

# 7.7 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.

If your development vision would benefit from the thousands of gaming and convention visitors frequenting the casinos, this waterfront property deserves immediate attention.

Be sure to check out the "imagine" page within the brochure.

### 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. With construction on the Nelson Road Extension and Bridge expected soon, the location will become even more enviable by offering easy access from the prestigious Shell Beach Drive area and Downtown Lake Charles.

### Property Highlights

- Minutes from two major Casino and Golf Resorts
- 3000+- hotel rooms within 1.5 miles
- Easy access to I-210, W Prien Lake Road, and Lake Street
- Midway between Houston and New Orleans

### Offering Summary

Sale Price:	\$2,723,894
Lot Size:	7.7 Acres



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Mary Kay Hopkins, Broker

120 Dr. Michael DeBakey Dr.

Lake Charles, LA 70601

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Licensed by the Louisiana Real Estate Commission

**MKH**  
MARY KAY HOPKINS, LLC

02/11/22



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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 waterfront tract is just off the North side of Contraband Parkway, the new, 4-lane road that connects W. Prien Lake Road at the traffic circle to Nelson Road at L'auberge Avenue.

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.

A Traffic Impact Analysis has been approved by the Louisiana DOT, and a wetland's jurisdictional determination has been achieved. As the included wetland map indicates, most of the wetlands are along the shoreline.

Water and sewer are in place along Contraband Parkway, and electricity is in process. The developer is responsible for infrastructure, including the public extension road north from the internal traffic circle. Dimensions and acreage are estimated and subject to the buyer's survey.

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 video about Contraband Pointe.

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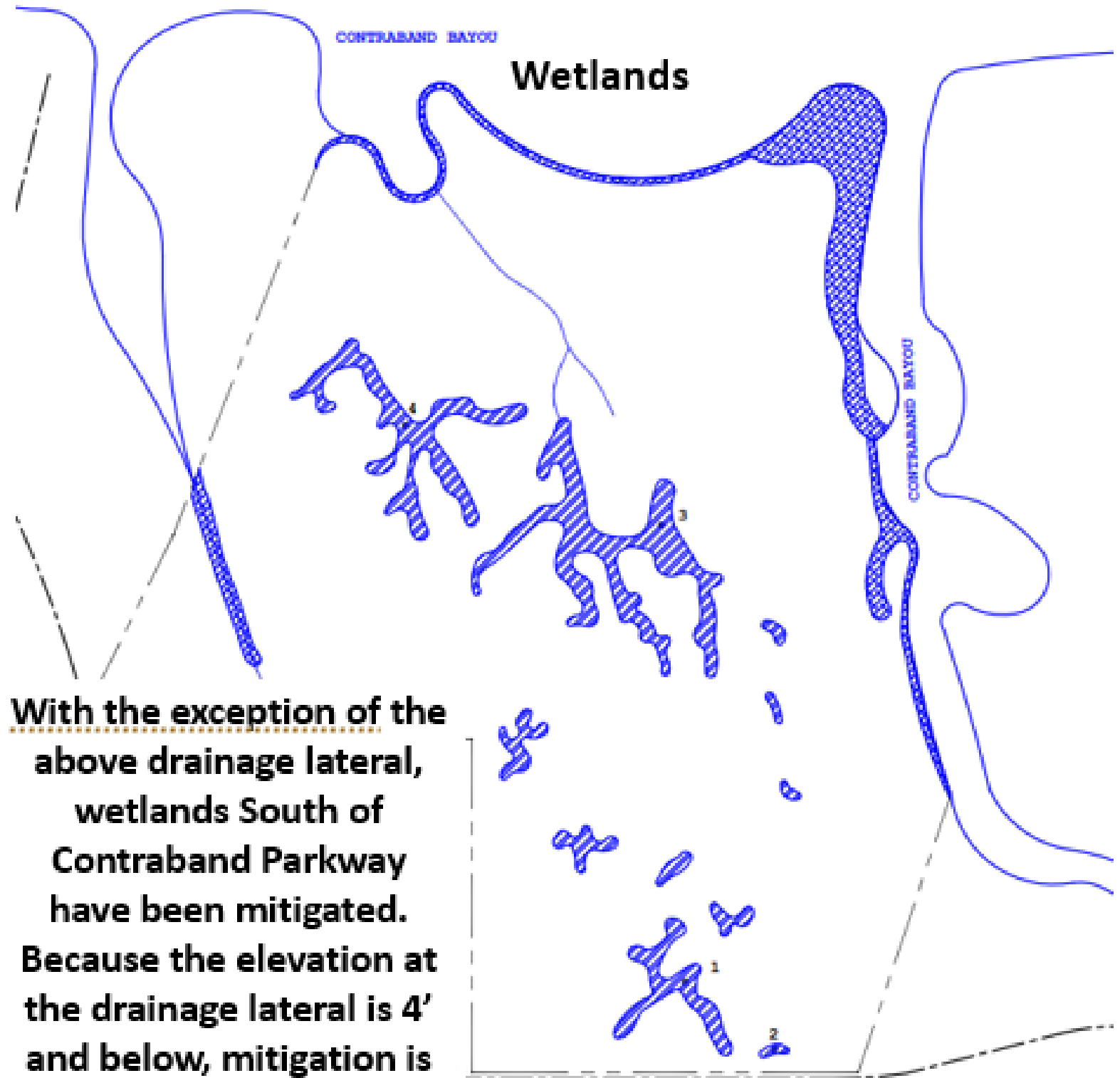
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**With the exception of the above drainage lateral, wetlands South of Contraband Parkway have been mitigated. Because the elevation at the drainage lateral is 4' and below, mitigation is unlikely.**

