



4.35 Acre Tract In Downtown Lake Charles

LAND FOR SALE

Veterans Memorial Boulevard Lake Charles, LA 70629

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PROPERTY SUMMARY



Property Description

- Prime 4.35 acre tract located in Lake Charles CBD
- Zoned T-5 Urban Center Transect allowing variety of uses
- Great access to I-10 and I-210
- Unobstructed view of Lake Charles.

Offering Summary

Sale Price:	\$2,995,000
Lot Size:	4.35 Acres

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	640	2,121	4,506
Total Population	927	3,097	7,217
Average HH Income	\$82,042	\$82,800	\$69,492

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ADDITIONAL PHOTOS



Mamie Hightower

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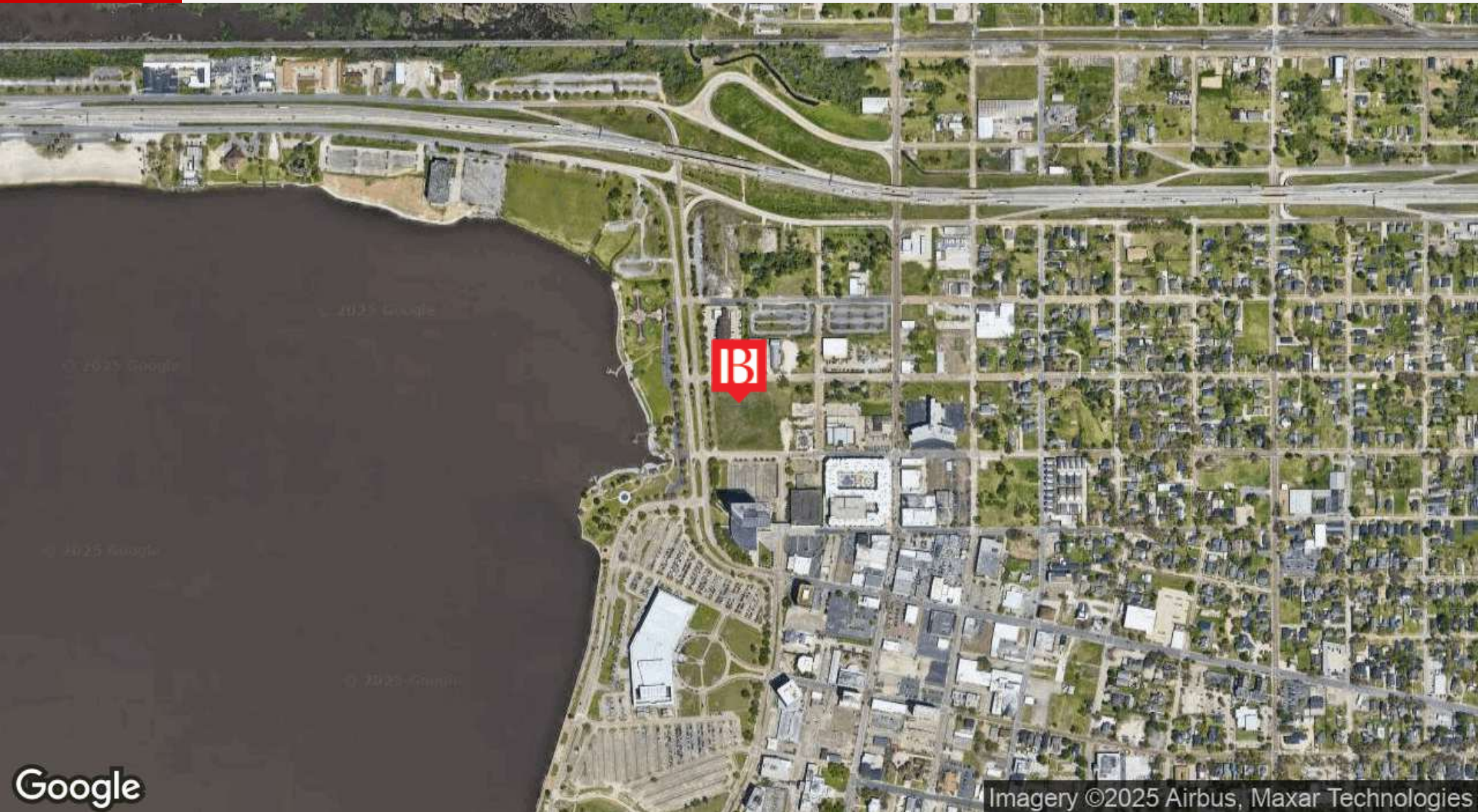
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AERIAL MAP



