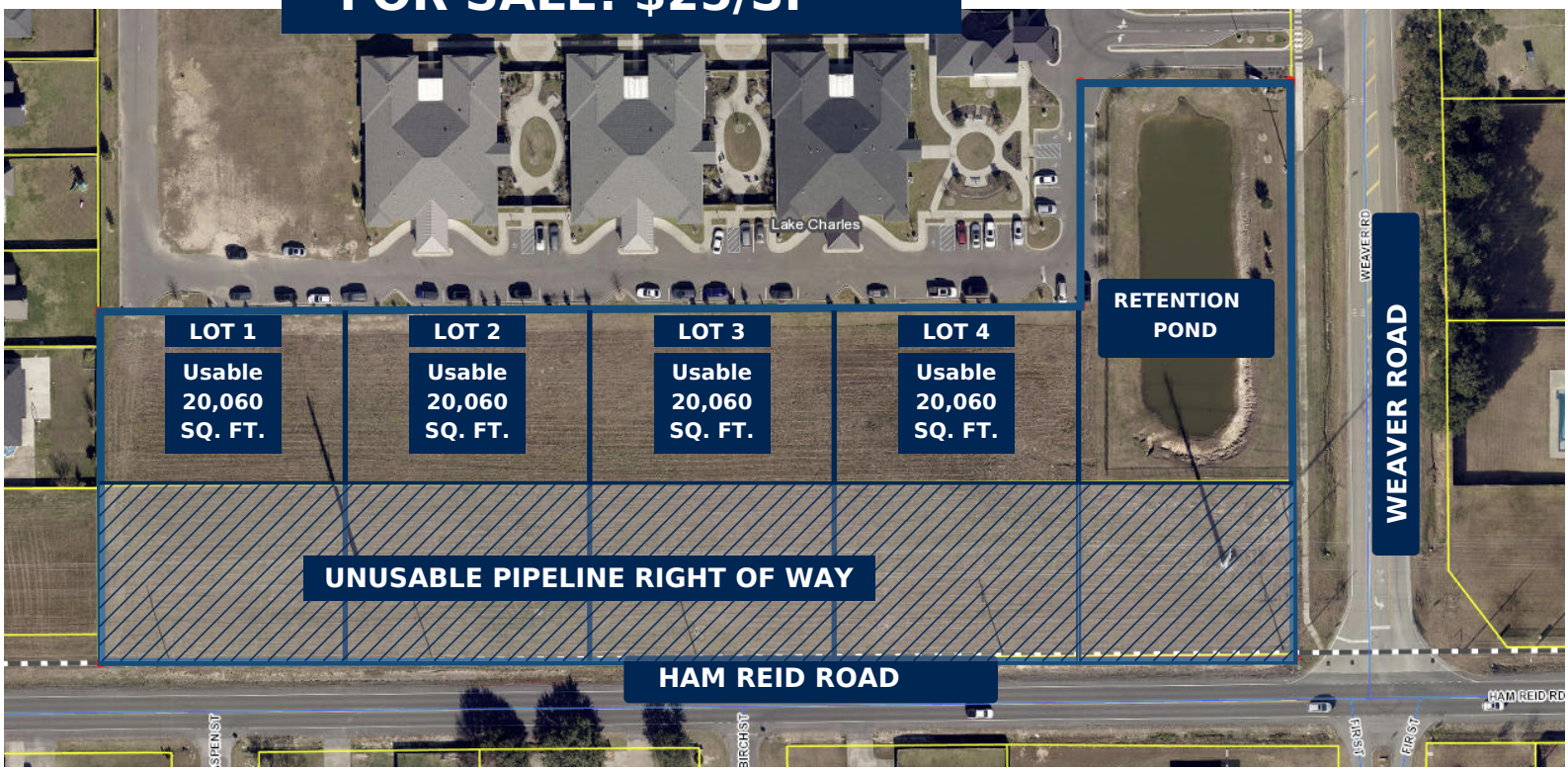
WEAVER & HAM REID ROAD

SOUTH LAKE CHARLES, LOUISIANA

FOR SALE: $25/SF

REDD PROPERTIES, LLC



Own your office. Own your land. This 5.518-acre, shovel ready development opportunity at Weaver Road and Ham Reid Road offers a place to establish a standalone professional office in South Lake Charles. Located within the city limits and rezoned to mixed use, the property includes four development lots, an existing retention pond on a fifth lot, city utilities and Flood Zone X.

