

3 Acres On Contraband Parkway

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 (515563 gaming admissions in September of 2023 per the Gaming Control's January report) and convention visitors frequenting the casinos, or your business would enjoy the locational advantages of this dual frontage property, Area 5 deserves your immediate attention.

The parcel offers the potential for a variety of land uses, including hotels, restaurants, professional office buildings, and an office park to name just a few.

Follow the progress of the construction of the Nelson Road Extension Bridge on the News Section of ContrabandPoint.com. While on the site, 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. With construction on the Nelson Road Extension and Bridge underway, Contraband Pointe 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
- 2.5 miles from McNeese State University
- Midway between Houston and New Orleans

Offering Summary

Sale Price:	\$1,587,762
Lot Size:	3 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



12/18/2023

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Site Description

This 3-acre tract is on the North side of Contraband Parkway, the new 4-lane road that connects W. Prien Lake Road at the W Prien Lake Road traffic circle to Nelson Road at L'auberge Avenue. It is adjacent to the internal traffic circle, offering dual frontage.

Hotels, restaurants, professional offices, entertainment, recreation, senior housing, multi-family, residential, and a lifestyle center are just a few of the possibilities for this strategically located parcel.

It overlooks an attractive drainage lateral that hosts typical Louisiana wildlife, making it an especially ideal setting to satisfy the demand of residents and casino visitors for restaurants or bars with a beautiful waterfront view.

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 the conduit for electricity has been installed. The developer is responsible for infrastructure, including the public extension road north of the internal traffic circle.

Dimensions and acreage are estimated and subject to the buyer's survey.

For more information, visit ContrabandPointe.com and be sure to check out the drone 360 and videos about Contraband Pointe.

To make an appointment to review larger images and discuss this property, contact Mary Kay Hopkins.

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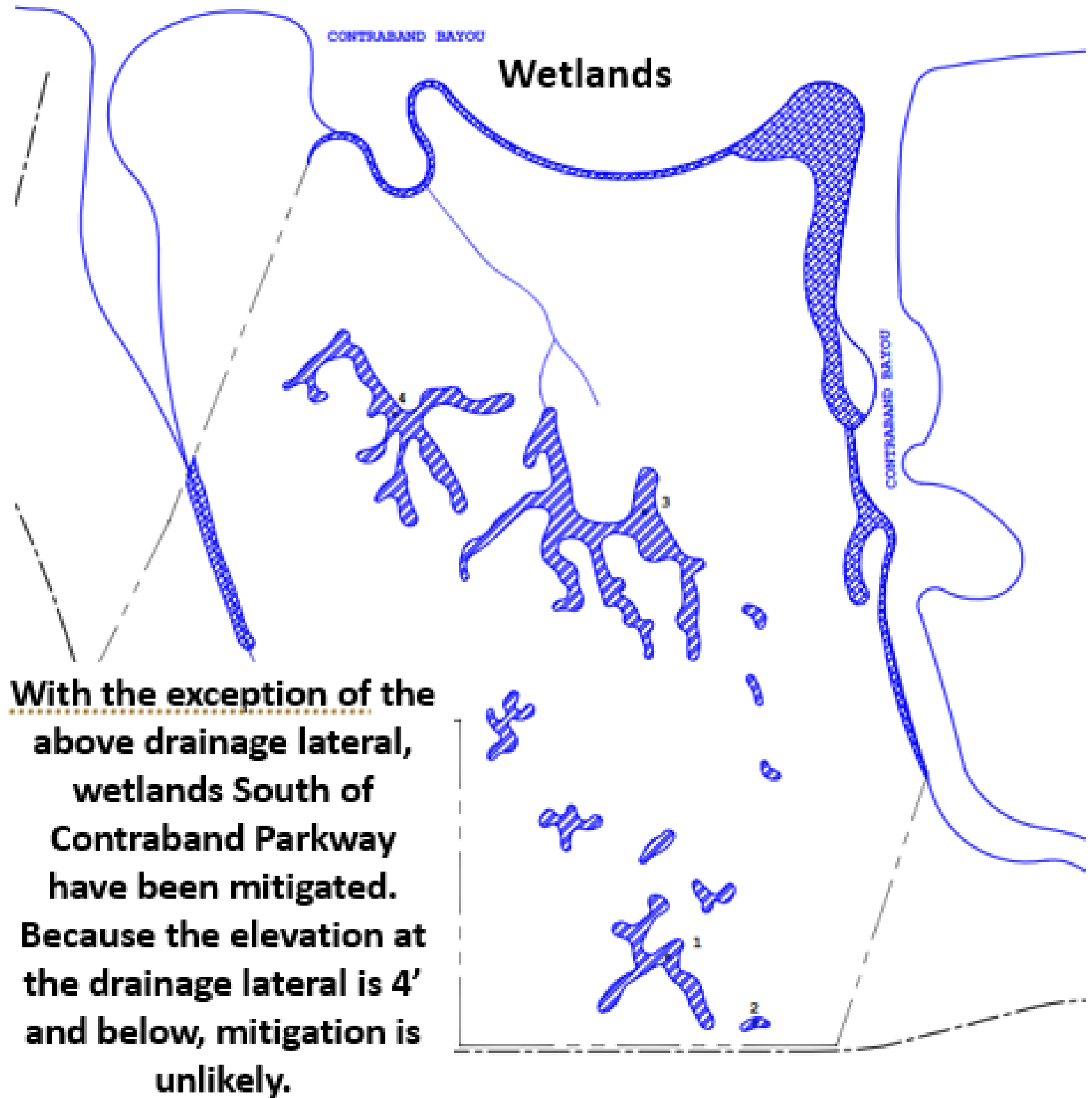
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**With the exception of the
above drainage lateral,
wetlands South of
Contraband Parkway
have been mitigated.
Because the elevation at
the drainage lateral is 4'
and below, mitigation is
unlikely.**

