

TBD, Prejean Drive
Lake Charles, LA 70607
For Sale Price: \$253,000

Property Details:

- ◆ Close Proximity to Interstate 210 and E. McNeese St.
- ◆ Zoned Mixed-Use and Flood Zone X
- ◆ Currently Undergoing Re-zone For Increased Density
- ◆ Ideal for Multi-Family Development

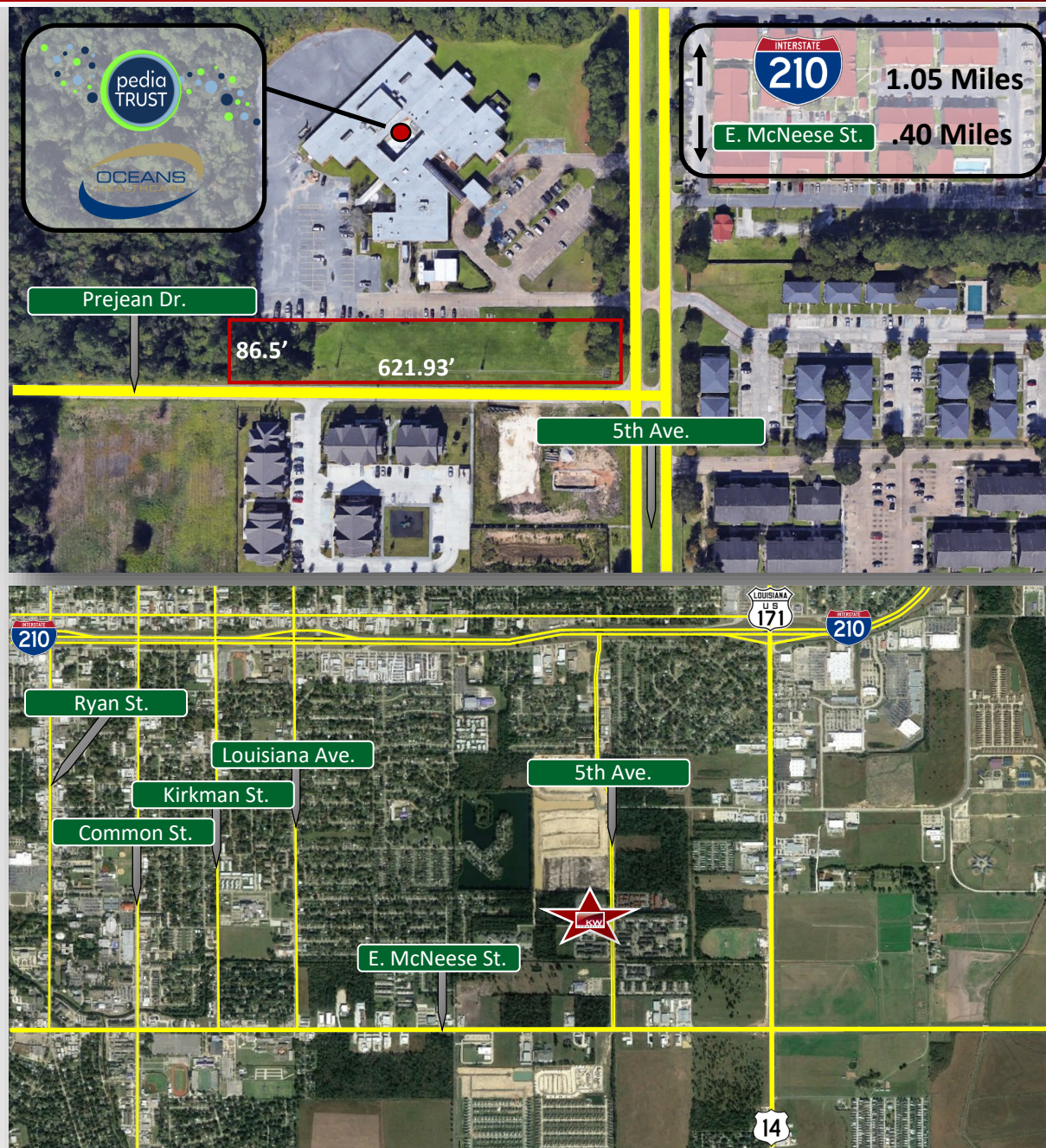
For More Information:

