

2.1 Acres At The Intersection Of Lake Street And W. Prien Lake Road

821 W Prien Lake Road, Lake Charles, LA 70601



Location Description

Lake Charles is located midway between Houston and New Orleans. This property is prominently located on a hard corner at the intersection of Lake Street and W. Prien Lake Road with exposure from I-210.

Property Highlights

- I-210 Exposure
- Shovel Ready
- Dual Frontage: Lake Street and W. Prien Lake Road
- Less than 2 miles from two major casino and golf resorts
- Lake Street affords easy access South to McNeese University and North to Downtown Lake Charles and the hospital and medical community on Dr. Michael DeBakey Drive
- W Prien Lake Rd to the East leads to Prien Lake Shopping Mall which is less than 1/2 mile and to the West, over 3300 hotel rooms within 2 miles

Property Description

Zoned mixed-use and in the city limits, this premier site is one of the very few commercial corners of this caliber available in Lake Charles.

Best Buy is on the opposite (SE) corner, and Wendy's is on the NE corner. A small strip mall is on the NW corner.

Shovel ready, this magnificent location is ideal for professional office space, retail, or restaurant(s) seeking a high-profile, close-to-everything location. The site could also be utilized for a hotel, gas station, restaurant, car wash, or retail strip.

Because of the length of W. Prien Lake Road, it has the potential for two separate end-users.

Offering Summary

Sale Price:	\$2,150,000
Lot Size:	2.1 Acres

Mary Kay Hopkins, Broker

120 Dr. Michael DeBakey Dr.
Lake Charles, LA 70601
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Licensed by the Louisiana Real Estate Commission



04/24/24

Drone And Street Level Views Facing West

821 W. Prien Lake Road

2.1 Acres At The Intersection Of Lake Street And W. Prien Lake Road



Drone view facing West



Ground level view facing West

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Property Details

Sale Price	\$2,150,000
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Location Information

Property	2.1 Acres at the intersection of Lake Street and W. Prien Lake Road
Street Address	821 W Prien Lake Road
City, State, Zip	Lake Charles, LA 70601
County	Calcasieu
Market	Lake Charles
Cross-Streets	Lake & Nelson
Township	10
Range	09
Section	13
Side of the Street	South
Signal Intersection	Yes
Road Type	Highway Interchange
Market Type	Medium
Nearest Highway	I-210
Nearest Airport	Lake Charles Regional Airport, Chennault Industrial Airpark

Building Information

Best Use	Commercial: Retail, Restaurants, Office,Service, Gas Station/Car Wash
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Property Information

Property Type	Corner acreage with exposure on I-210
Property Subtype	Retail, Office, Restaurant, etc
Zoning	Mixed Use
Lot Size	2.1 Acres
APN #	13352667
Lot Frontage on W. Prien	439 ft
Corner Property	Yes
Traffic Count	50,000+
Traffic Count Street	I-210

Parking & Transportation

Street Parking	No
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Utilities & Amenities

Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

Corner Acreage With Exposure On I-210 For Sale

2.1 Acres At The Intersection Of Lake Street And W. Prien Lake Road

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Drone view facing East on W Prien Lake Road



Foot bridge at the West end of the property



**The West Property Line
offers a Picturesque
View**

Drone view facing East/NE. Prien Lake Mall in background. Best Buy is directly opposite this property.

