

5.2 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.

This property is prime for restaurants, recreation, multi-family, residential, and, of course, water-related activities.

Due to the proximity to the casinos and golf resorts, retail such as Walmart, Sam's, Target, the new Hobby Lobby, and many others, this area is poised for development.

Visitors can easily access Contraband Parkway from the traffic circle at W. Prien Lake Road/Contraband Parkway or from L'auberge Blvd (aka Nelson Road).

Location Description

Contraband Pointe is in the heart of Lake Charles, which is midway between Houston and New Orleans. With construction on the new Nelson Road Extension Bridge started, Contraband Pointe is strategically located to take advantage of the traffic to and from the prestigious Shell Beach Drive area and Downtown Lake Charles.

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 to McNeese State University

Offering Summary

Sale Price:	\$2,038,608
Lot Size:	5.2 Acres

5.2 Acres On Contraband Bayou

TBD Contraband Parkway, Lake Charles, LA 70601



Site Description

Zoned Business, Area 4 and 8D is the reference name of this parcel overlooking beautiful Contraband Bayou, as the street name is TBD.

Access to this beautiful parcel will be via the recently completed East/West Road on the East side of Contraband Parkway. Contraband Parkway connects W. Prien Lake Road at the Prien Lake traffic circle to L'auberge Blvd (formerly Nelson Road) at L'auberge Avenue.

With approximately 1000 feet along Contraband Bayou, this is an ideal setting to satisfy the quest of the many residents and visitors searching for waterfront restaurants, bars, and entertainment venues. Proprietors or developers of food and beverage establishments, boutiques, or specialty retail shops that would benefit from the proximity to gaming visitors to L'auberge and Golden Nugget should give this and other properties in Contraband Pointe immediate attention.

As detailed on the attached engineer drawing, this property includes 4A, which is available as a separate, smaller offering. 4A is to the immediate north of the future home of Shuck and Boil.

Additional property contiguous to 8D is available for a larger development.

The buyer is responsible for infrastructure, although a North/South public road is not required if the entire 5.2-acre tract is purchased.

A Traffic Impact Analysis has been obtained from the Louisiana DOT, and a wetland's jurisdictional determination has been achieved. A drawing indicating minimal wetlands is included in this brochure.

Water and sewer are in place along Contraband Parkway, and the conduit for electricity has also been installed. Dimensions and acreage estimated.

For more information, visit ContrabandPointe.com and be sure to check out the drone videos and 360 tours. To see larger maps and to discuss further, contact Mary Kay Hopkins.

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



5.2 Acres On Contraband Bayou

TBD Contraband Parkway, Lake Charles, LA 70601

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 guests.
- 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.