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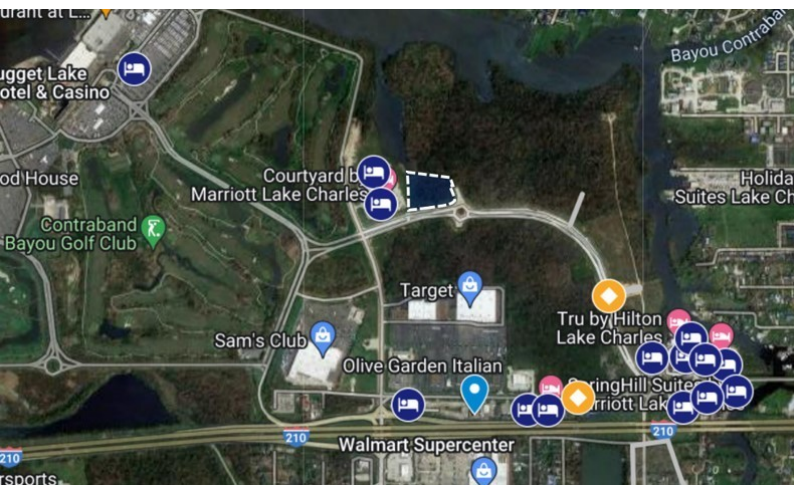
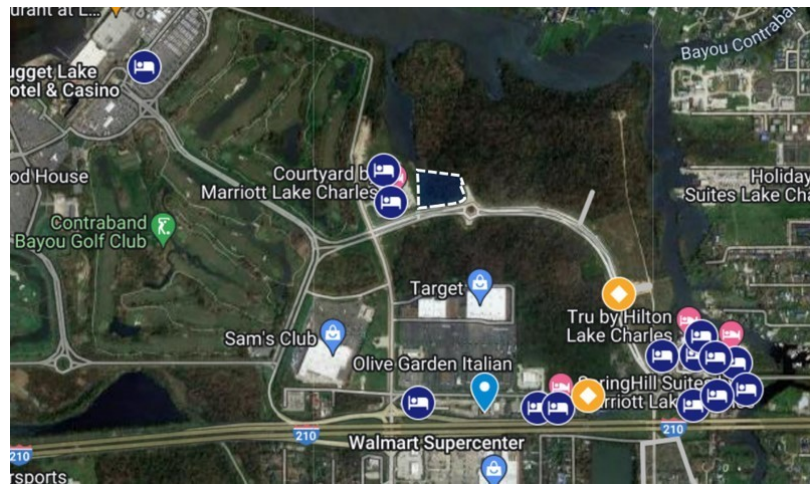
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Area 5 In Contraband Pointe For Sale