Chris Khoury, Commercial Director

(337) 526-9647 chris@pargrouplc.com

Jared Bellard, Realtor

(337) 853-7251 jared.bellard@kw.com





COMMERCIALSM

1.23 ACRES ZONED MIXED USE LAKE CHARLES, LA

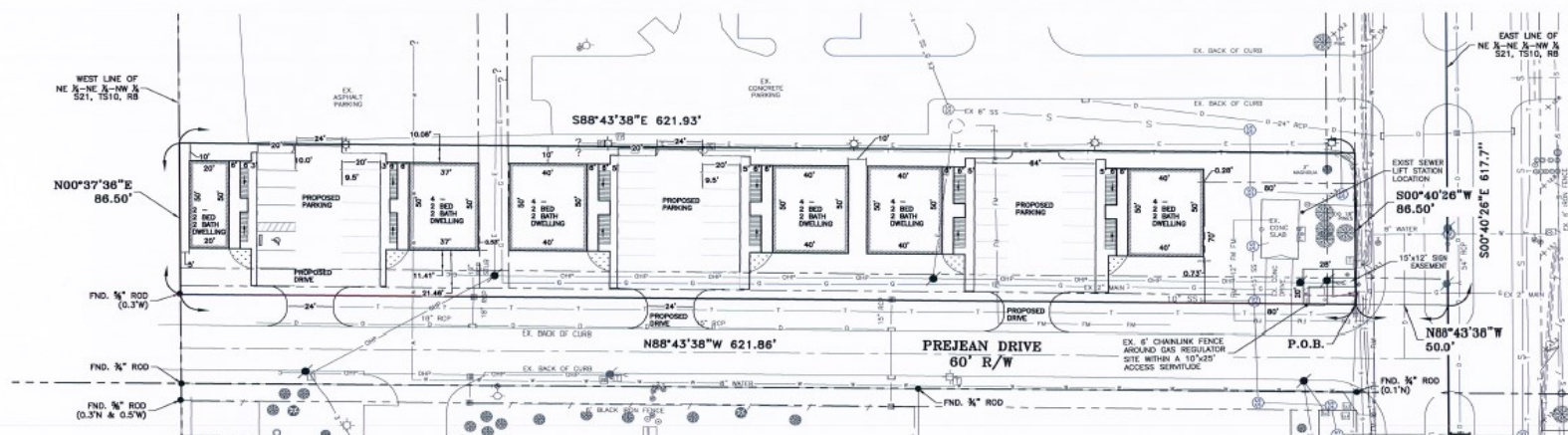
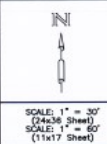
CONCEPTUAL SITE PLAN

A BOUNDARY AND TOPOGRAPHICAL SURVEY OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA, BEING AN EXISTING ONE INCH (1") IRON PIPE, THENCE S00°40'26"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 617.7 FEET TO THE PROJECTED NORTH RIGHT OF WAY LINE OF PREJEAN DRIVE AS OCCUPIED; THENCE N88°43'38"W, ALONG THE PROJECTED NORTH RIGHT OF WAY LINE OF PREJEAN DRIVE AS OCCUPIED A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING; THENCE N88°43'38"W, ALONG THE SAID NORTH RIGHT OF WAY LINE OF PREJEAN DRIVE 622.53 FEET TO THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N00°37'36"E, ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S88°43'38"E, 621.93 FEET; THENCE S00°40'26"W, 86.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.235 ACRES, MORE OR LESS.

FEBRUARY 13, 2018



SYMBOLS LEGEND

EXISTING POWER POLE	⊙
EXISTING GUY ANCHOR	⊙
EXISTING LIGHT POLE	⊙
EXISTING ELECTRICAL BOX	⊙
EXISTING TELEPHONE BOX	⊙
EXISTING CABLE TV BOX	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING WATER VALVE	⊙
EXISTING WATER METER	⊙
EXISTING DROP INLET	⊙
EXISTING CURB INLET	⊙
EXISTING SEWER MANHOLE	⊙
EXISTING SEWER CLEANOUT	⊙
EXISTING GROUND ELEVATION	⊙
EXISTING HARD SURFACE ELEVATION	⊙
EXISTING BUSH	⊙
EXISTING TREE	⊙

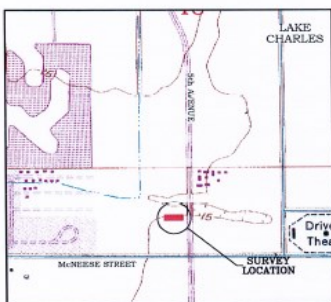
LINE TYPE LEGEND

EXISTING SECTION LINE	---
EXISTING RIGHT OF WAY	---
EXISTING SANITARY SEWER	---
EXISTING SEWER FORCE MAIN	---
EXISTING OVERHEAD POWER LINE	---
EXISTING STORM DRAINAGE	---
EXISTING WATER LINE	---
EXISTING TELEPHONE	---
EXISTING CHAINLINK FENCE	---

