

LAND FOR SALE

East Prien Lake Road

Lake Charles, LA 70601

NVST
REAL ESTATE SOLUTIONS



PROPERTY DESCRIPTION

- +/- 550' of Frontage on E Prien Lake Rd
- 3-Minute or Less Drive from: Lake Charles Power Center, Memorial Hospital, 2-10 Onramp, Ryan St
- 10-Minute or Less Drive from: McNeese State University, Morganfield Development & Mallard Cove Golf Course, Interstate I-10, L' Auberge & Golden Nugget Casino Resorts
- Areas such as 5th Ave, Louisiana Ave, and Southpark Dr are Expecting a Positive Population Growth for the Next 5 Years
- Lake Charles Power Center is One of the Largest Daytime Populated Areas in Lake Charles

LOCATION DESCRIPTION

- Located at the Intersection of E Prien Lake Rd & 7th Ave
- Across from "100% Chiropractic" Office
- Located Between Hwy-14 & 5th Ave
- One Block Away from Interstate 2-10 Onramp

OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	1.87 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	210	865	3,910
Total Population	549	2,274	10,151
Average HH Income	\$73,594	\$72,067	\$66,149

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601

337.433.0511 | NVSTrealestate.com

John Michael Klumpp

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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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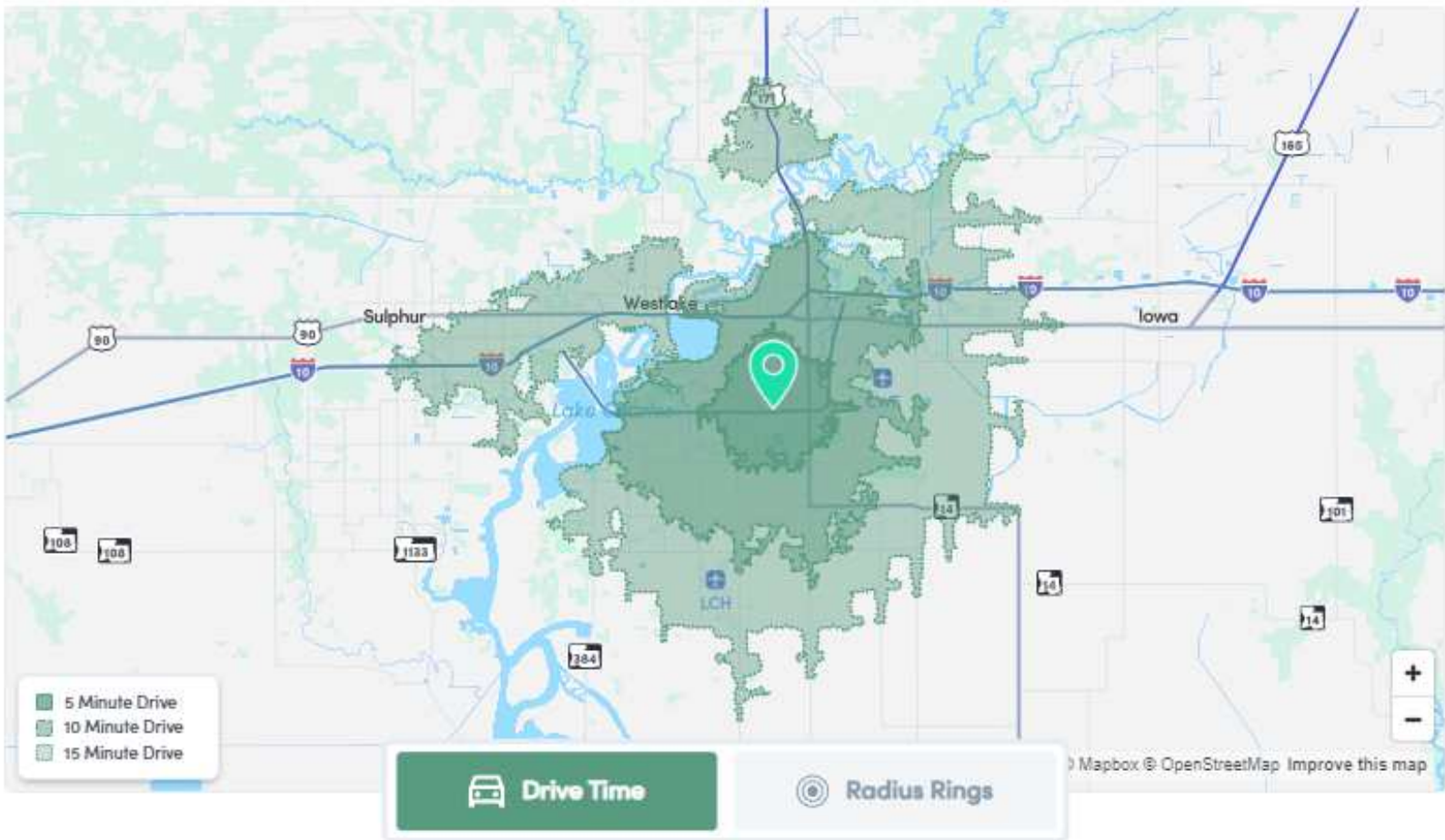
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