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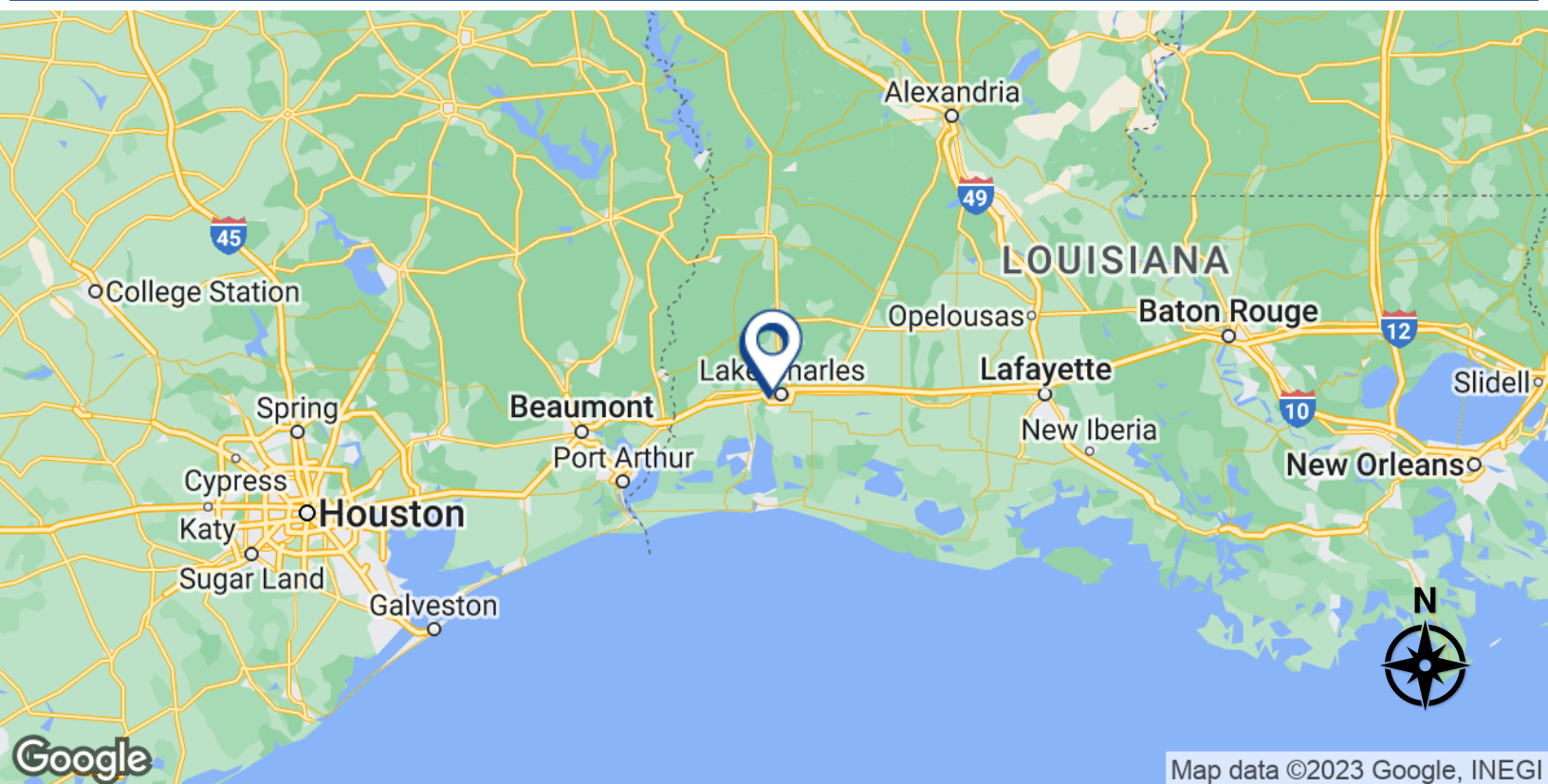


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