

66 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. These factors, combined with bayou frontage, make this property prime for hospitality, restaurant, recreation, entertainment, retail, multi-family, residential, and, of course, water-related activities.

The latest Gaming report indicated that the total admissions for L'auberge and Golden Nugget for December 2023 were 515,563!

If your development vision would benefit from the proximity of gaming visitors to these major resorts, this never-before-available property deserves your immediate attention. Be sure to check out the "Imagine" page within this brochure.

Construction is underway on the new Nelson Road Ext Bridge that brings even greater value to Contraband Pointe due to the improved connectivity to and from the Shell Beach Drive area, Christus Ochsner Hospital and medical community, 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 Lake Street or 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:	\$16,900,000
Lot Size:	66 Acres

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

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Imagine

-a boardwalk along the entire North and East side of Contraband Pointe similar to the stock image below.

-first-class vacation rental cottages and condos with easy boat access to enjoy boat riding and fishing along the bayou, Prien Lake, Lake Charles, the East and West Fork of the Calcasieu River or the Gulf of Mexico!

-boating, wharf, and/or marina facilities that offer guests or residents the ability to utilize their own boat or rent one, then return to their guest cottage or VRBO from a day of fishing in the Sportsman's Paradise and prepare their catch for family and guest.

-waterfront food and beverage establishments with connecting boardwalks that lead to a theater featuring live entertainment, even theatrical productions.

-family activities such as fishing camps, recreational boating, a wetlands habitat, culinary lessons, pop-up restaurants, sporting complexes, and more.

-exercise, conference, and banquet facilities.

-up-scale professional offices and retail offerings along Contraband Parkway, seeking to capitalize on the easy access to all points in Lake Charles, as well as the major east-west interstate.



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Site Description

This 66-acre tract on the north side of Contraband Parkway, just minutes from the casino and golf resorts, offers over 4,000 feet of bayou frontage.

Restaurants, entertainment, recreation, hospitality, senior housing, multi-family, residential, and a lifestyle center are just a few possibilities for this strategically located parcel. It is an especially ideal setting to satisfy the demand by residents and casino visitors for waterfront restaurants, bars, VRBO, boating, and entertainment venues.

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

A Traffic Impact Analysis has been approved by the Louisiana DOT, and a wetland's jurisdictional determination has been achieved. As the wetland map indicates, most 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 electricity has been installed along Contraband Parkway.

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.

Be sure to check out the videos about Contraband Pointe.

