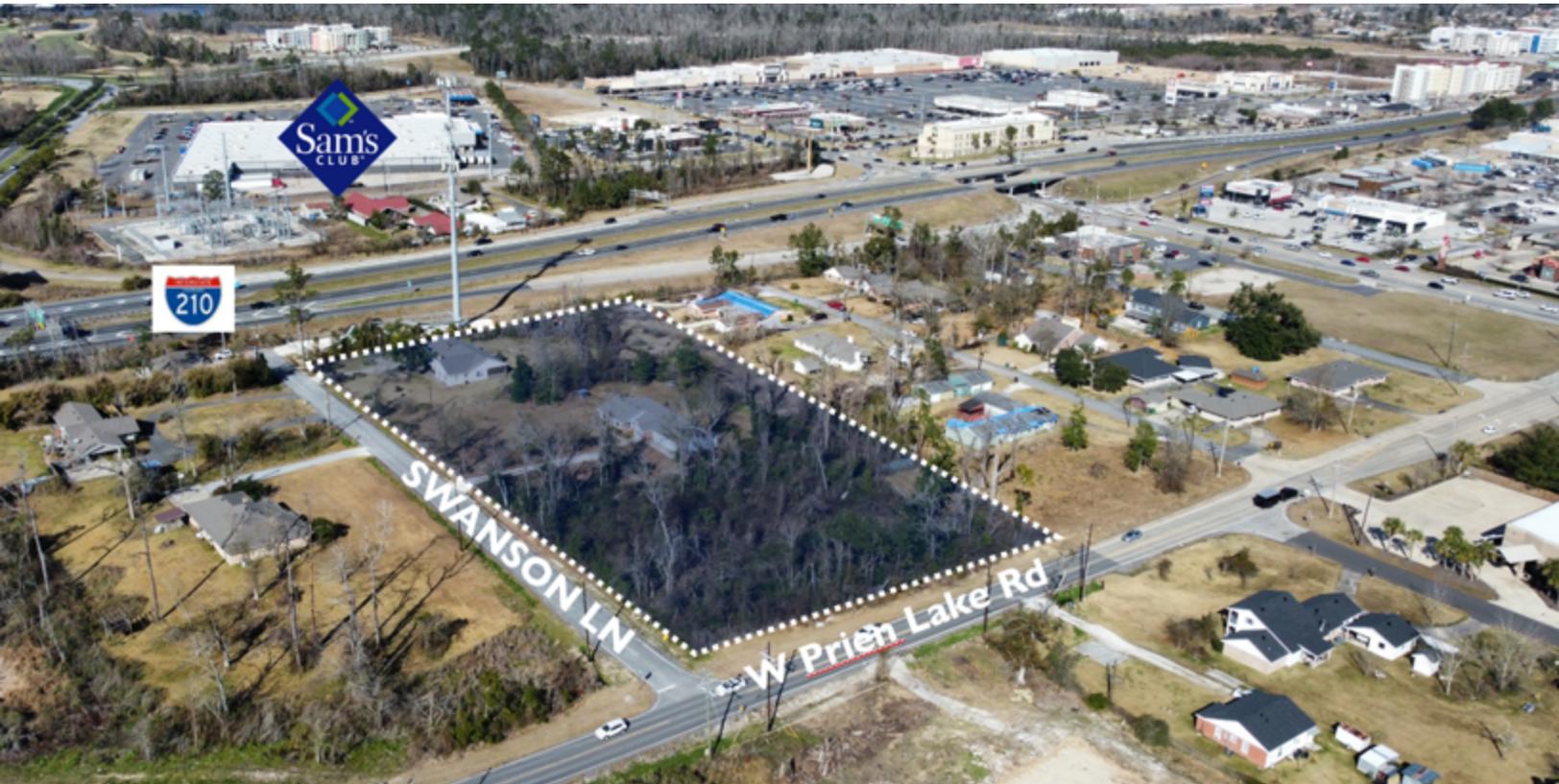


2.87 Acre Corner Lot On W Prien Lake Road Near Walmart

3410 and 3413 Swanson Lane, Lake Charles, LA 70606



Property Description

This incredibly located commercial corner is zoned C-2 by the Calcasieu Parish Police Jury. Two owners have combined their properties to offer 225' along W Prien Lake Road and 540' on Swanson Lane. All within 1200 feet of Nelson Road and the entrance to Walmart.

