

4.38 Acres On W. Prien Lake Road

TBD W Prien Lake Road, Lake Charles, LA 70601



Property Description

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

This offering strategically leverages the high traffic volumes on W Prien Lake Road and Interstate 210, capitalizing on the steady influx of visitors drawn to the nearby L'auberge and Golden Nugget Casino and Golf Resorts. The construction of the Nelson Rd Extension Bridge promises to revolutionize travel between South Lake Charles and Downtown.

As shown in the images that follow, this bridge will connect W. Sallier, the enclave of Walnut Grove, to L'auberge Blvd. Beyond its downtown connectivity, this infrastructure project holds significant advantages for Contraband Pointe. It offers a more convenient and accessible route for the residential communities off W. Sallier, as well as enhancing accessibility for the prestigious Shell Beach Drive area, Christus Ochsner Hospital, and the medical and professional offices along Dr. Michael DeBakey Drive.

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:	\$1,600,000
Lot Size:	4.38 Acres

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



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Site Description

As the accompanying drone photographs indicate, Area 3A is adjacent to the new Hobby Lobby, and 1C is an out-parcel located next to LA-Z-BOY on W. Prien Lake Road. Both share common driving lanes with LA-Z-Boy, which is to the immediate West of 1C.

The main entrance is adjacent to 1C. It offers full access with the common drive between 1C and LA-Z-BOY, serving as right-in/right-out.

Wetlands have been mitigated and a Traffic Impact analysis approved by Louisiana DOT. 1A is shovel-ready.

Area 3A and 1C can be purchased as separate sites or combined with Area 3B to yield a dual-frontage retail powerhouse. The drone photos provide pictures, including the frontage on W Prien Lake Road and Contraband Parkway afforded by 3B.

Water, sewer, and electricity are available along W Prien Lake Road. The buyer is responsible for infrastructure and the survey.

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 video about Contraband Pointe.

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01/31/2024

4.38 Acres On W. Prien Lake Road

3D

3C

3A

3B

1C

Sold

Sold

Sold

CONCEPTUAL - CONTRABAND POINTE

Sold

Contraband Parkway

W Prien Lake Rd

W PRIEN LAKE RD

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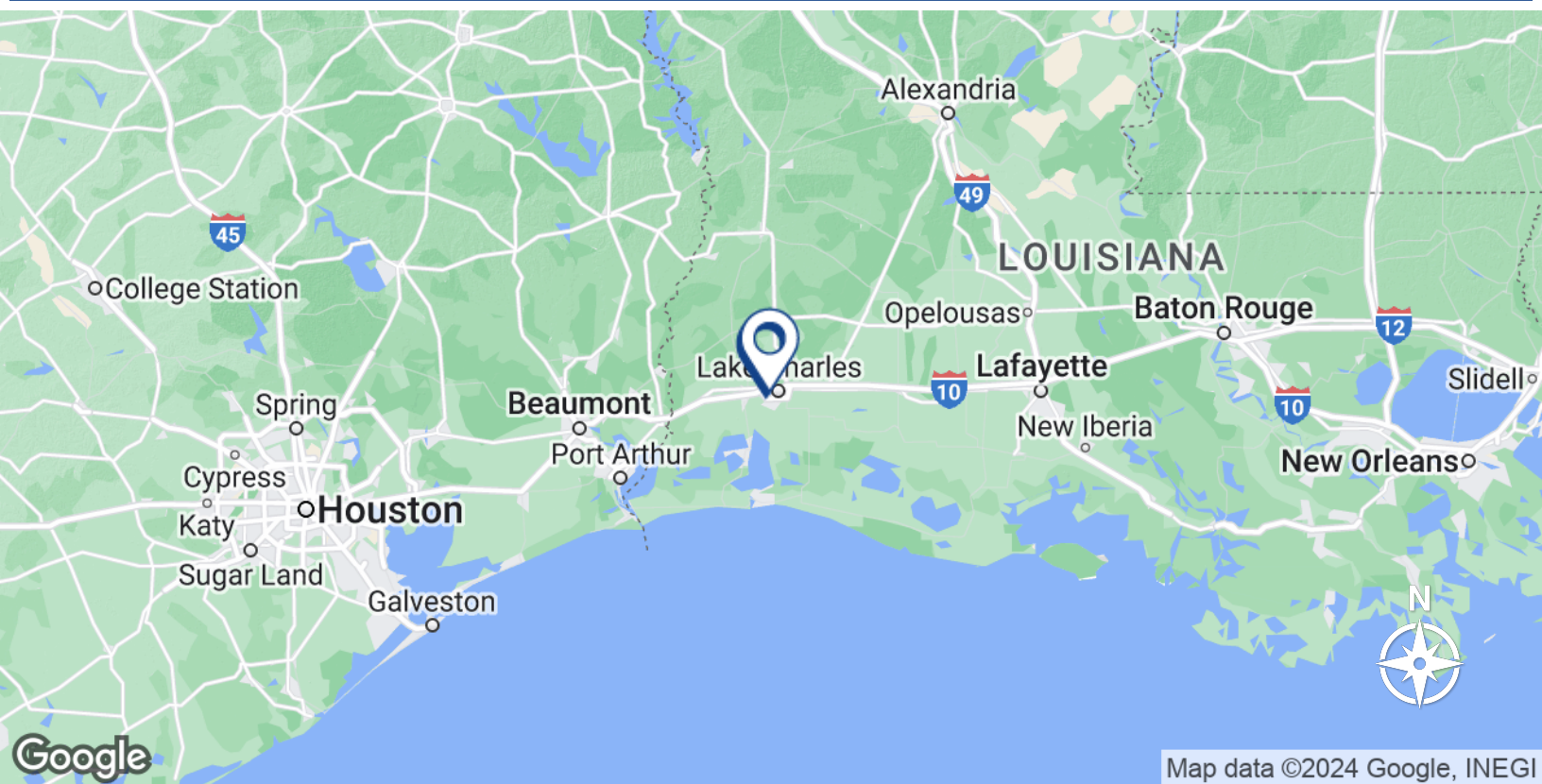
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Area 3A & 1C In Contraband Pointe For Sale

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