

2.1 Acres At The Intersection Of Lake Street And W. Prien Lake Road

821 W Prien Lake Road, Lake Charles, LA 70601



Location Description

Lake Charles is located midway between Houston and New Orleans. This property is prominently located on a hard corner at the intersection of Lake Street and W. Prien Lake Road with exposure from I-210.

Property Highlights

- I-210 Exposure
- Shovel Ready
- Dual Frontage: Lake Street and W. Prien Lake Road
- Less than 2 miles from two major casino and golf resorts
- Lake Street affords easy access South to McNeese University and North to Downtown Lake Charles and the hospital and medical community on Dr. Michael DeBakey Drive
- W Prien Lake Rd to the East leads to Prien Lake Shopping Mall which is less than 1/2 mile and to the West, over 3300 hotel rooms within 2 miles

Property Description

Zoned mixed-use and in the city limits, this premier site is one of a very few commercial corners of this calibre available in Lake Charles.

Best Buy is on the opposite (SE) corner and the recently remodeled Wendy's is on the NE corner. Both have a track record of sales success. A small strip mall is on the NW corner.

Shovel ready, this magnificent location is ideal for professional office space, retail or restaurant(s) seeking a high profile, close-to-everything location. The site could also be utilized for a hotel or gas station. Because of the length on W. Prien Lake Road, it has potential for two separate end-users.

Offering Summary

Sale Price:	\$2,150,000
Lot Size:	2.1 Acres

Mary Kay Hopkins, Broker

120 Dr. Michael DeBakey Dr.
Lake Charles, LA 70601
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Licensed by the Louisiana Real Estate Commission



04/19/24

Drone View Facing West

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Drone view facing West



Ground level view facing West

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MARY KAY HOPKINS, LLC

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Corner Acreage With Exposure On I-210 For Sale

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Drone view facing East on W Prien Lake Road



Foot bridge at the West end of the property



Drone view facing East/NE. Prien Lake Mall in background. Best Buy is directly opposite this property.