As page 2 indicates, this corner is also near other major retail, restaurants, medical facilities, and hotels, including L'auberge and Golden Nugget Casinos and Golf Resorts.

Coupled with easy access to I-210 via Nelson or the Cove Lane traffic circle, this is an ideal choice for a variety of end-users, including hotels, business and professional offices, retail and restaurants.

Check out the images on page 3 indicating that visibility from I-210 is very achievable. While the \$16.00/SqFt price is for the land only, the occupied houses could be used as rental properties pending commercial development. Final price to be based on buyer's survey.

Location Description

Strategically located near I-210 and Nelson Road, this commercial corner is in Lake Charles, LA which is midway between Houston and New Orleans.

Property Highlights

- Commercial corner
- Visibility from I-210
- Minutes from L'auberge and Golden Nugget Casino and Golf Resorts
- Within 1200' of Walmart and Nelson Road Commercial Corridor
- Impressive retail, restaurants, hotels, hospital and medical community nearby
- Driver-friendly access to I-210, L'auberge and Golden Nugget Casinos and Golf Resorts

Offering Summary

Sale Price:	\$2,023,908
Lot Size:	2.87 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



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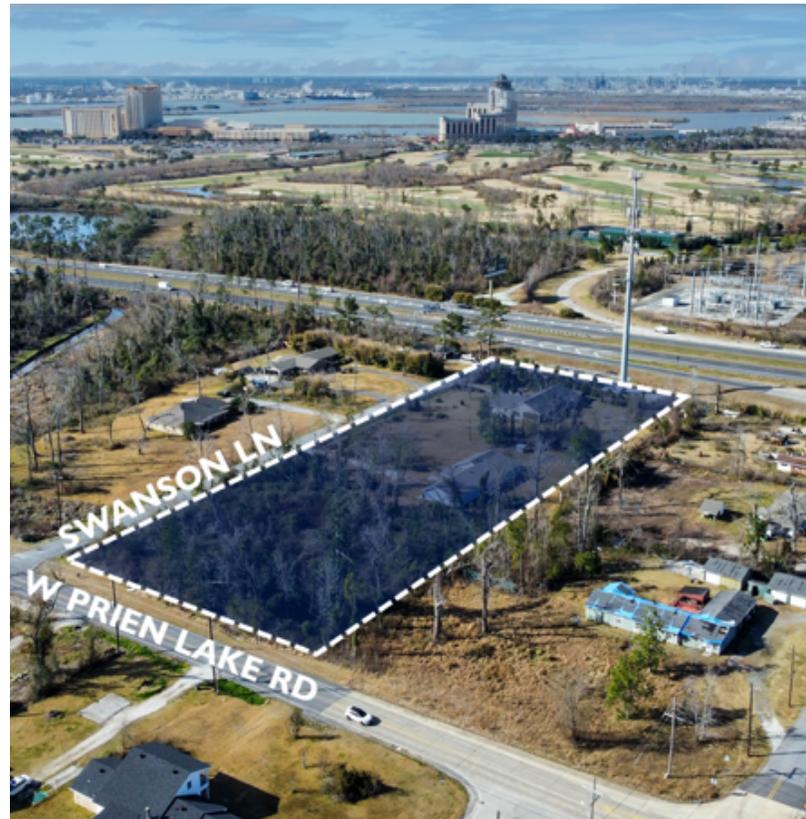
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Drone Photo Orientation

Top left:

Camera is facing East, toward Walmart and the numerous establishments located along Nelson. As indicated on the attached map displaying retail, Prien Plaza Shopping Center is to the left.

Top right:

Facing North/Northwest with L'auberge and Golden Nugget Casinos and Golf Resorts in the background.