KEY FEATURES

- 5.518-acre development site
- Four development lots + retention pond lot
- Mixed-use zoning
- Shovel ready opportunity
- City utilities available
- Located in Flood Zone X
- Within South Lake Charles city limits
- Own a standalone professional office and land

SCAN FOR AERIAL VIEW

OR CLICK IN THE PDF

OWN YOUR OFFICE. OWN YOUR LAND.

Matt Redd CCIM, SIOR, CRE

337-489-9666 | mattredd@reddproperties.com

REDD PROPERTIES, LLC

1424 Ryan Street

Lake Charles, LA 70601

337-310-0605

Aerial boundaries and lot labels are approximate. Information provided is believed reliable but is not guaranteed. Interested parties should independently verify property details. Licensed in Louisiana.

CONCEPTUAL OFFICE DEVELOPMENT

AI-GENERATED RENDERING | FOR ILLUSTRATIVE PURPOSES ONLY



100 FT

DRIVEWAY APPROACH

Road edge to front of parking

118 x 170 FT

BUILDING + PARKING AREA

Combined area beyond driveway

A concept for four standalone professional offices, with compact street-facing parking, longer individual driveways and the existing retention pond. Total development lot depth: 268 feet.

Created with artificial intelligence to illustrate potential development. Buildings and parking do not exist. Dimensions describe the requested concept; this rendering is not a scaled site plan. Final design must address setbacks, easements, access, drainage and applicable approvals.

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Licensed in Louisiana.

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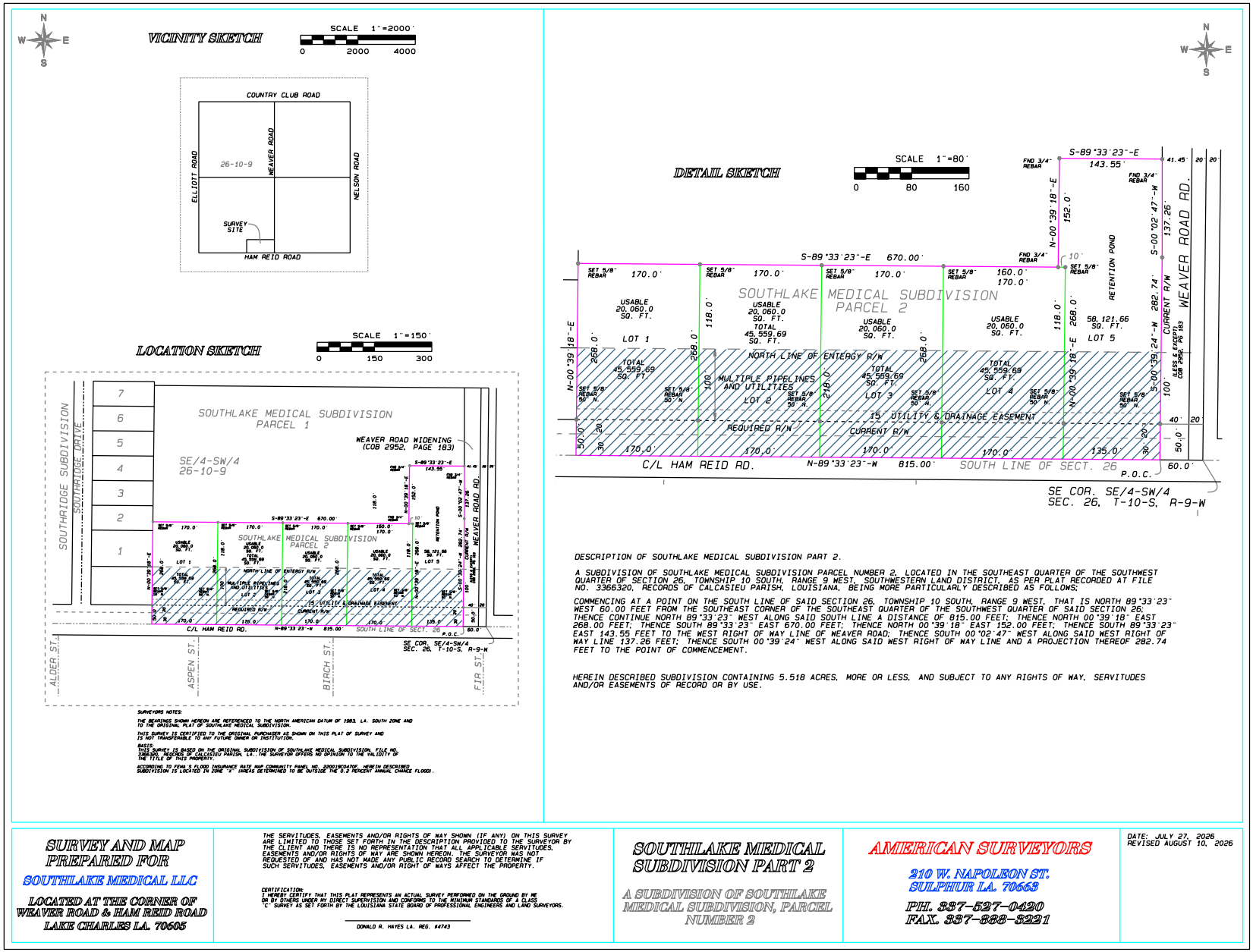
1424 Ryan Street

