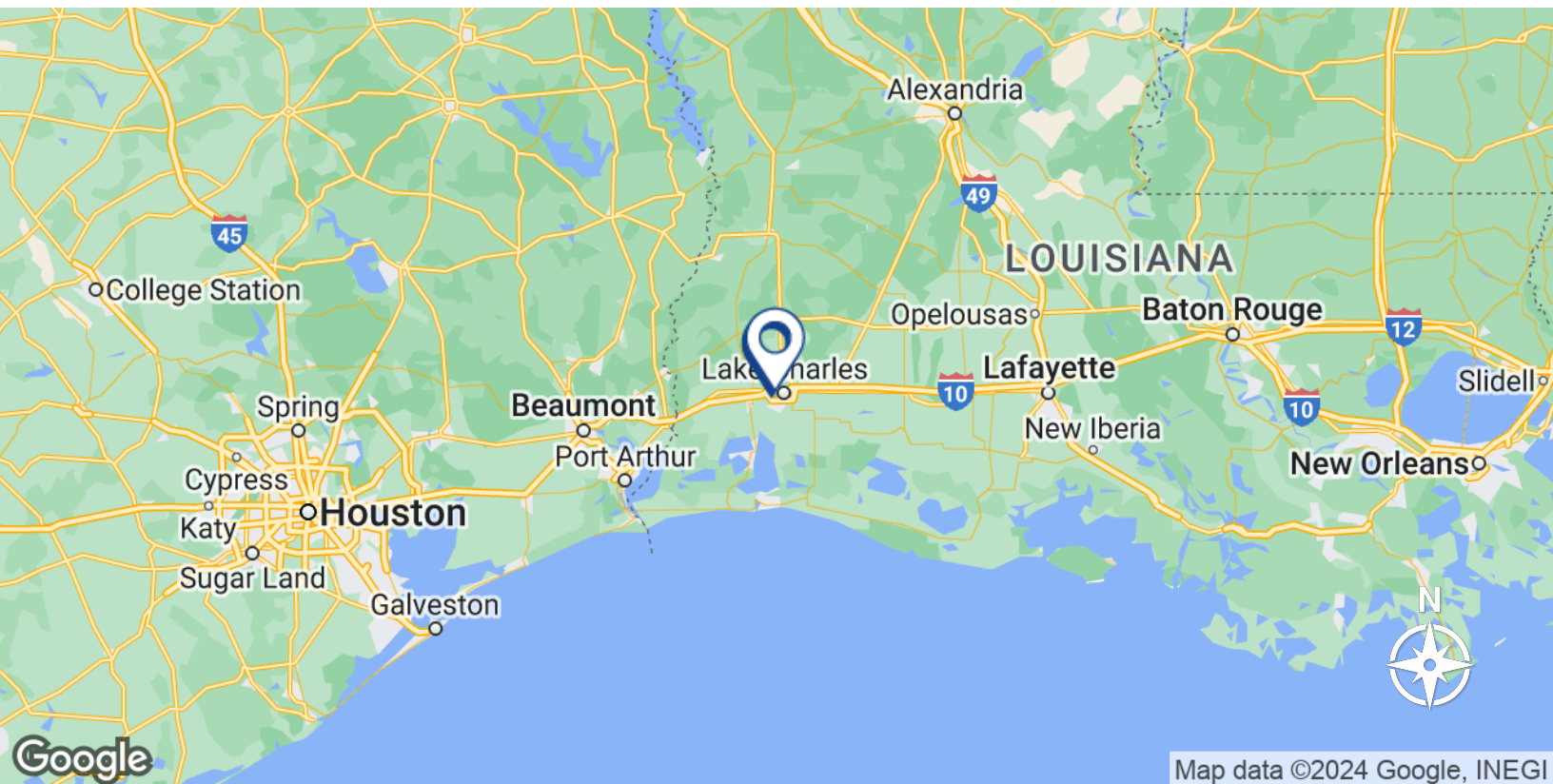
02/01/2024



Areas 3B, 3C, & 3D In Contraband Pointe For Sale

# 38 Acres, W Prien Lake Rd & Contraband Parkway

TBD W Prien Lake Road, Lake Charles, LA 70601



**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

**MKH**  
MARY KAY HOPKINS, LLC

02/01/2024