

4+ Acres On Contraband Bayou

TBD Contraband Parkway, Lake Charles, LA 70601



Property Description

Contraband Pointe is considered the crown jewel of real estate in Southwest Louisiana due to its proximity to Golden Nugget and L'auberge Hotel and Golfing Resorts, retail, medical, and I-210. This makes this property prime for restaurants, entertainment, recreation, multi-family, residential, and, of course, water-related activities.

Visitors can easily access Contraband Pointe from the traffic circle at W. Prien Lake Road/Contraband Parkway from the South or L'auberge Blvd (formerly Nelson Road) from the West.

With construction on the Nelson Road Extension Bridge underway, Contraband Pointe will be even more attractive due to the superior access to and from the prestigious Shell Beach Drive area, Christus Ochsner Hospital, the residential areas along W. Sallier, 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

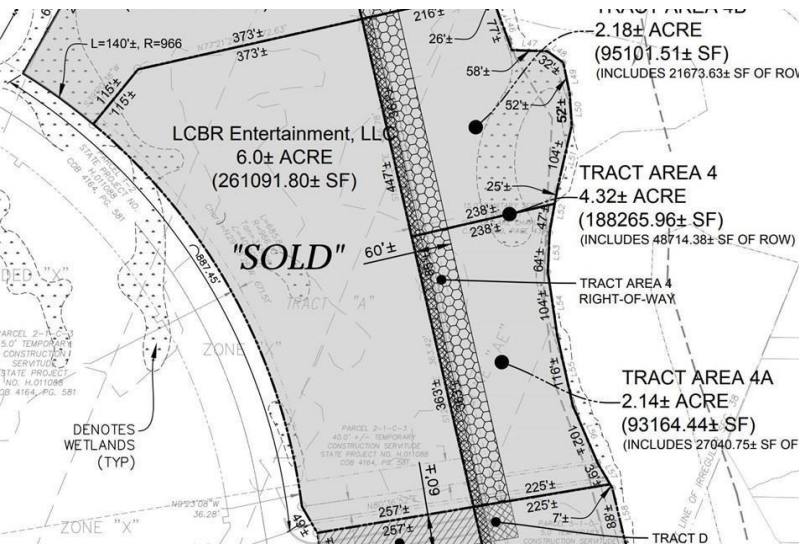
- Minutes from two major Casino and Golf Resorts
- 3300 +/- hotel rooms within 1.5 miles
- Easy access to I-210, W Prien Lake Road, and Lake Street
- Midway between Houston and New Orleans
- Less than 3 miles from McNeese State University

Offering Summary

Sale Price:	\$1,651,272
Lot Size:	4.32 Acres

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Site Description

Zoned Business, Area 4 is the reference name of this tract in Contraband Pointe as the street name is TBD. It includes 4A which is available as a separate, smaller offering. It is the bayou lot to the immediate north of the future home of Shuck and Boil.

Access to this beautiful parcel will be via Bon Vue Road, the East/West Road on the East side of Contraband Parkway, the recently completed 4-lane road that connects W. Prien Lake Road at the traffic circle to Nelson Road at L'Auberge Avenue and serves as the gateway to L'Auberge Casino and Golf Resort from W. Prien Lake Road.

With approximately 800 feet along Contraband Bayou, this is an ideal setting to satisfy the quest of the many residents and visitors in search of waterfront restaurants, bars, and entertainment venues. Proprietors or developers of food and beverage establishments, boutiques, or specialty retail shops that would benefit from the proximity to gaming visitors to L'Auberge and Golden Nugget should give this and other properties in Contraband Pointe immediate attention.

Additional property contiguous to Area 4 is available for a larger development.

The buyer is responsible for infrastructure, although a North/South public road is not required if the entire 4.32-acre tract is purchased.

A Traffic Impact Analysis has been received from the Louisiana DOT, and a wetland's jurisdictional determination has been achieved. A drawing indicating minimal wetlands is included in this brochure.

Water and sewer are in place along Contraband Parkway, and the conduit for electrical power has been installed. Dimensions and acreage estimated.