Lake Charles, LA 70601

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WEAVER & HAM REID ROAD | PROPERTY SURVEY

Blue hatching: nonusable area from Ham Reid Road centerline to the marked line across the lots.



SURVEYORS NOTES:

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, LA. SOUTH ZONE AND TO THE ORIGINAL PLAT OF SOUTHLAKE MEDICAL SUBDIVISION.

THIS SURVEY IS CERTIFIED TO THE ORIGINAL PURCHASER AS SHOWN ON THIS PLAT OF SURVEY AND IS NOT TRANSFERABLE TO ANY FUTURE OWNER OR INSTITUTION.

BASIS:
THIS SURVEY IS BASED ON THE ORIGINAL SUBDIVISION OF SOUTHLAKE MEDICAL SUBDIVISION, FILE NO. 3366320, RECORDS OF CALCASIEU PARISH, LA. THE SURVEYOR OFFERS NO OPINION TO THE VALIDITY OF THE TITLE OF THIS PROPERTY.

ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22019C0470E, HEREIN DESCRIBED SUBDIVISION IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOOD).

DESCRIPTION OF SOUTHLAKE MEDICAL SUBDIVISION PART 2.

A SUBDIVISION OF SOUTHLAKE MEDICAL SUBDIVISION PARCEL NUMBER 2, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, AS PER PLAT RECORDED AT FILE NO. 3366320, RECORDS OF CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 26, TOWNSHIP 10 SOUTH, RANGE 9 WEST, THAT IS NORTH 89°33'23" WEST 60.00 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE CONTINUE NORTH 89°33'23" WEST ALONG SAID SOUTH LINE A DISTANCE OF 815.00 FEET; THENCE NORTH 00°39'18" EAST 268.00 FEET; THENCE SOUTH 89°33'23" EAST 670.00 FEET; THENCE NORTH 00°39'18" EAST 152.00 FEET; THENCE SOUTH 89°33'23" EAST 143.55 FEET TO THE WEST RIGHT OF WAY LINE OF WEAVER ROAD; THENCE SOUTH 00°02'47" WEST ALONG SAID WEST RIGHT OF WAY LINE 137.26 FEET; THENCE SOUTH 00°39'24" WEST ALONG SAID WEST RIGHT OF WAY LINE AND A PROJECTION THEREOF 282.74 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED SUBDIVISION CONTAINING 5.518 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

SURVEY AND MAP PREPARED FOR

SOUTHLAKE MEDICAL LLC

LOCATED AT THE CORNER OF WEAVER ROAD & HAM REID ROAD LAKE CHARLES LA. 70605

THE SERVITUDES, EASEMENTS AND/OR RIGHTS OF WAY SHOWN (IF ANY) ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION PROVIDED TO THE SURVEYOR BY THE CLIENT AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES, EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON. THE SURVEYOR WAS NOT REQUESTED OF AND HAS NOT MADE ANY PUBLIC RECORD SEARCH TO DETERMINE IF SUCH SERVITUDES, EASEMENTS AND/OR RIGHT OF WAYS AFFECT THE PROPERTY.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY PERFORMED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION AND CONFORMS TO THE MINIMUM STANDARDS OF A CLASS "C" SURVEY AS SET FORTH BY THE LOUISIANA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DONALD R. HAYES LA. REG. #4743

SOUTHLAKE MEDICAL SUBDIVISION PART 2

A SUBDIVISION OF SOUTHLAKE MEDICAL SUBDIVISION, PARCEL NUMBER 2

AMERICAN SURVEYORS

210 W. NAPOLEON ST.
SULPHUR LA. 70663

PH. 337-527-0420
FAX. 337-625-3221

DATE: JULY 27, 2026
REVISED AUGUST 10, 2026