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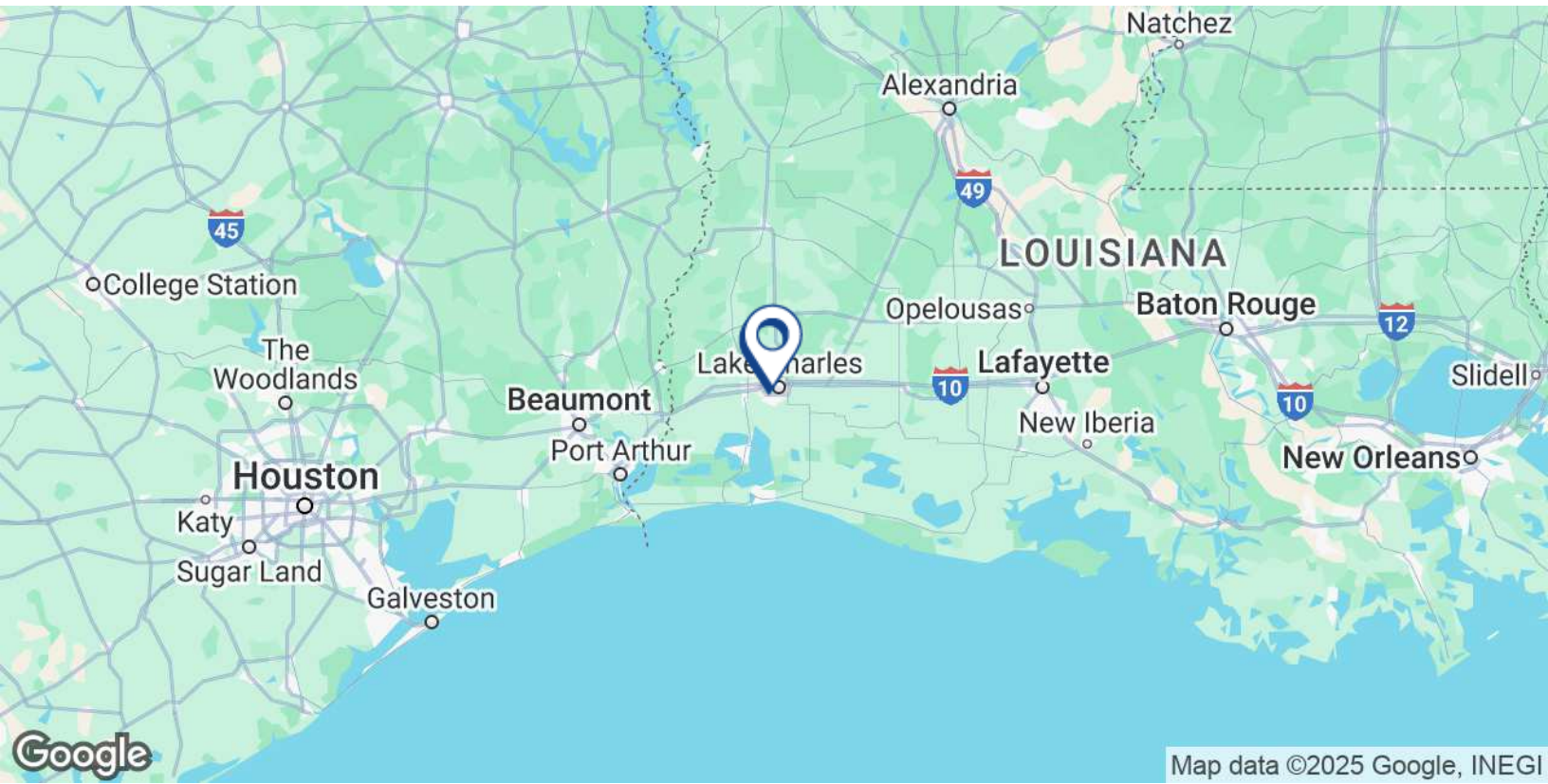
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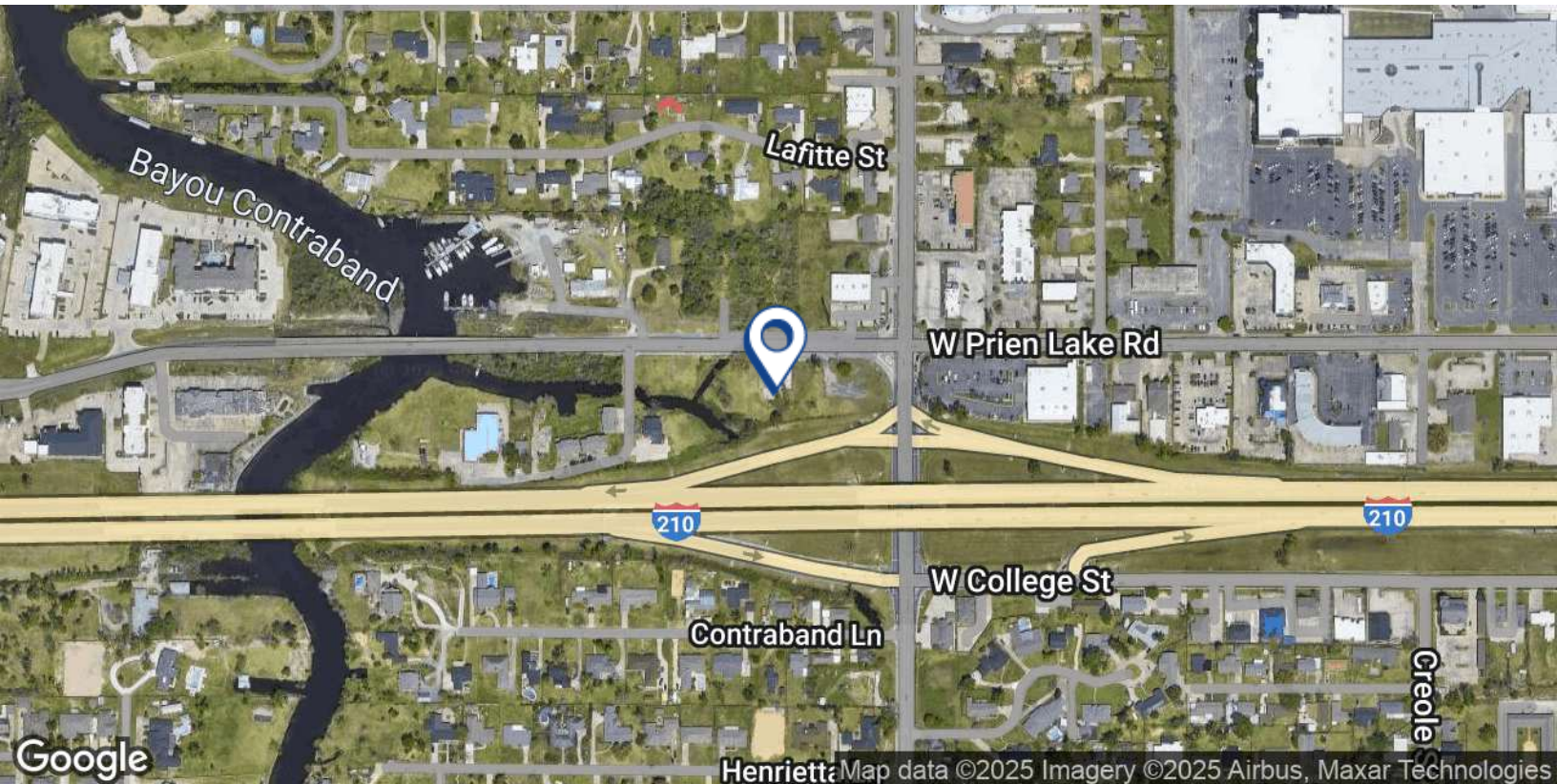
Located Between Houston And New Orleans

Map Views

821 W Prien Lake Road, Lake Charles, LA 70601



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