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Area 7 In Contraband Pointe For Sale

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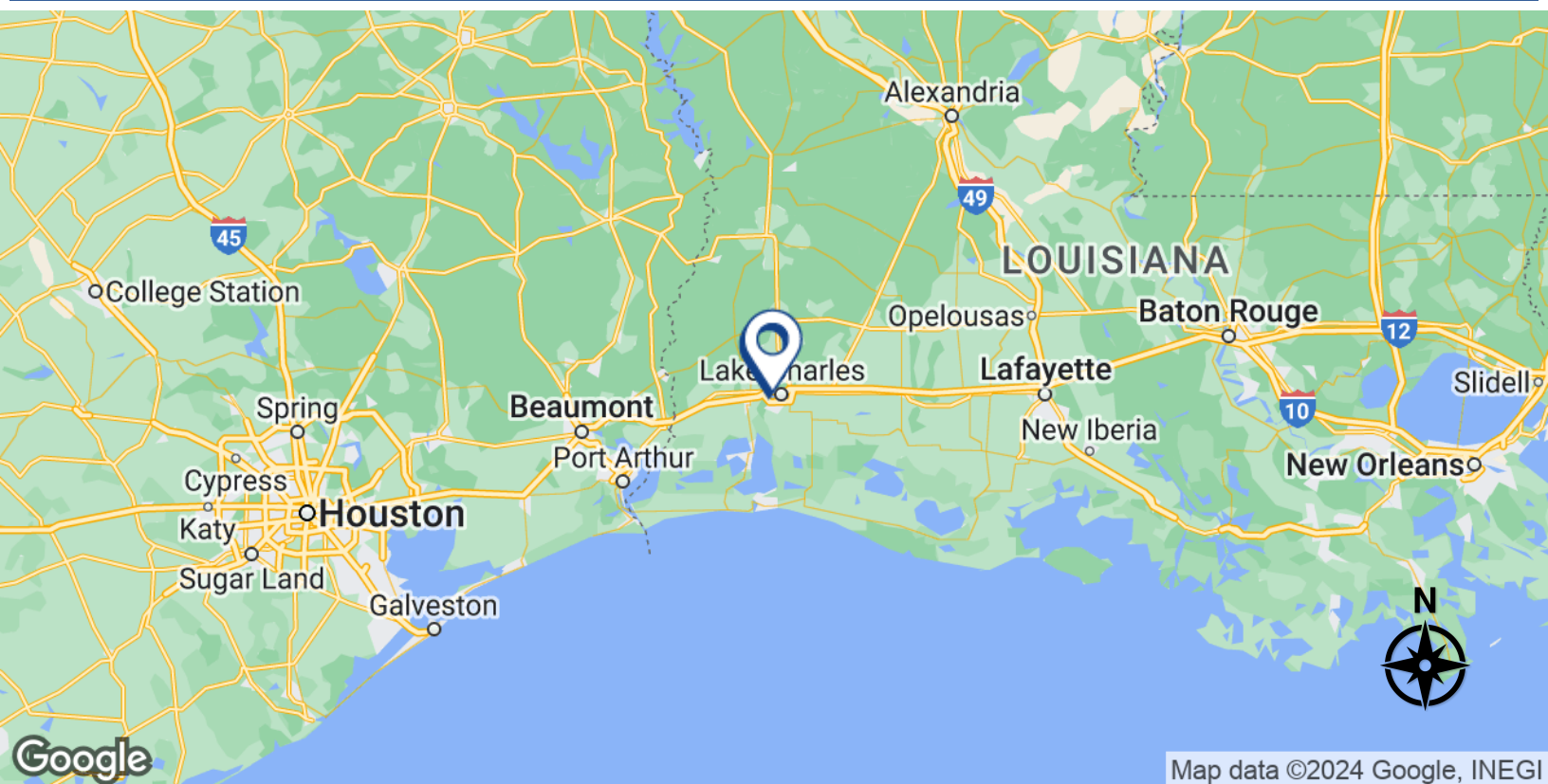
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