Bottom left:

Camera is facing West/Southwest: Walmart and Lumpkin Plaza, home to Torchy's Tacos, Salda, Chick-Fil-A, and Crust Pizza are located within 1800 feet on Nelson. To the North, numerous hotels, Prien Plaza, home to Target and many others. South, but not shown, Prien Lake Elementary, Scarborough's Salon and Day Spa, Avail Hospital, Christus Ocshner Hospital, and numerous medical offices, as well as numerous financial institutions. The number of restaurants and retail are too numerous to fit on the map.

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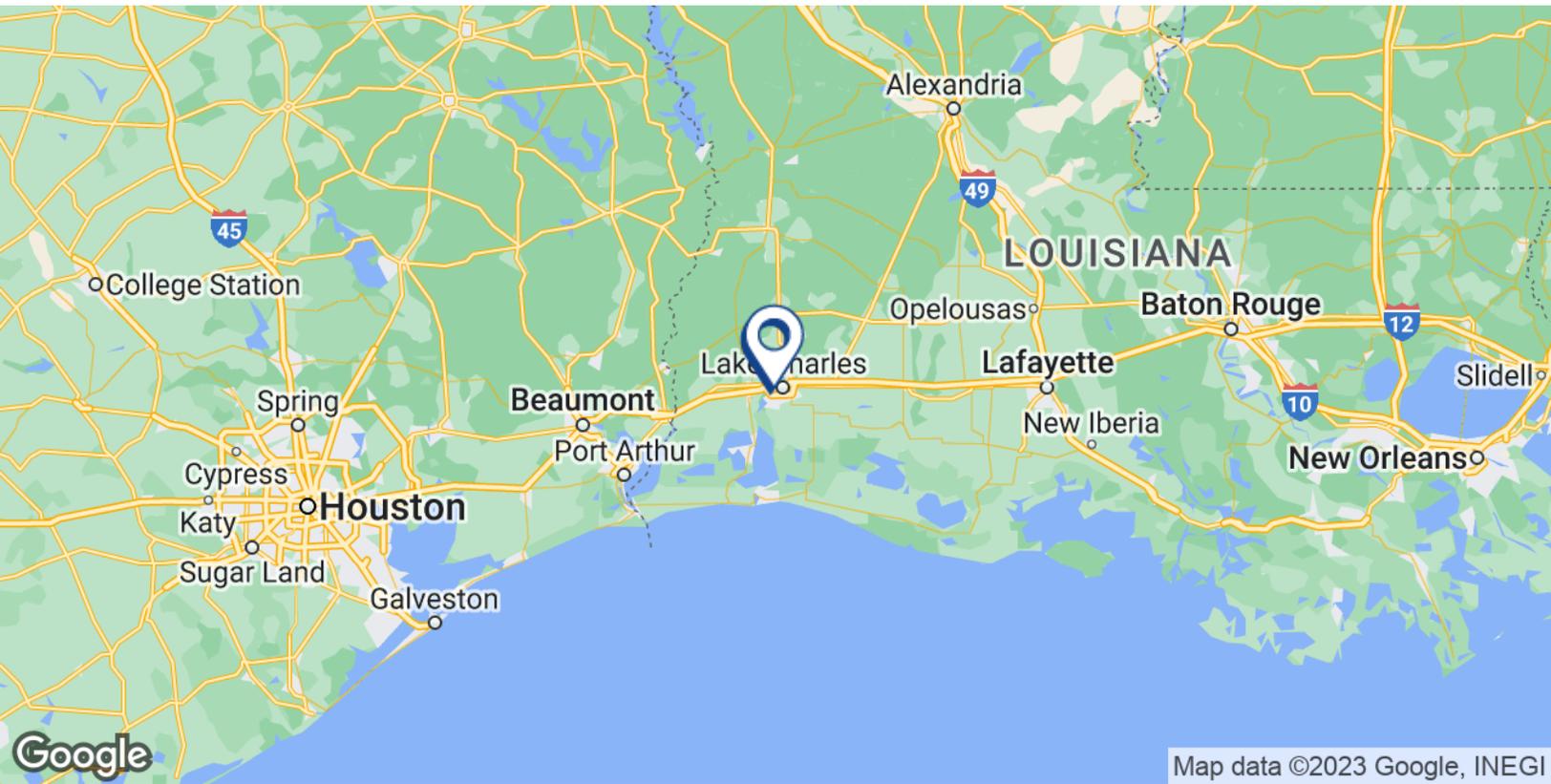


