3.15 Acres Facing 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, Bed Bath & Beyond, and the new Hobby Lobby plus many others, this property is poised for additional retail, restaurant, service shops, or recreation/entertainment use.

Visitors can access this site via W Prien Lake Road from Nelson Road to the west or Lake Street from the east.

This area reaps the benefits of being close to I-210 and approximately 3000 hotel rooms within 1.5 miles, including L'auberge and Golden Nugget. 900+- are within 1850 feet of the entrance at W Prien Lake Road.

Follow the progress of the construction of the Nelson Road Extension Bridge on the News Section of ContrabandPoint.com. And, be sure to watch the updated drone videos as well as the 360 Aerial views.

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. The groundbreaking ceremony for the Nelson Road Extension Bridge over Contraband Bayou was held on Feb 9, 2023. The bridge will connect downtown Lake Charles to the south side of Contraband Bayou at L'Auberge Blvd (aka Nelson Rd), shortly before Contraband Parkway. The increased traffic and ease of access to Contraband Pointe will yield benefits for years to come.

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:	\$1,000,000
Lot Size:	3.15 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 Area 3A In Contraband Pointe For Sale

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As the accompanying drone photographs indicate, Area 3A is adjacent to the new Hobby Lobby facing W. Prien Lake Road.

The driving lane to the south between 3A and 1C is under construction, as is the main entrance. Upon completion, the main entrance will offer full access. The buyer is responsible for building the public road extending from the entrance. The seller will provide the ROW for the road.

Wetlands have been mitigated and a Traffic Impact analysis approved by Louisiana DOT.

Note that a separate listing combining 3A and 1C, the outparcel identified on the drone photos, is another consideration as it offers superior pricing for the 4.38 acres.



Another separate listing to consider is the combination of 3A with 3B for a total of 15 acres. This yields dual frontage with 800' on W Prien Lake Road and 922' on Contraband Parkway as well as exposure from I-210. If purchased together, the seller will not require the N/S extension from the entrance at W Prien Lake Road. An E/W public road from Contraband Parkway will be required, with the seller providing the ROW.

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, and be sure to check out the drone videos and drone 360 views.

To discuss this property or to see larger images, call Mary Kay Hopkins to make an appointment.





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