

# 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 [ContrabandPointe.com](http://ContrabandPointe.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

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Licensed by the Louisiana Real Estate Commission



01/30/2024



Area 3A In Contraband Pointe For Sale

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**Marriott's Townplace Suites & Courtyard are closed pending repairs.**

The map shows the following locations and features:

- Hotels:** Marriott's Townplace Suites & Courtyard, Hobby Lobby, Marcel Contraband Pointe, Home2 Suites, Staybridge Suites, Courtyard by Marriott, Townplace Hotel.
- Commercial Buildings:** Target, Hobby Lobby, Home2 Suites, Staybridge Suites, Courtyard by Marriott, Townplace Hotel.
- Streets:** L'Aberge Ave, L'Aberge Blvd, W Prien Lake Rd, Nelson Rd, Wyndham Rd, Ross St, Marshall St, L'Aberge Ave.
- Highways:** Highway 210, Highway 100.
- Other Landmarks:** The map also shows the location of the L'Aberge area, which is a major commercial and residential hub in Montreal.



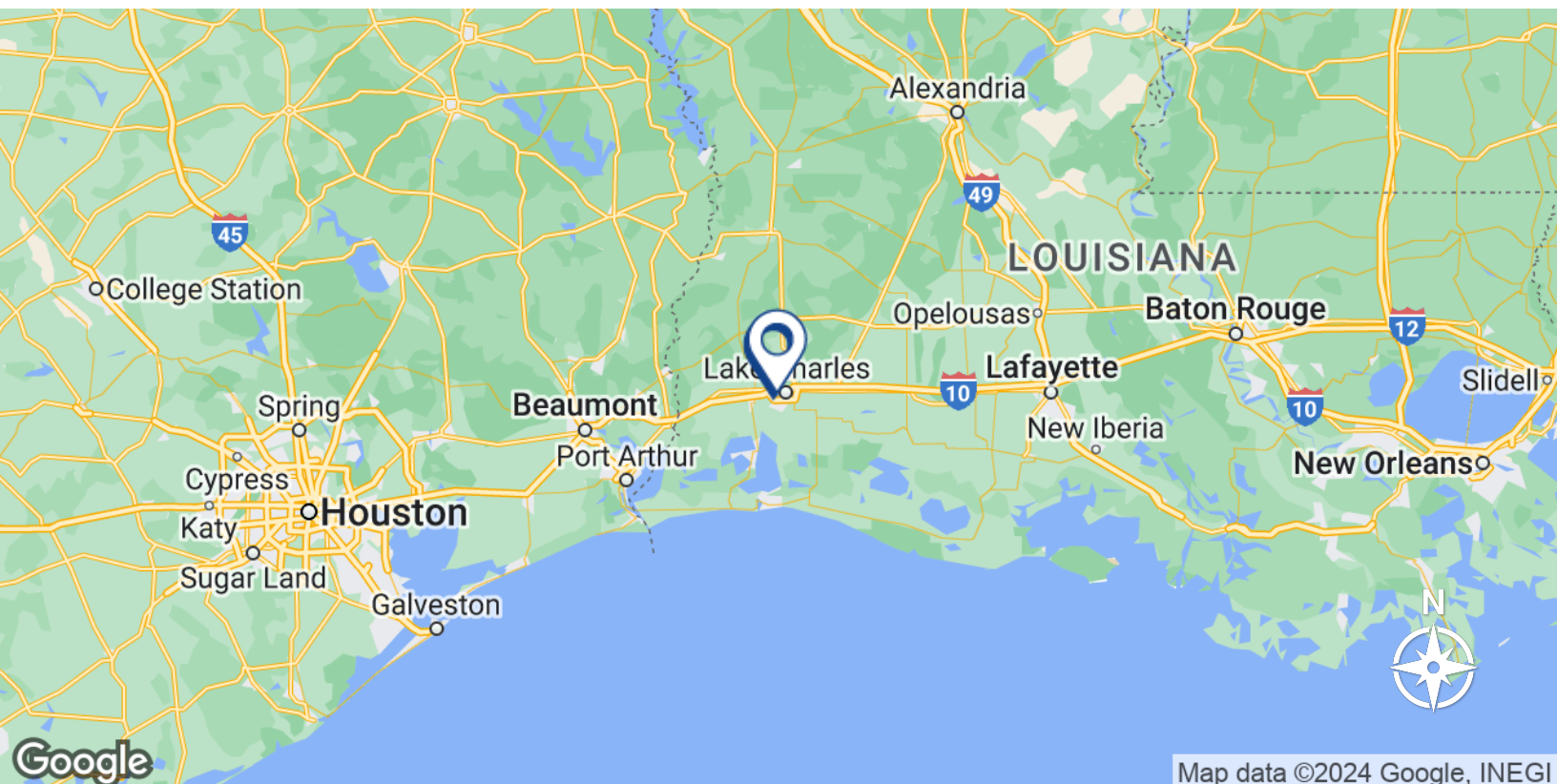
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