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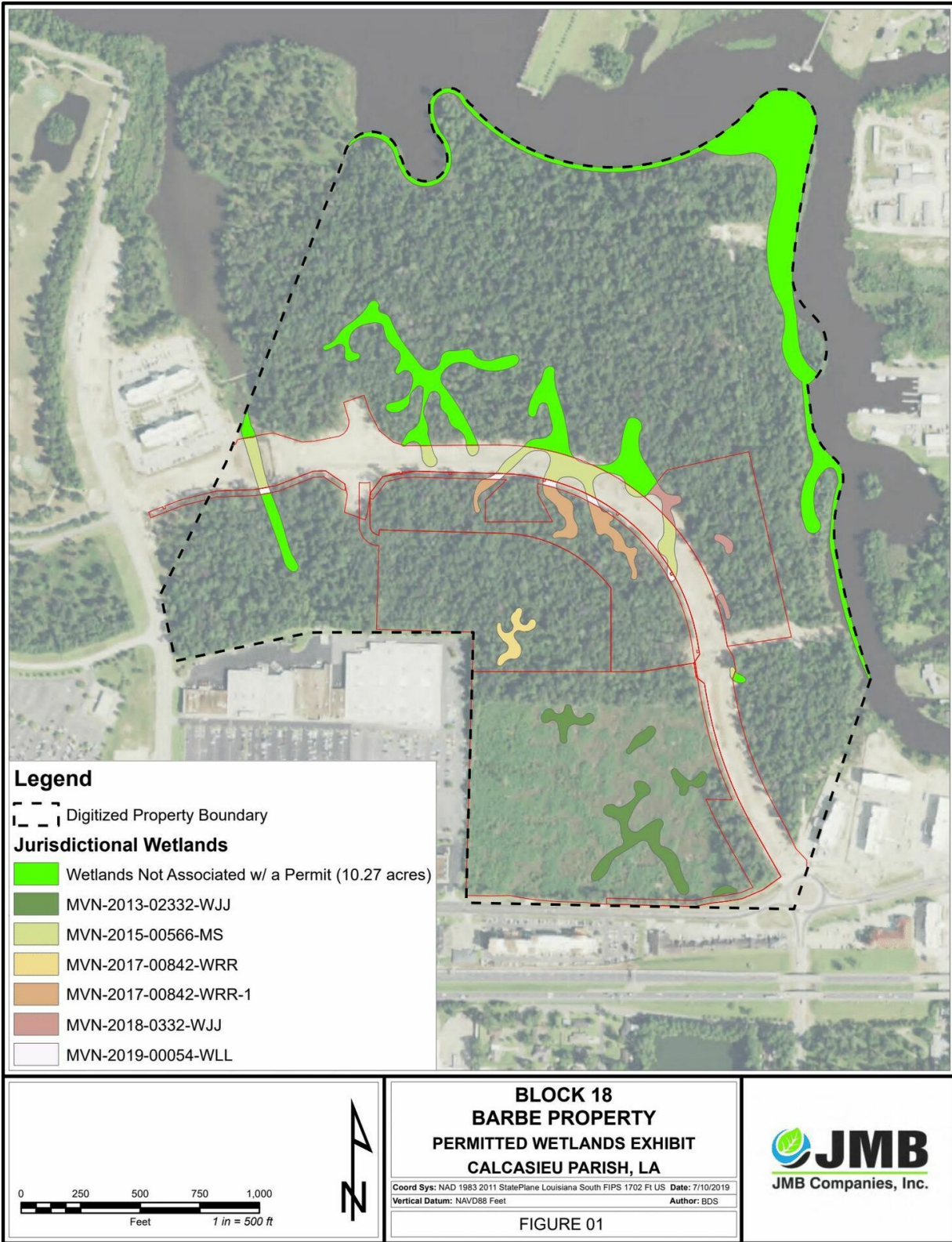
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66 Acres In Contraband Pointe For Sale

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66 Acrers bordering Contraband Parkway and Contraband Bayou

Nelson Rd. Ext. Bridge (under const.)

L'auberge
CASINO RESORT
LAKE CHARLES

GOLDEN
NUGGET
LAKE CHARLES

Sam's
CLUB

BUFFALO
WILD
WINGS

Arby's

WYNDHAM

50,000+ VPD

INTERSTATE
210

MORCHY'S
TACOS

TEXAS
RANCHHOUSE

Panera
BREAD

Nelson Road

CRUST
PIZZA

Chick-fil-A

Walmart

SPRINGHILL
SUITES
Marriott

Residence
inn
Marriott

salata
salad kitchen

S - Sold

TOWNEPLACE
SUITES
BY MARRIOTT

COURTYARD
Marriott

L'auberge Ave

L'auberge Blvd

Contraband Parkway

HOBBY LOBBY

TARGET

Olive
Garden

LA Z BOY

W Prien Lake Rd

Lake St

Hampton
Inn
by Hilton

HOME2
SUITES BY HILTON

tru

Holiday Inn
Express
& Suites

Holiday Inn
Express

STAYBRIDGE
SUITES

Americas
Best Value Inn
& Suites

CANDLEWOOD
SUITES

15 Hotels, 3300 rooms +/- within 1.5 miles of Contraband Pointe

Marriott Towneplace Suites and Courtyard on L'Auberge Blvd closed pending repairs