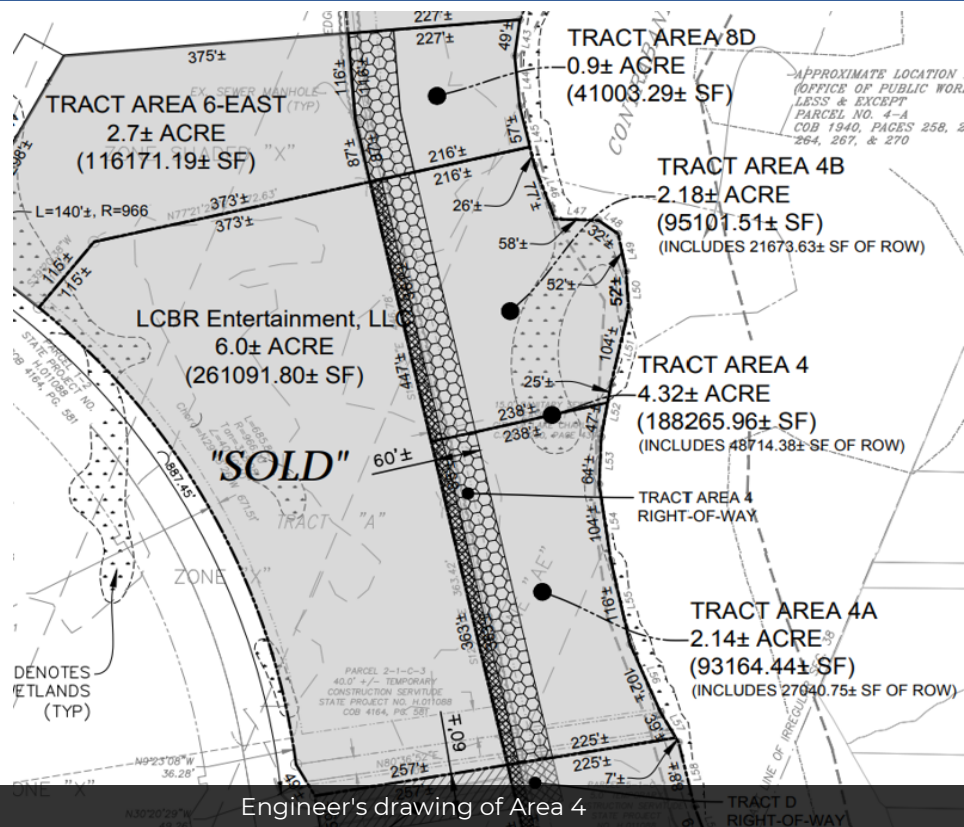


Mary Kay Hopkins, Broker

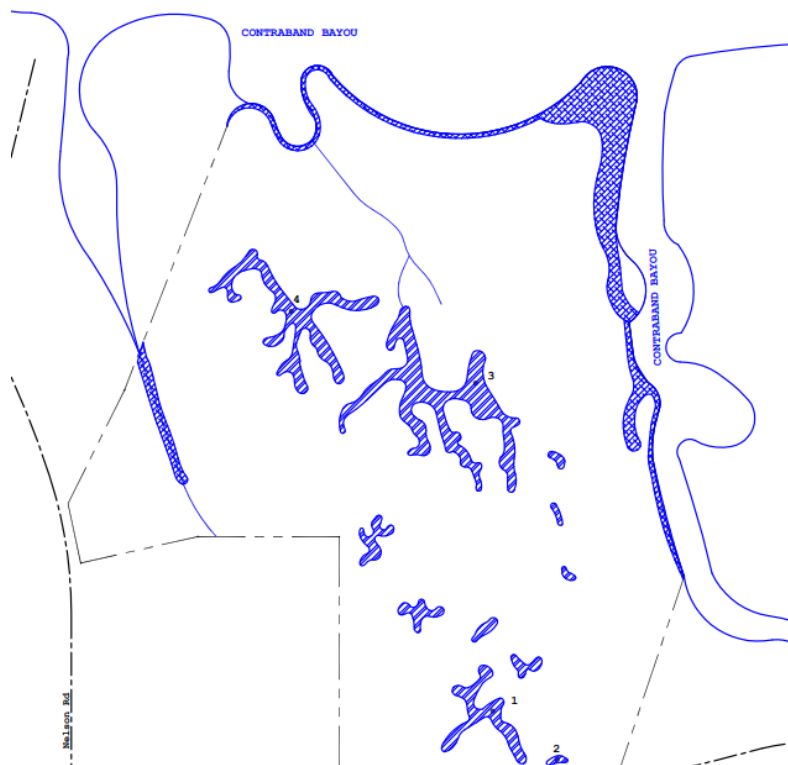
120 Dr. Michael DeBakey Dr.
Lake Charles, LA 70601
337.439.1079 | mkh@mkh.com
Licensed by the Louisiana Real Estate Commission

5.2 Acres On Contraband Bayou

TBD Contraband Parkway, Lake Charles, LA 70601



Engineer's drawing of Area 4



Wetland Map.