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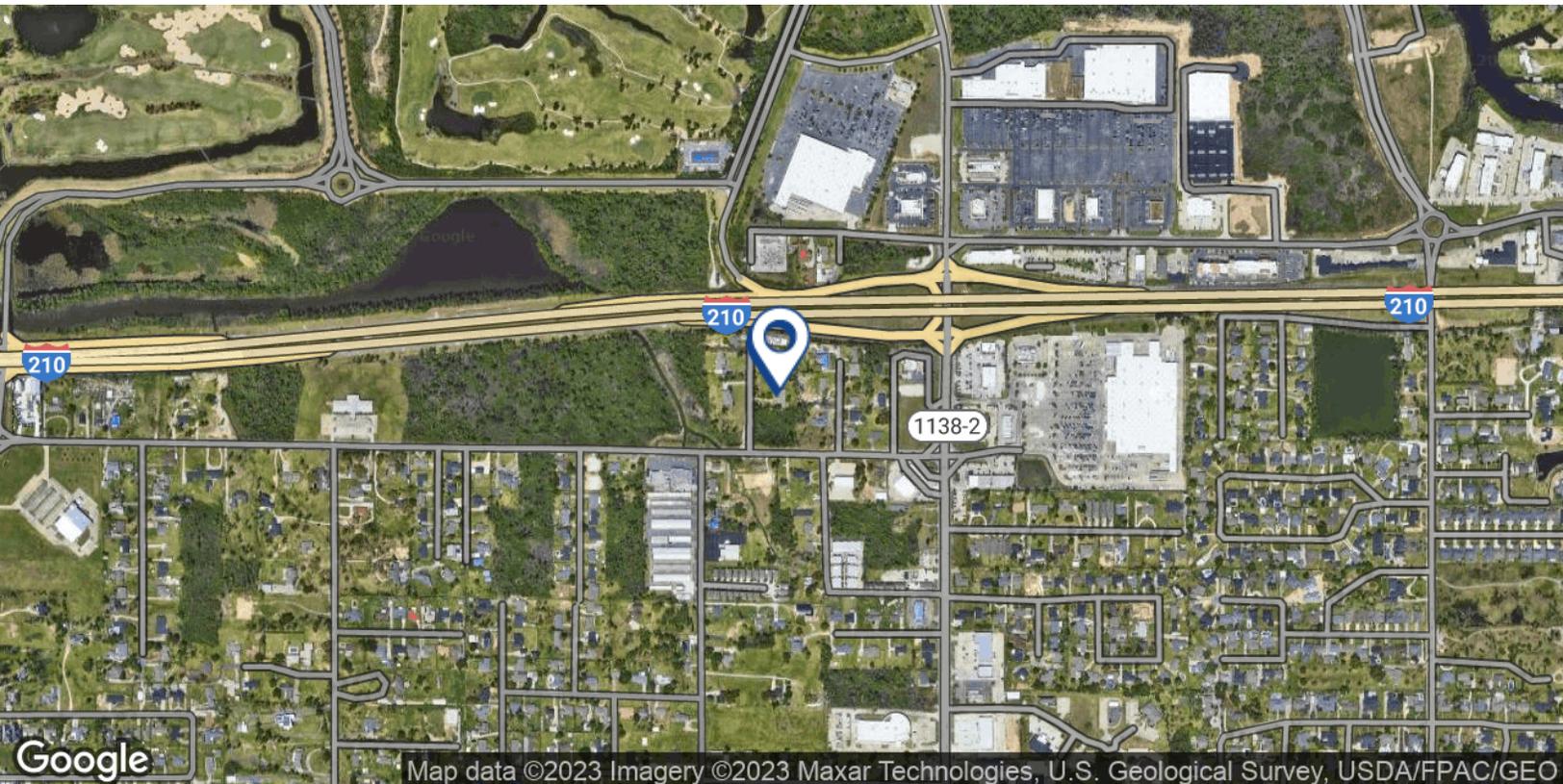
Swanson Place With 540' Depth For Sale

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Map data ©2023 Google, INEGI



Map data ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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