

Industrial & Commercial Development

±29 ACRES

Ground Lease · Chennault International Airport · Lake Charles, LA 70615

29± acres of non-aviation land outside the Chennault International Airport perimeter, Lake Charles, Louisiana. This site offers exceptional visibility and flexibility for commercial, retail, office or mixed-use development in Southwest Louisiana's premier aviation and industrial business park.

SITE FEATURES

- 29± acres of prime vacant land
- Outside airport perimeter
- Commercial, retail & mixed-use development
- Office, hospitality, retail or service-sector use
- I-10 corridor access
- Sowela, Northrop Grumman, Bechtel & more nearby
- Competitive long-term ground lease

GROUND LEASE RATES

Unimproved Green Space	\$1,100 / acre / month

Rates per CIAA Schedule of Fees, effective September 1, 2025. Long-term ground lease available.

LOCATION

Lake Charles, Louisiana

REGION

Southwest Louisiana

Coleen Clark

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CENTURY 21®

Bessette Flavin

Exclusive Listing Brokerage

Chennault International Airport — Sites 2, 4, 7 & 13

Lake Charles, Louisiana 70615

LISTED ON: SW Louisiana MLS · Lafayette MLS · Fort Polk MLS · New Orleans MLS · Crexi · LACBD

All acreages are approximate (±). Ground lease rates per CIAA Schedule of Fees effective September 1, 2025, approved by Airport Board of Commissioners August 21, 2025. Information deemed reliable but not guaranteed. Offered subject to errors, omissions, prior lease, or withdrawal. CENTURY 21® Bessette Flavin. Equal Housing Opportunity.



Map



Site 7

Southwest corner of Broad Street and Tom Watson Road
Access from either road

Property is approximately 29+ acres. Ground lease rates for unimproved green space is \$1,100/per acre/per month. This property is located outside of the airport operations area along Broad Street. It is ideal for office, hospitality, retail, or service sector use. Access to the I-10 Corridor.

7

BROAD ST

Lake Charles

TOM WATSON RD

Parcels



Parcel Subregions (PINs)



City Parks



Parish Parks



This map does not represent a legal survey or document. *See Disclaimer



MAP ANALYST

POWERED BY

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CHENNAULT

INTERNATIONAL AIRPORT®

Partner with us at Chennault

Chennault is a world-class, business-friendly complex. It's the trusted home base of choice for top companies in aerospace and other industries, with capacity and capability that make it ideal for expansion and new development.

Business sites

- | | |
|----------------------|----------------------|
| 1 Site 1 ±200 acres | 8 Site 8 ±40 acres* |
| 2 Site 2 ±185 acres* | 9 Site 9 ±4 acres |
| 3 Site 3 ±97 acres* | 10 Site 10 ±9 acres |
| 4 Site 4 ±50 acres | 11 Site 11 ±6 acres |
| 5 Site 5 ±160 acres* | 12 Site 12 ±15 acres |
| 6 Site 6 ±35 acres | 13 Site 13 ±7 acres |
| 7 Site 7 ±29 acres | |

*LED certified sites

Businesses at Chennault

- | | |
|-------------------------------|--------------------------|
| Northrop Grumman | Pro-Surve Tech Services |
| Citadel Aviation | Bechtel |
| Landlocked Aviation Services | Diamond D |
| Owens Corning | SOWELA Flight School |
| (formerly Louisiana Millwork) | Pilot Services by Carter |
| Million Air | NextGen Aviation |
| Louisiana National Guard | CalCam |
| La. Wildlife & Fisheries | |



Development opportunities