

1.5 Acre Hard Corner On Lake Street And 18th Street

NW Corner of Lake St and 18th St, Lake Charles, LA 70601



Property Description

This hard corner is a prime location for a fast food franchise or any business that wants to capitalize on the traffic count afforded at this busy intersection. The visibility and access off Lake and 18th also provides a variety of uses, including a neighborhood strip center, office space, retail and/or multi-family.

Being on the East side of Lake Street means quick and easy access to or from Ryan Street, which runs from I-10 to McNeese State University.

With 312 feet on Lake Street and 209 feet on 18th Street, sharp developers or end-users may also consider dividing the property.

Favorable Flood Zone X. With little exception, this property is cleared and shovel-ready.

Ask about Build-to-Suit.

Location Description

On the go-to-work side of Lake Street at the SE corner of busy Lake Street and 18th Street.

Property Highlights

- Driver friendly access to I-210 and I-10
- Close to hospital and medical offices
- Numerous professional offices and shopping centers nearby
- Lake Charles is located midway between Houston and Lake Charles

Offering Summary

Sale Price:	\$815,225
Lot Size:	1.5 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



02/17/2022

1.5 Acre Hard Corner On Lake Street And 18th Street

NW Corner of Lake St and 18th St, 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

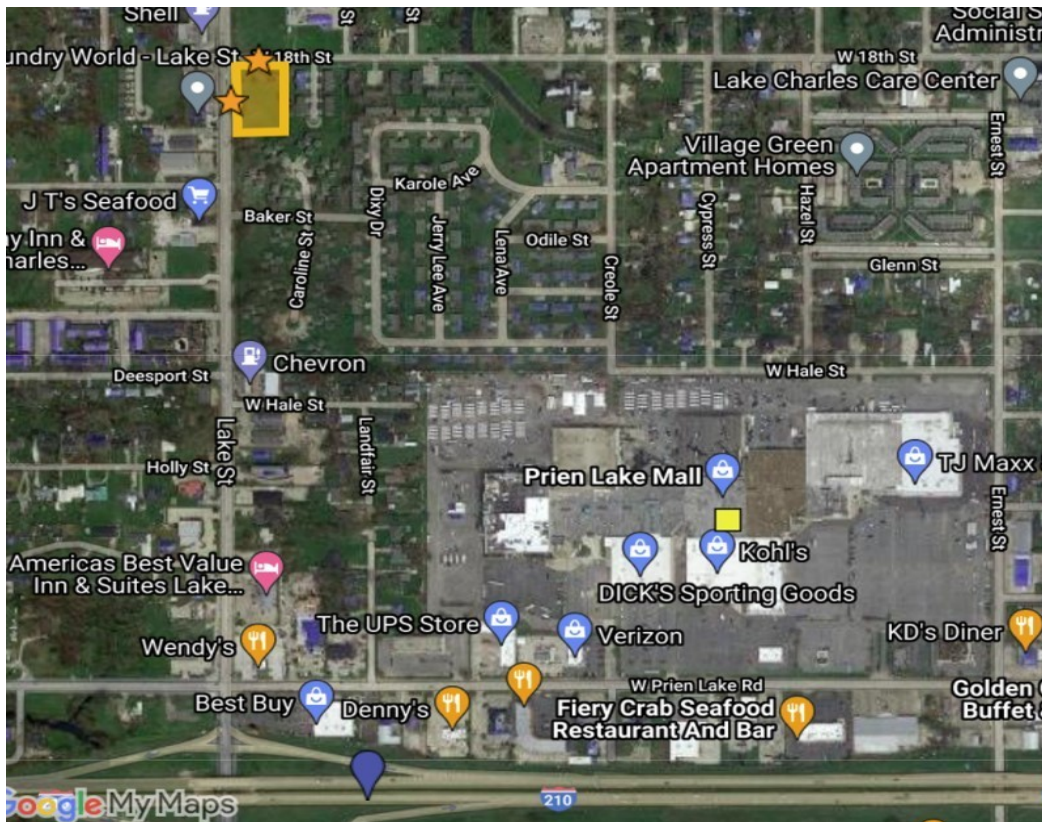
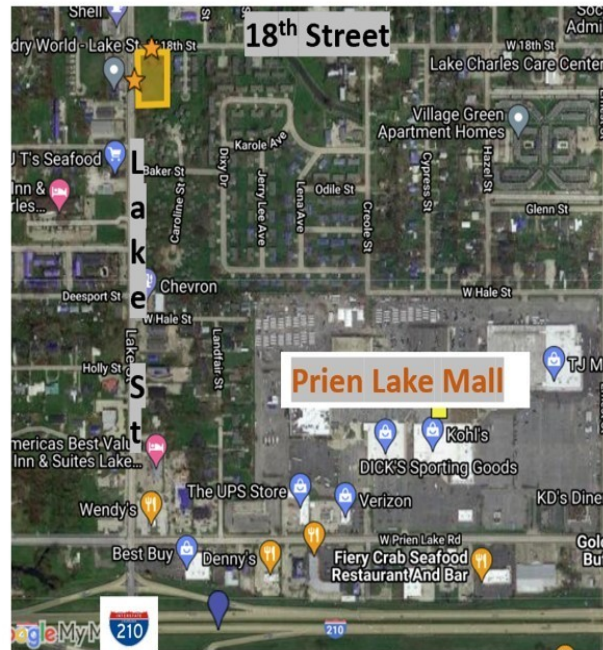
02/17/2022