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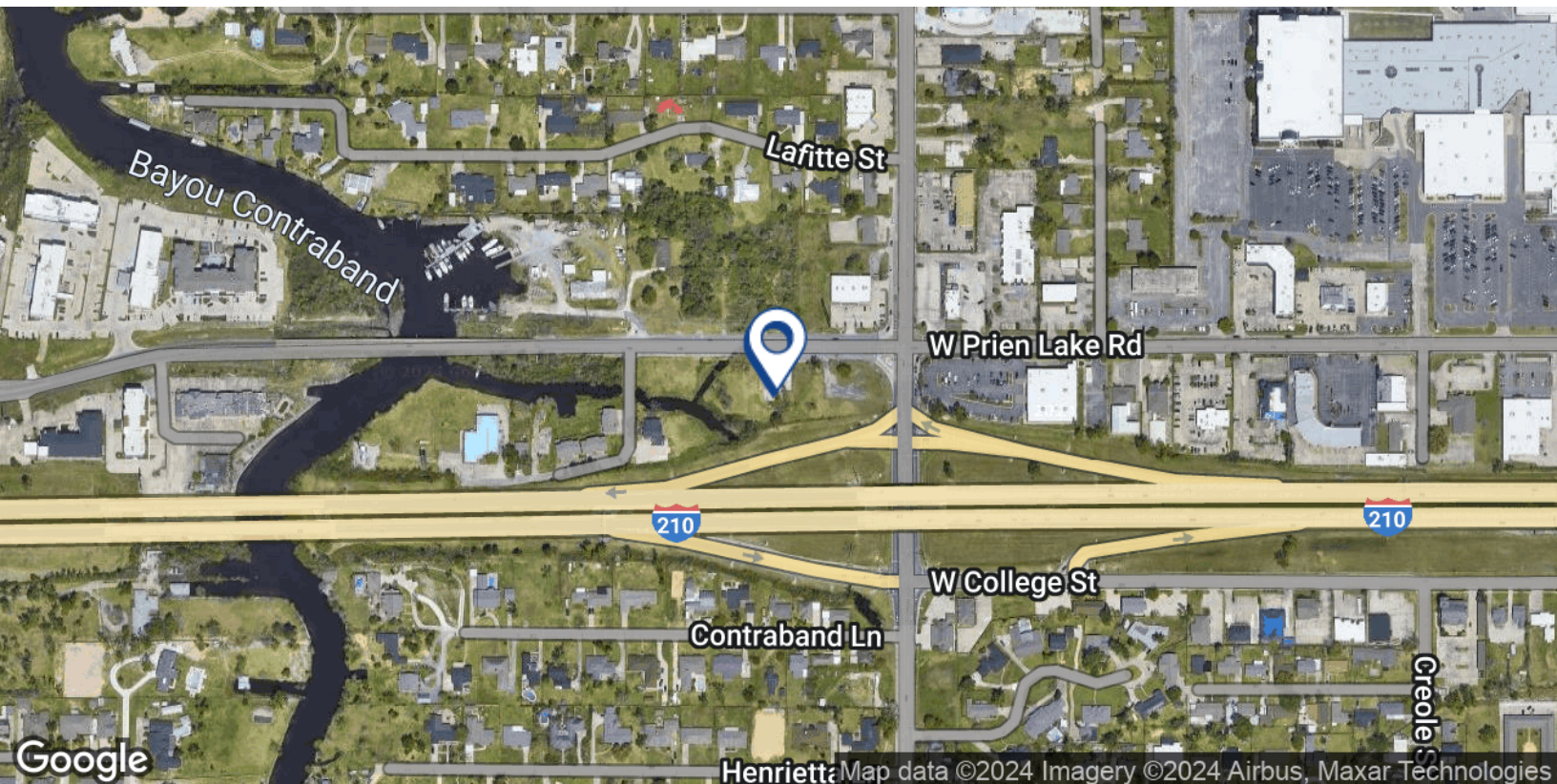
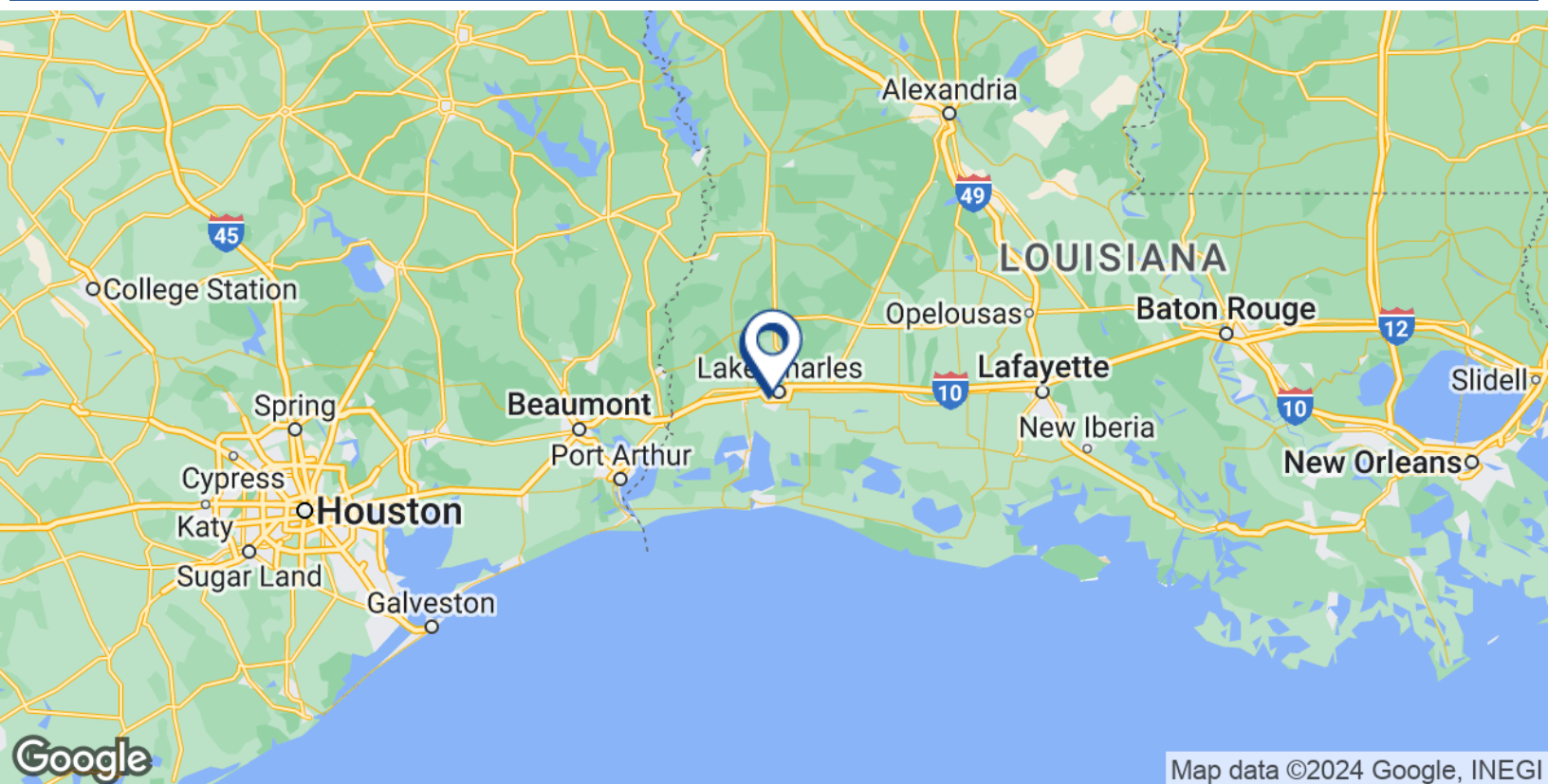
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