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NAD83 LOUISIANA STATE PLAN SOUTHERN ZONE.
2. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD THAT A CURRENT TITLE SEARCH MAY DISCLOSE WHICH MAY AFFECT THE TRACT SURVEYED.
3. THE TRACT IS LOCATED IN ZONE "X" "OTHER AREAS"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22019C0480F, DATED FEBRUARY 18, 2011.
4. REFERENCE DRAWING 1 - A SURVEY OF SECTION 21 DONE BY D.W. JESSEN & ASSOCIATES DATED AUGUST 01, 1952, D.W. JESSEN FILE NO. 33-024.
5. REFERENCE DRAWING 2 - A SURVEY DONE BY D.W. JESSEN & ASSOCIATES FOR FIFTH AVENUE HOUSING PARTNERS, DATED 02-27-13 D.W. JESSEN FILE NO. P-2012-1156.

PRELIMINARY
THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION, RECORDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
D. W. JESSEN, JR., P.E., P.L.S.
L.S. No. 21449 P.L.S. No. 21449
F.L.S. No. 4040



VICINITY MAP
NOT TO SCALE



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C.E. La. Reg. No. 21449 P.L.S. La. Reg. No. 4646

File: P-2017-2001 (Hinton Prejean St. Survey)
Drawing: P-2017-2001 (Hinton Prejean Survey).dwg
Drawn: L. Richard
Date: 02-13-2018

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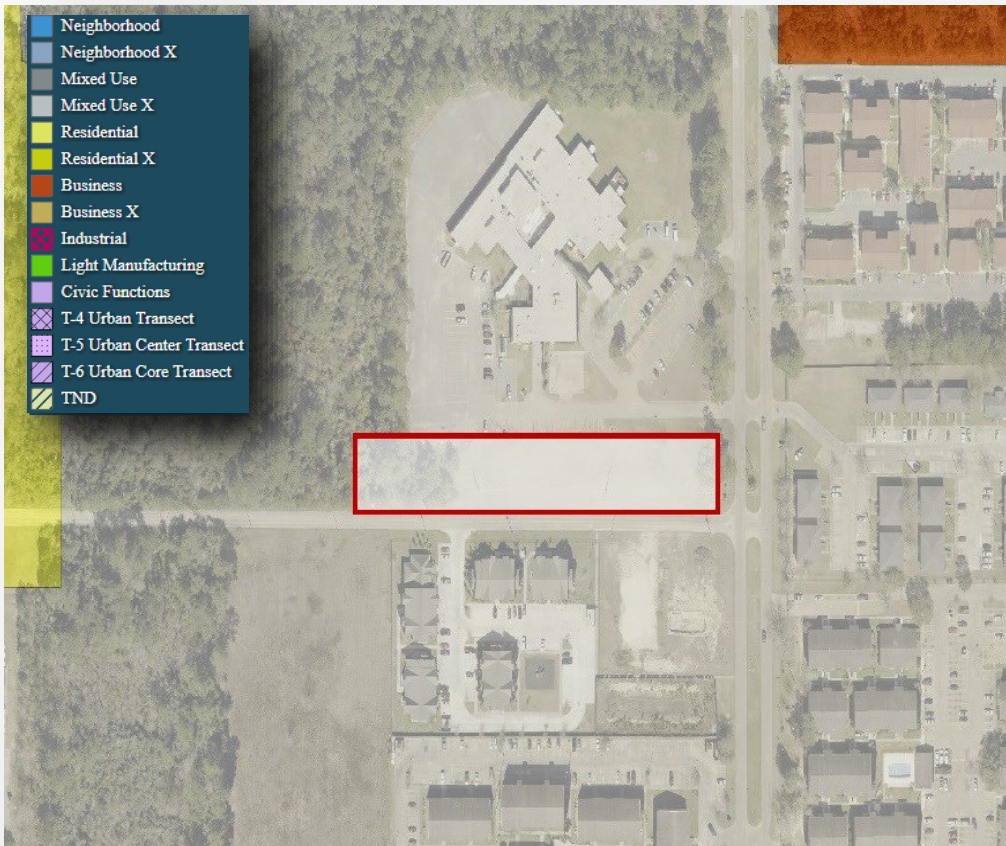
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Zoning and Flood Zone Map:



*data obtained from Calcasieu Parish Police Jury is deemed reliable but not guaranteed

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