

# 11.5 Acres On Contraband Parkway At Traffic Circle

TBD Contraband Parkway, Lake Charles, LA 70601



## Property Description

Due to the proximity to two major casino and golf resorts, retail such as Walmart, Sam's, Target, the new Hobby Lobby, and many others, this property is poised for use by a variety of developments.

Besides the driver-friendly access from I-210 and Nelson Road, visitors can also approach this 11+ acre site from W Prien Lake Road.

There are approximately 3300 hotel rooms within 1.5 miles, including L'auberge and Golden Nugget Hotel and Golf Resorts.

Construction on the Nelson Road Extension Bridge is underway. Upon completion, Contraband Pointe properties will become even more valuable due to the superior access to and from the prestigious Shell Beach Drive area, the residential areas off of W Sallier, Christus Ochsner Hospital the surrounding medical offices, and Downtown Lake Charles.

## Location Description

Contraband Pointe is in the heart of Lake Charles, which is midway between Houston and New Orleans.

It is easily accessed from I-210 via Nelson Road.

## Property Highlights

- Minutes from L'auberge and Golden Nugget Casino and Golf Resorts
- 3,300+- hotel rooms within 1.5 miles
- Easy access to I-210, W Prien Lake Road, Lake Street, & the future Nelson Rd Ext Bridge
- Midway between Houston and New Orleans
- Near McNeese State University

## Offering Summary

Sale Price:	\$3,700,000
Lot Size:	11.5 Acres

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## Site Description

Zoned Business, this 11.5-acre parcel is on the South side of Contraband Parkway at the internal traffic circle and, as shown in the above image, it is just minutes from L'auberge and Golden Nugget Casino and Golf Resorts.

It is bordered to the South by Prien Plaza, home to Target and numerous other retail shops and restaurants. The traffic circle on Contraband Parkway to the North provides direct access to Area 3D. Contraband Parkway is a 4-lane road that connects W. Prien Lake Road at the traffic circle to L'auberge Blvd (aka Nelson Rd) at L'auberge Avenue.

With over 1,000' along Contraband Parkway, this site can be a successful address for hotels, apartments, entertainment/recreation venues, professional offices, townhomes, or a lifestyle center.

As presented here, Area 3D is a concept drawing. Note that both larger and smaller parcels are possible.

Wetlands have been mitigated on the South side of Contraband Parkway except for a small portion along a drainage lateral. Because much of the drainage lateral is less than 4' elevation, mitigation should not be necessary.

A Traffic Impact Analysis has also been achieved. Water and sewer lines as well as the conduit for electrical power have been installed. Cross access to/from the internal traffic circle on Contraband Parkway to the seller's remaining property must be maintained. The buyer is responsible for infrastructure, including the public road off of the traffic circle. Dimensions and acreage are estimated and to be determined by the buyer's survey.

For more information, visit [ContrabandPointe.com](http://ContrabandPointe.com) and be sure to check out the drone videos and Drone 365 views found on the drop-down menu. To make an appointment to review larger images and discuss this property, contact Mary Kay Hopkins.

### Mary Kay Hopkins, Broker

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Licensed by the Louisiana Real Estate Commission



05/01/2024



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Drone image of Contraband Pointe and the Casino Area.



Conceptual rendering includes 1C, 3A, 3B, 3C, and 3D.

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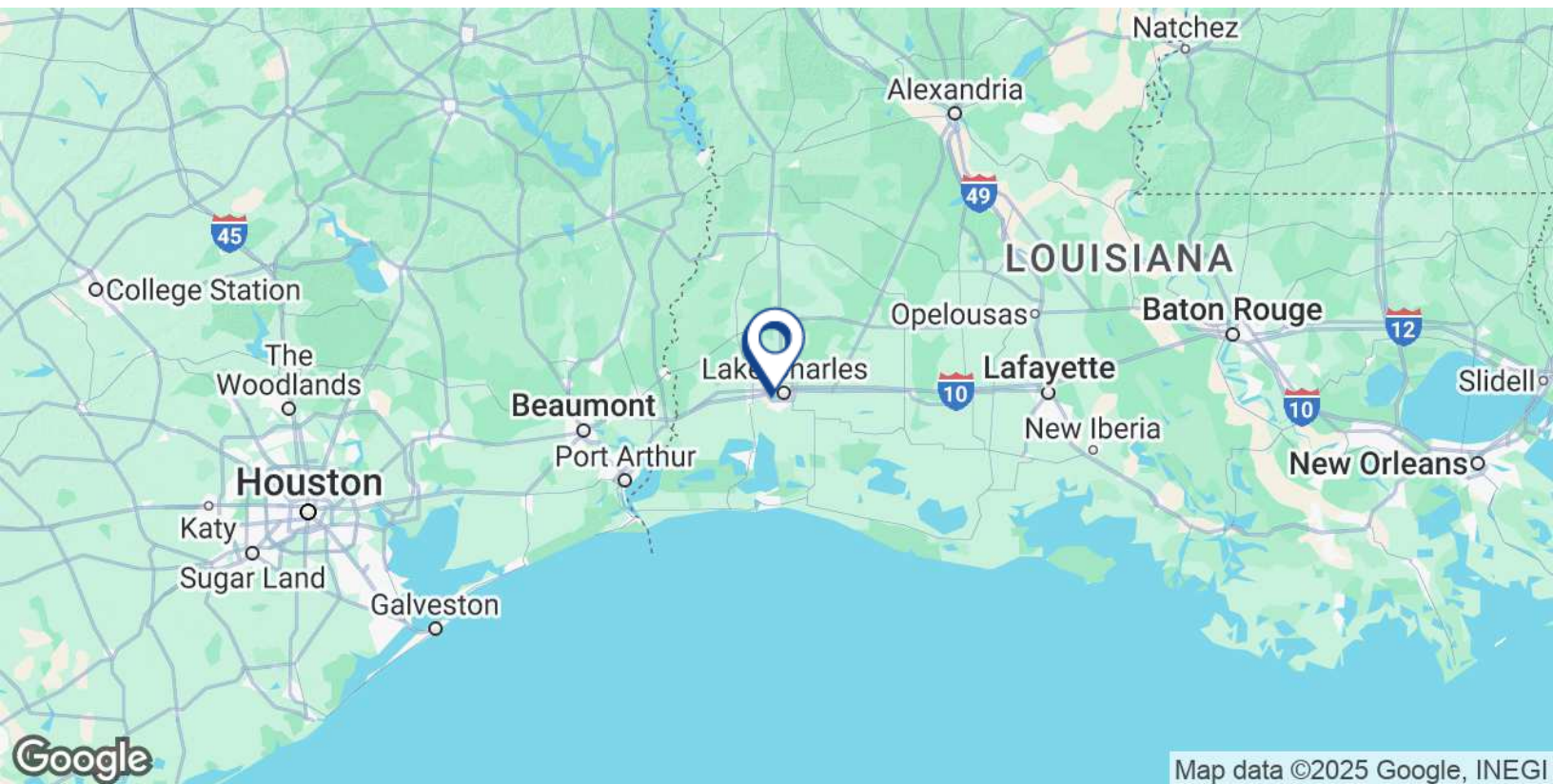
**MKH**  
MARY KAY HOPKINS, LLC

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