

2.44 Acres Off Shell Beach Drive

TBD Shell Beach Drive, Lake Charles, LA 70601



Property Description

Located on prestigious Shell Beach Drive, this property offers the opportunity for an estate home, or it can be subdivided into smaller lots.

Prefer more property? Two other parcels are available that are contiguous to this offering.

- 1. The property to the immediate West (Mary Kay Hopkins, LLC)
- 2. The property to the immediate North which includes riparian rights (Latter and Blum).

Location Description

Lake Charles is midway between Houston and New Orleans. This property is tucked away just off of prestigious Shell Beach Drive between Barbe Street and Riverside.

Historic Shell Beach Drive is well known throughout Lake Charles and Southwest Louisiana!

This beautiful and prestigious drive along the Lake is frequently included on noteworthy itineraries.

Offering Summary

Sale Price:	\$690,000
Lot Size:	2.44 Acres

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Site Description

The availability of vacant land along and near Shell Beach Drive is a rarity.

This 2.44 acre parcel provides access directly from Shell Beach Drive. With the right house design, it offers a view of the Lake, especially from a second level.

The Google image on page one indicates the configuration and measurements of this impressive parcel.

This property offers an estate-like setting for a single residence, yet it is large enough to accommodate multiple lots.

While an application would have to be made to re-subdivide, there are several possible ways to divide the property. One option is to divide into two, three, or four lots.

Assuming an extension of the lane off of Shell Beach Drive:

- Two lots would measure 177 x 236 each
- Three lots -118 x 236 each
- Four lots - 88 x 236 each.

A drawing of an 8-lot subdivision of smaller lots is available for prospective developers to consider.

The lot contiguous to the 50' ROW (East side) is also for sale via a separate listing (Moffett) and offers riparian rights.

An additional, separate listing on the West is also available.

A combined purchase of this parcel with one or both of the adjoining properties offers great potential for a pretigious subdivision.



Outline of 2.44 acres with measurements. Facing North

Mary Kay Hopkins, Broker

120 Dr. Michael DeBakey Dr.

Lake Charles, LA 70601

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12/19/23

Residential Acreage For Sale

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Photo taken from the NW corner of the homesite. The lot in the foreground offers riparian rights and is for sale via a separate listing.



Outline of a Google image of the property facing South.



Photo (facing South) of home site(s)

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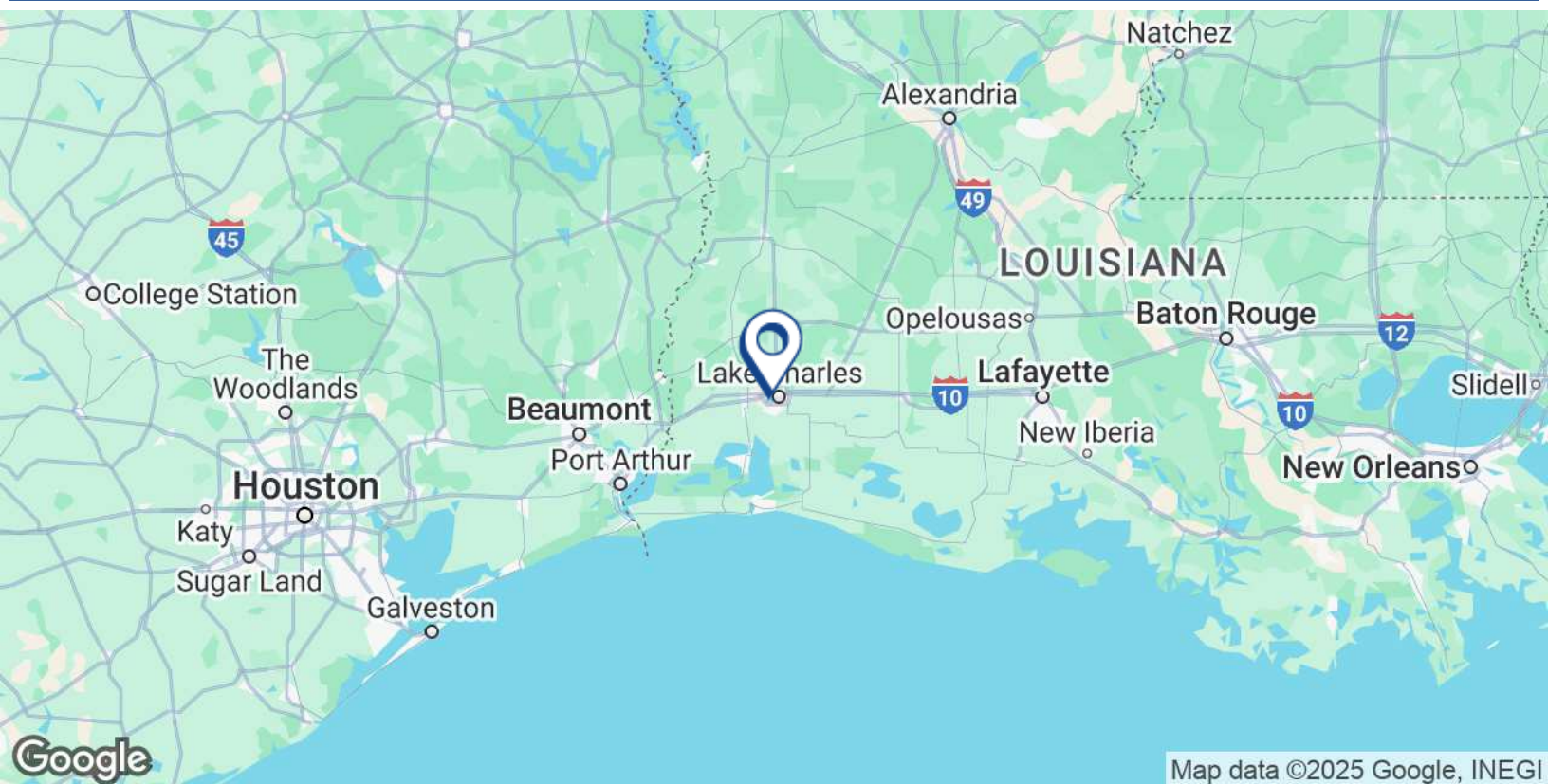