CHRISTUS Ochsner Lake Area Hospital and Medical Offices

Google

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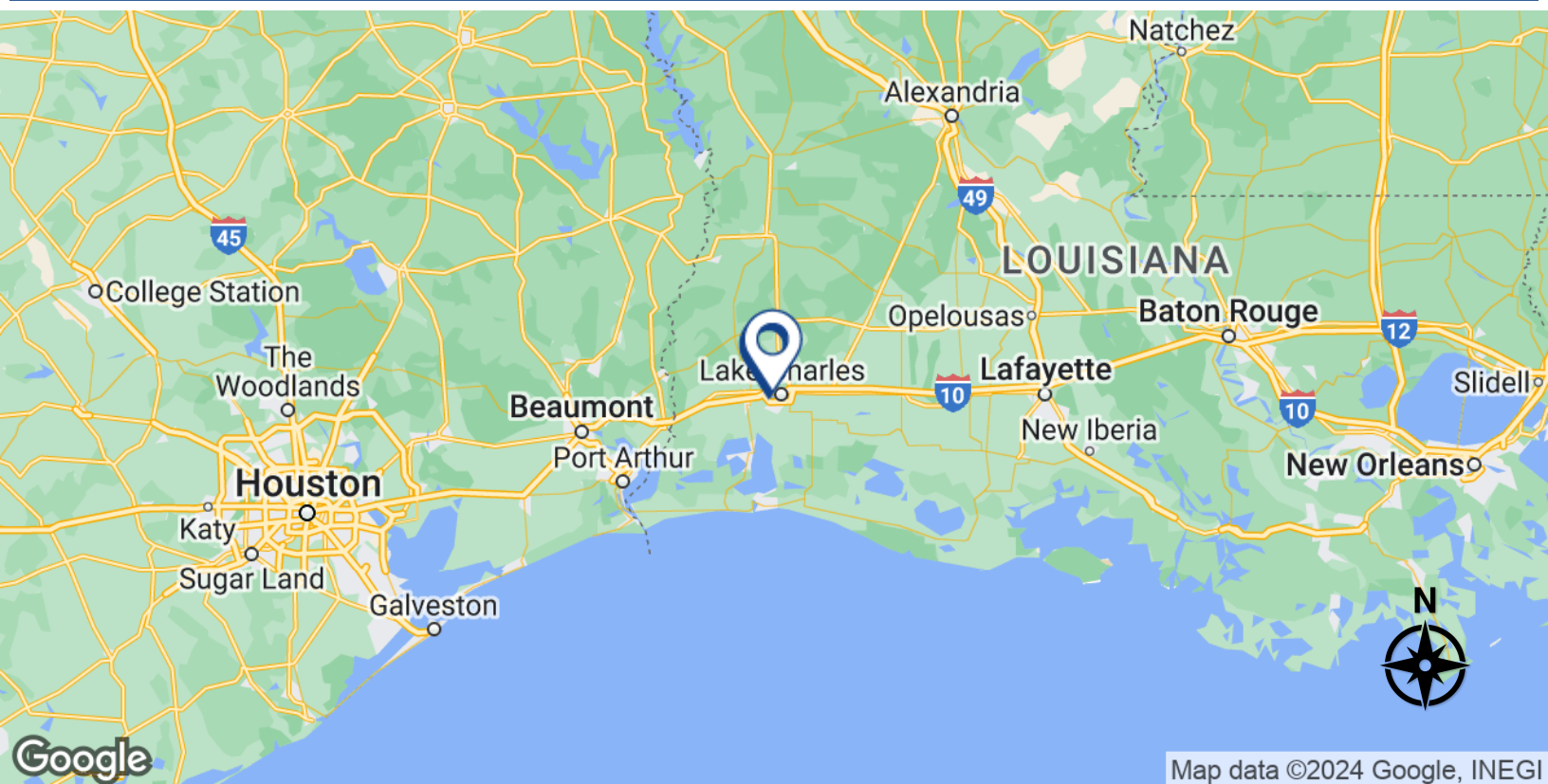
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MARY KAY HOPKINS, LLC

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