Mary Kay Hopkins, Broker

120 Dr. Michael DeBaakey Dr.

Lake Charles, LA 70601

337.439.1079 | mkh@mkh.com

Licensed by the Louisiana Real Estate Commission



1/26/24

5.2 Acres On Contraband Bayou

TBD Contraband Parkway, Lake Charles, LA 70601



Mary Kay Hopkins, Broker

120 Dr. Michael DeBakey Dr.

Lake Charles, LA 70601

337.439.1079 | mkh@mkh.com

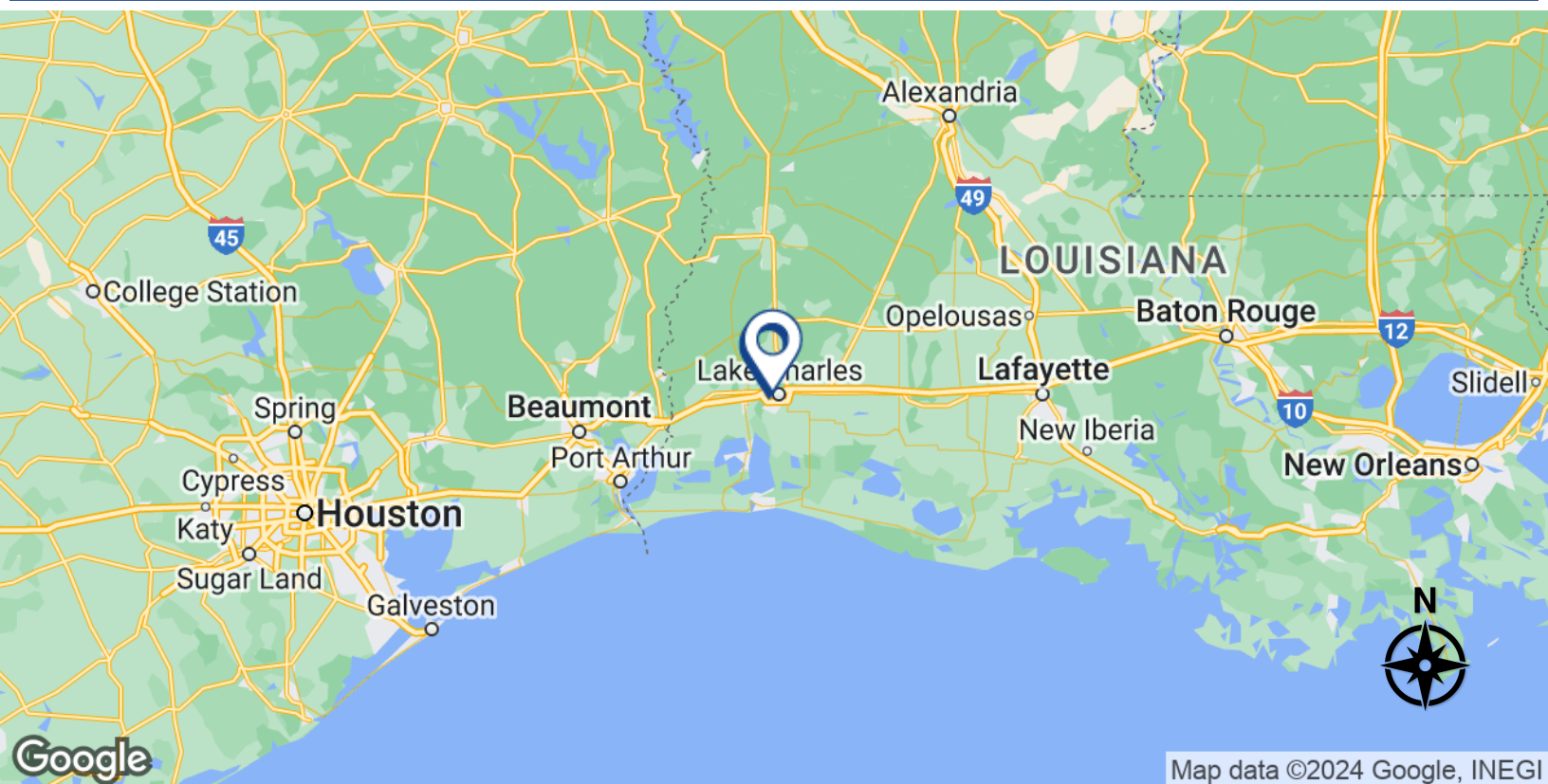
Licensed by the Louisiana Real Estate Commission

MKH
MARY KAY HOPKINS, LLC

1/26/24

5.2 Acres On Contraband Bayou

TBD Contraband Parkway, Lake Charles, LA 70601



Map data ©2024 Google, INEGI



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



1/26/24