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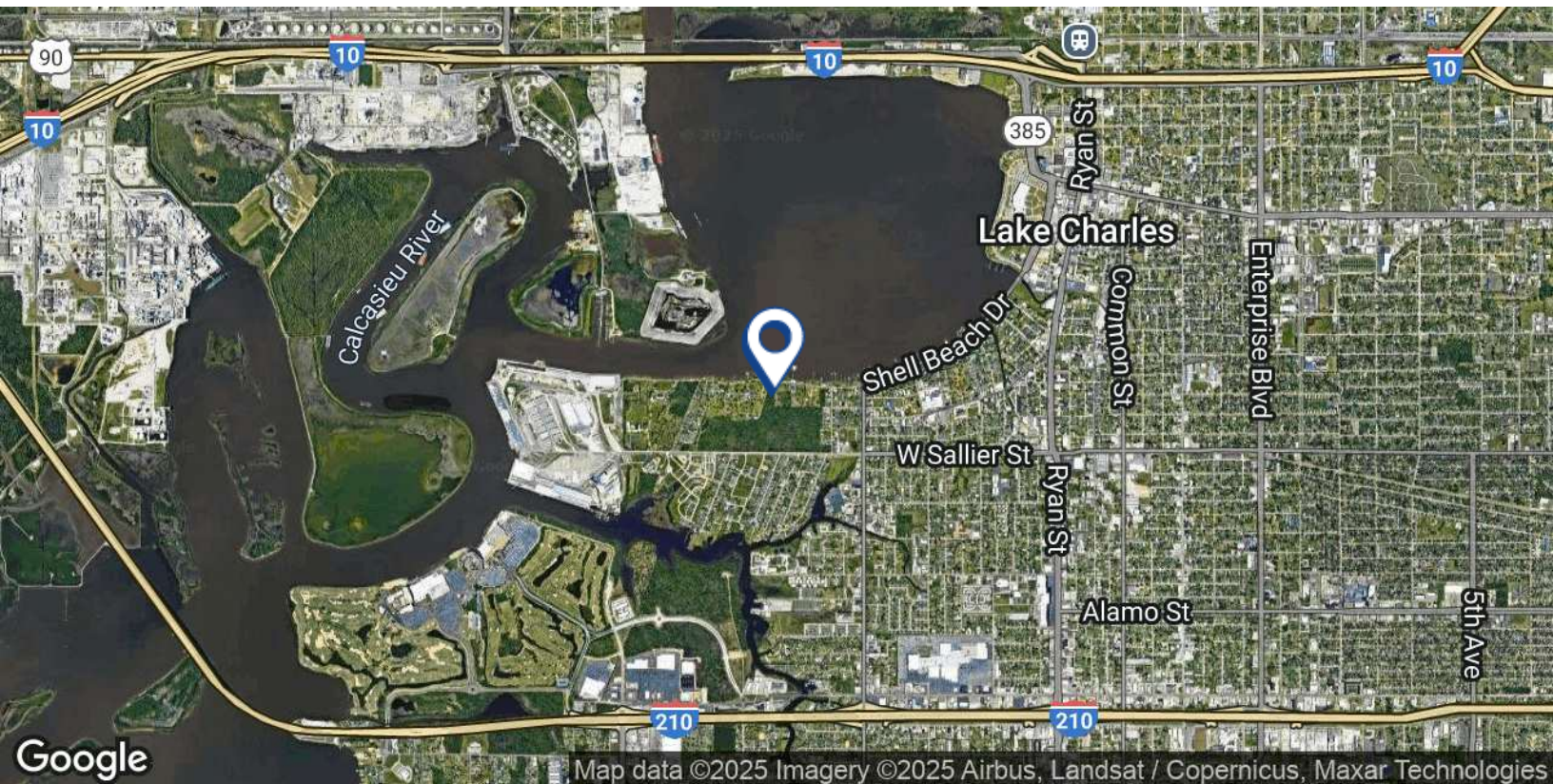
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