

1.85 Acre Hard Corner On Lake Street & W Sallier

NW Corner of Lake St and West Sallier, Lake Charles, LA 70601



Property Description

This is a prime site for a full-fledged professional office site or a combination of offices and townhomes. The traffic count is already impressive and will only increase once the Nelson Road Extension Bridge connecting W. Sallier to L'auberge Blvd is complete. Wetland mitigation has been obtained with a pond purposefully remaining for a water feature. A previous Phase One study resulted in a recommendation that a Phase Two Study was not necessary.

Strategically located on a hard corner less than 3 blocks from the Lake, this property is zoned mixed-use and offers potential for a variety of uses due to these impressive location amenities that place the property approximately:

- 1/4 mile from Bayou Pines Racquet Club
- 1/2 mile from Christus St. Patrick Hospital
- 3/4 mile from Walnut Grove
- 1 mile from Ryan Street
- 1 mile from I-10

The attached plat of the property (Lot 4) provides dimensions, servitudes, etc. Lot 4 is on the lower, right side of the plat. Owner financing is possible.

Location Description

This hard corner is near Christus St Patrick Hospital and surrounding medical community. It offers easy access to downtown Lake Charles as well as I-210.

Property Highlights

- Driver-friendly access to I-210 (within 1.2 miles) and I-10 (within 2 miles)
- Close to hospital, medical offices, and downtown Lake Charles
- Numerous professional offices and restaurants nearby
- Bayou Pines Racquet Club is very close
- Lake Charles is located midway between Houston and Lake Charles

Offering Summary

Sale Price:	\$625,000
Lot Size:	1.85 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



1/16/2024

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Unlock the Potential of these two listings to create a 3+ acre Mixed-Use opportunity close to the hospital, medical community, and downtown!

Lake and Sallier will serve as the gateway to the bridge under construction that will connect W Sallier to L'auberge Blvd/Nelson Rd.



Both real estate firms are licensed by the Louisiana Real Estate Commission

1/12/2023

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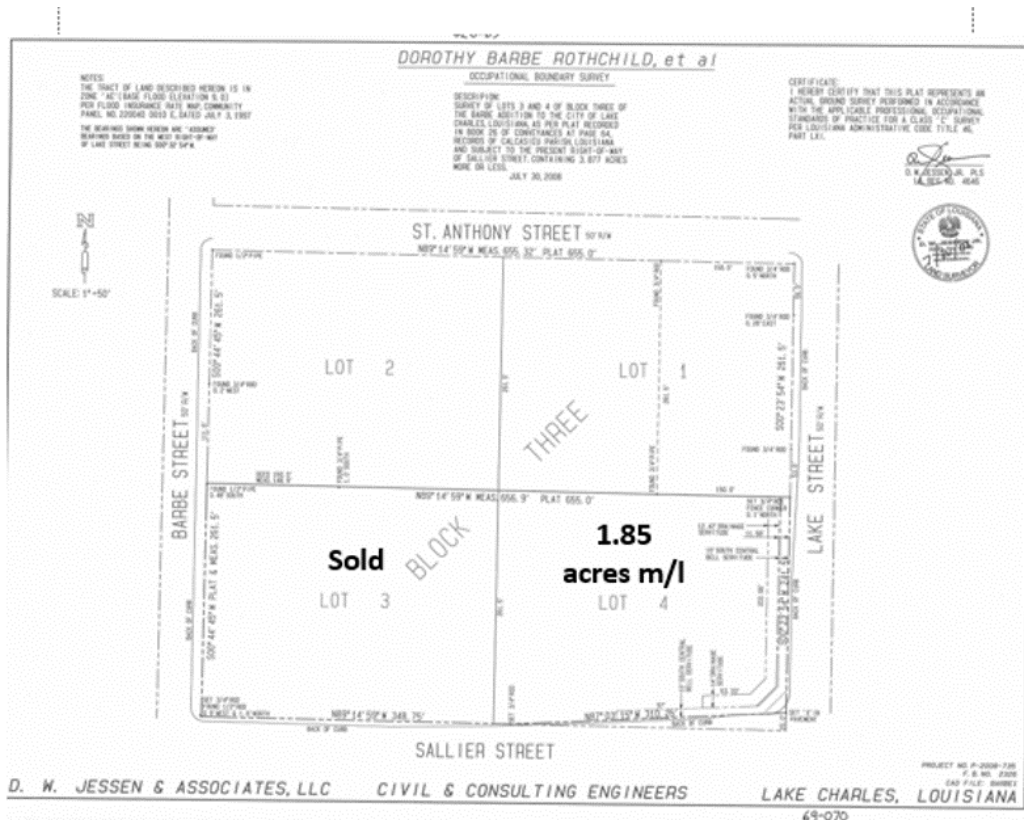
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MKH
MARY KAY HOPKINS, LLC

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