1.5 Acre Hard Corner On Lake Street And 18th Street

NW Corner of Lake St and 18th St, Lake Charles, LA 70601

SE corner of Lake and 18th

- 312' fronting Lake Street
- 209 feet on 18th Street
- Half mile North of I-210
- Less than one mile from
 - Christus St Patrick Hospital
 - Prien Lake Mall
- 1.75 miles South of Downtown Lake Charles



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

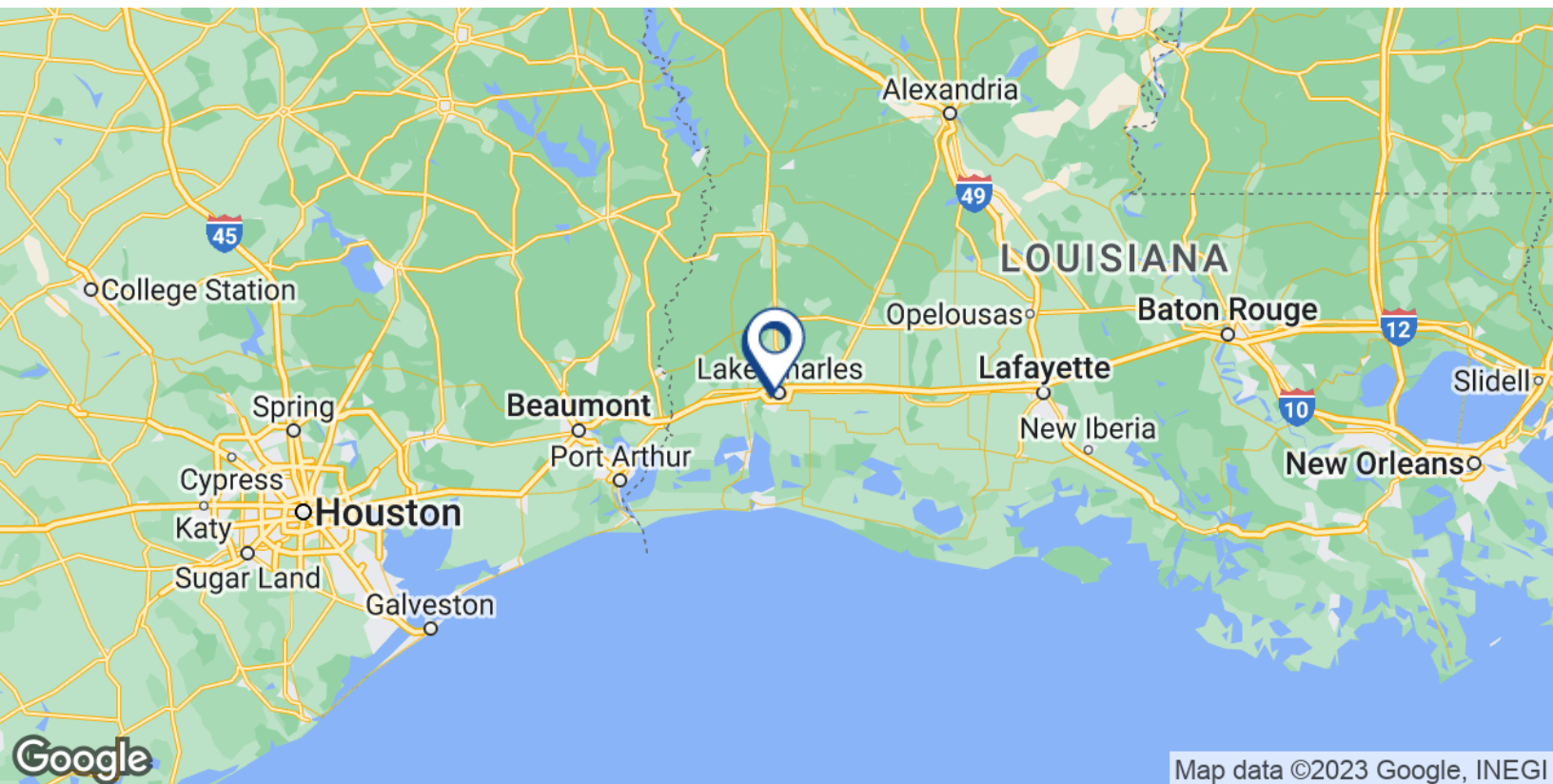
MKH
MARY KAY HOPKINS, LLC

02/17/2022

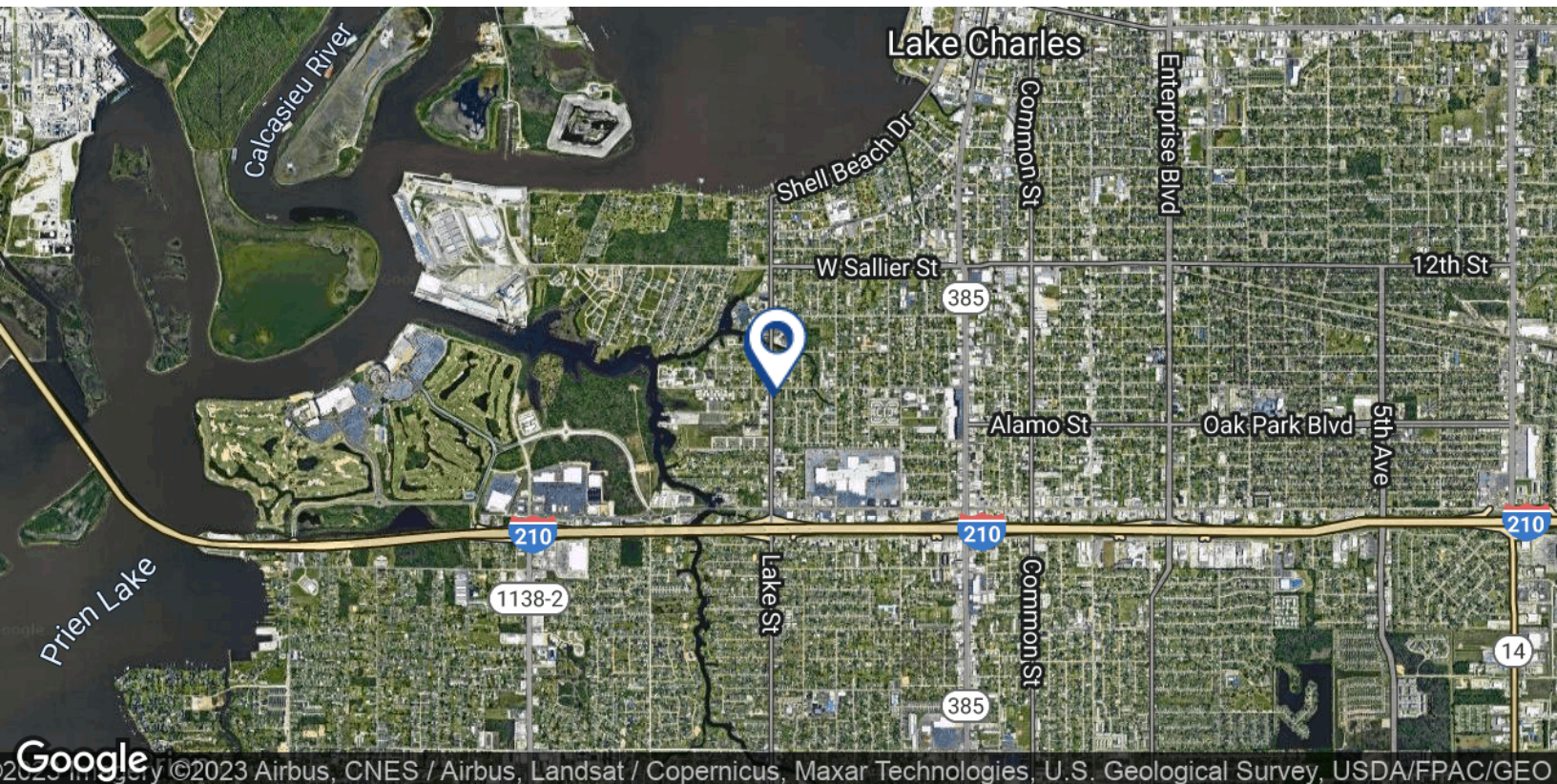
Lake Street Corner For Sale

1.5 Acre Hard Corner On Lake Street And 18th Street

NW Corner of Lake St and 18th St, Lake Charles, LA 70601



Map data ©2023 Google, INEGI



©2023 Google, ©2023 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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



02/17/2022