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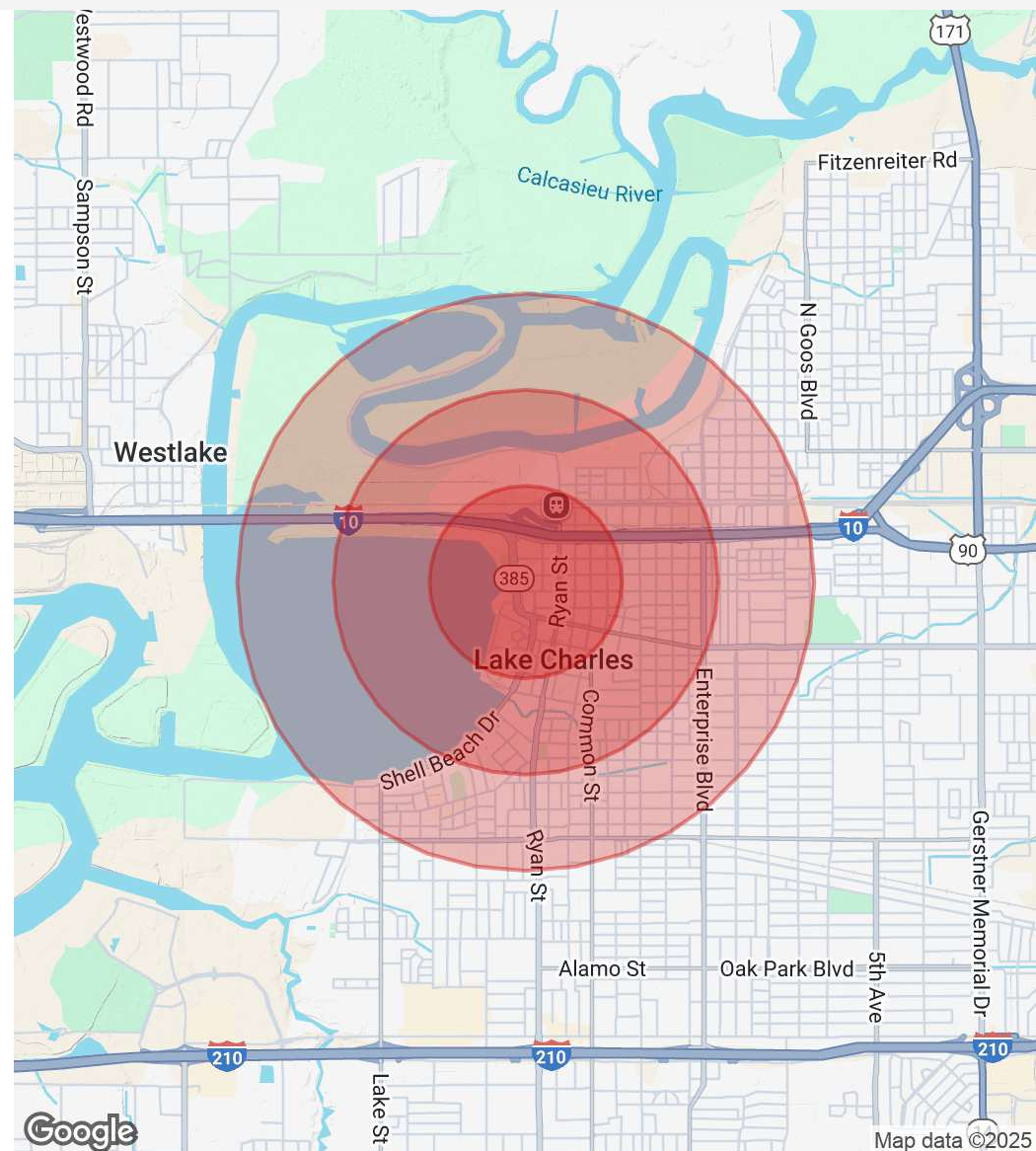
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DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	927	3,097	7,217
Average Age	41.9	41.1	42.8
Average Age (Male)	42.2	40.9	41.1
Average Age (Female)	39.6	40.2	43.9

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	640	2,121	4,506
# Of Persons Per HH	1.4	1.5	1.6
Average HH Income	\$82,042	\$82,800	\$69,492
Average House Value	\$185,219	\$188,884	\$168,096

2020 American Community Survey (ACS)



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