For more information, visit ContrabandPointe.com or contact Mary Kay Hopkins. Better yet, call to make an appointment to review larger images and discuss this property.

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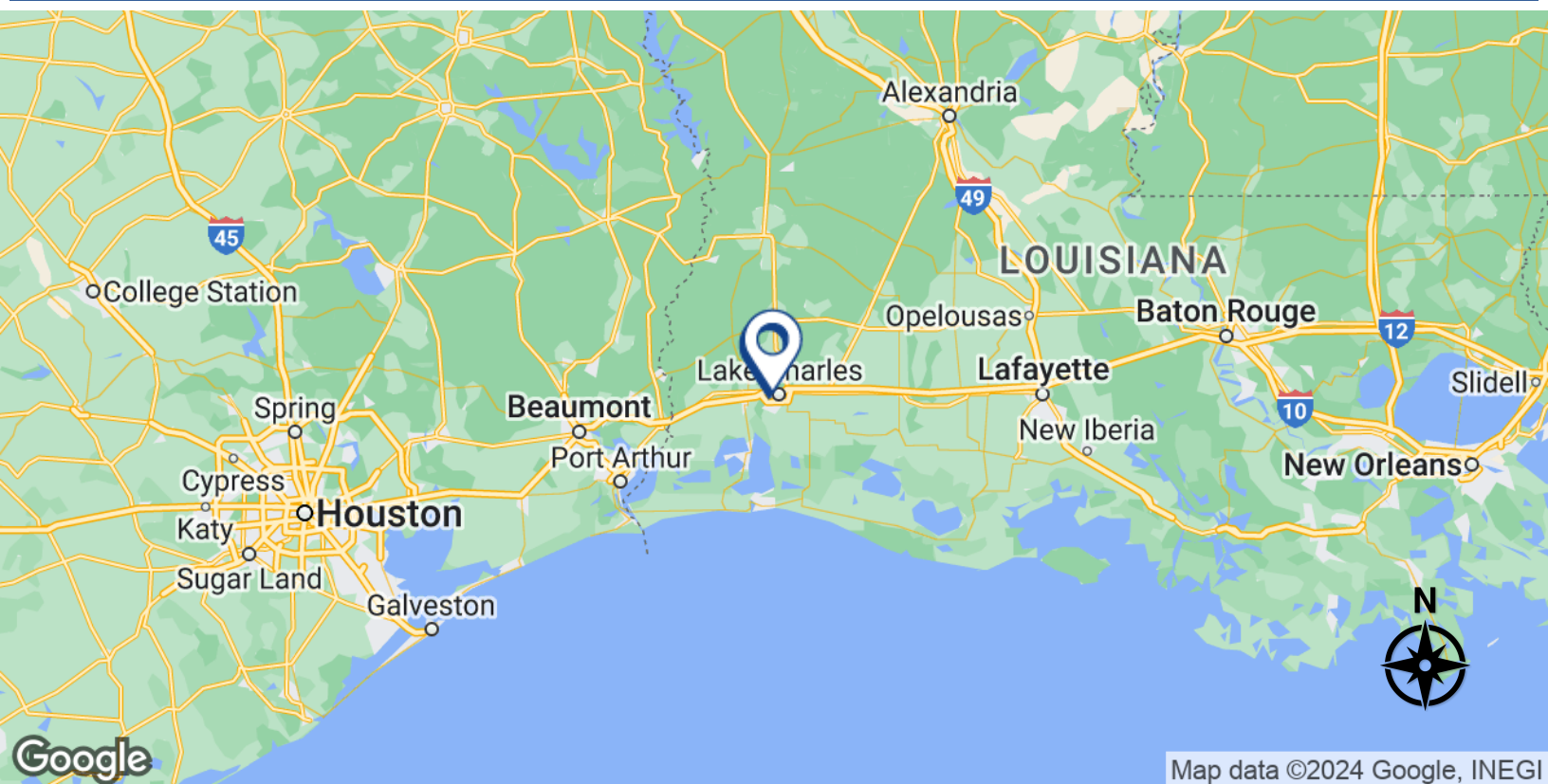
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MKH
MARY KAY HOPKINS, LLC

1/26/24

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