



PROPERTY DESCRIPTION

- Vacant land
- Ground Lease, Build to Suit or Sale
- Prime Location off Nelson Road Near Interstate 210
- Medical Area Behind Busy Shopping Center

LOCATION DESCRIPTION

This vacant land in Wolf Circle is available for Sale, Ground Lease or Build to Suit. This prime location is near several other medical offices and directly behind a busy shopping center including national tenants like Chicken Salad Chick, Tropical Smoothie Cafe, Raymond James, Jersey Mike's and Optimum Communications. The entrance to Wolf Circle is off one of the busiest thoroughfares in Lake Charles, Nelson Road, and offers nearby access to I-210.

OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	0.38 Acres

	Sale
Property Available:	Ground Lease
	Build to Suit

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,451	19,228	36,527
Total Population	5,800	45,980	90,348
Average HH Income	\$116,000	\$91,559	\$86,783

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601

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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



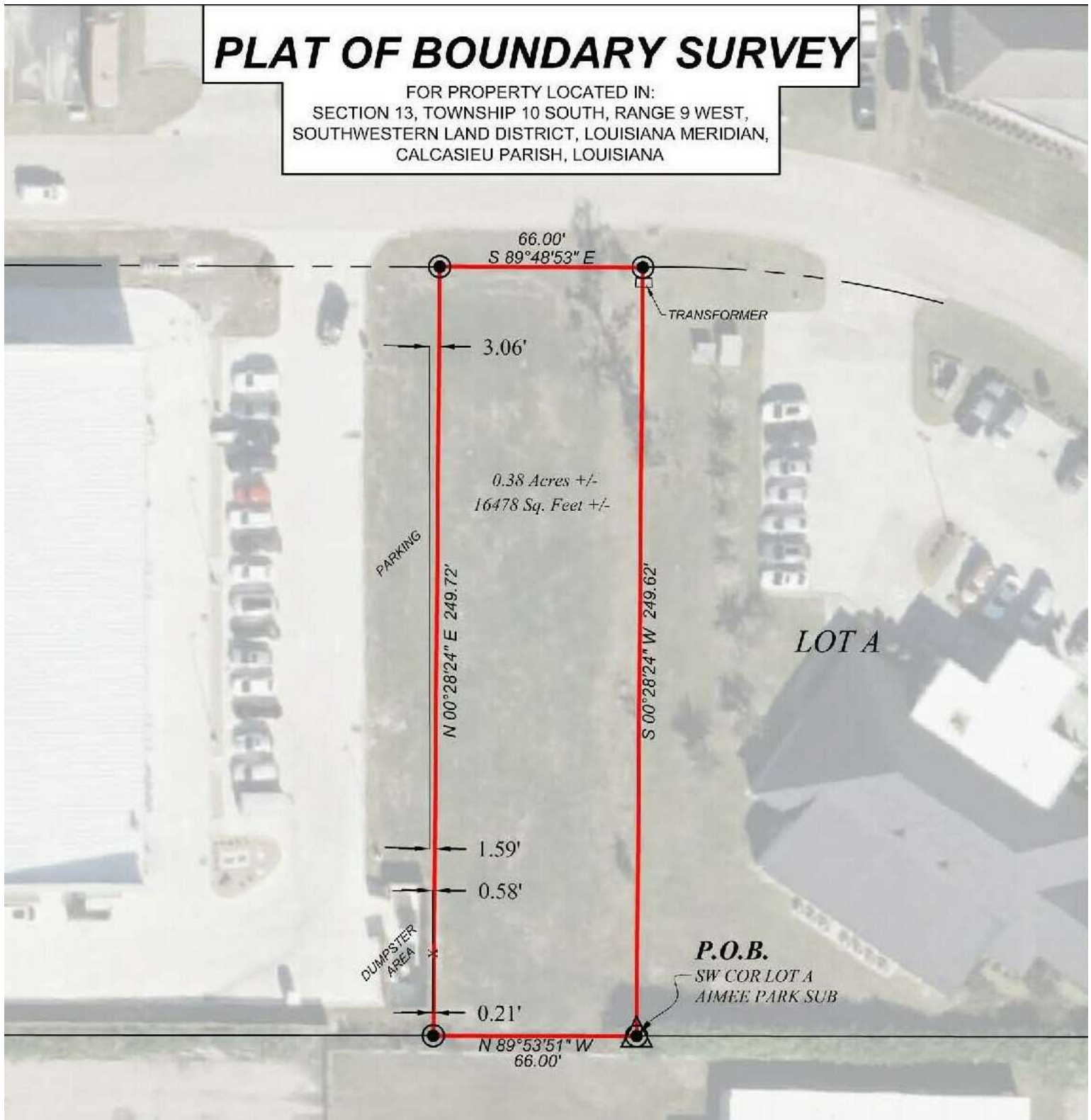
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PLAT OF BOUNDARY SURVEY

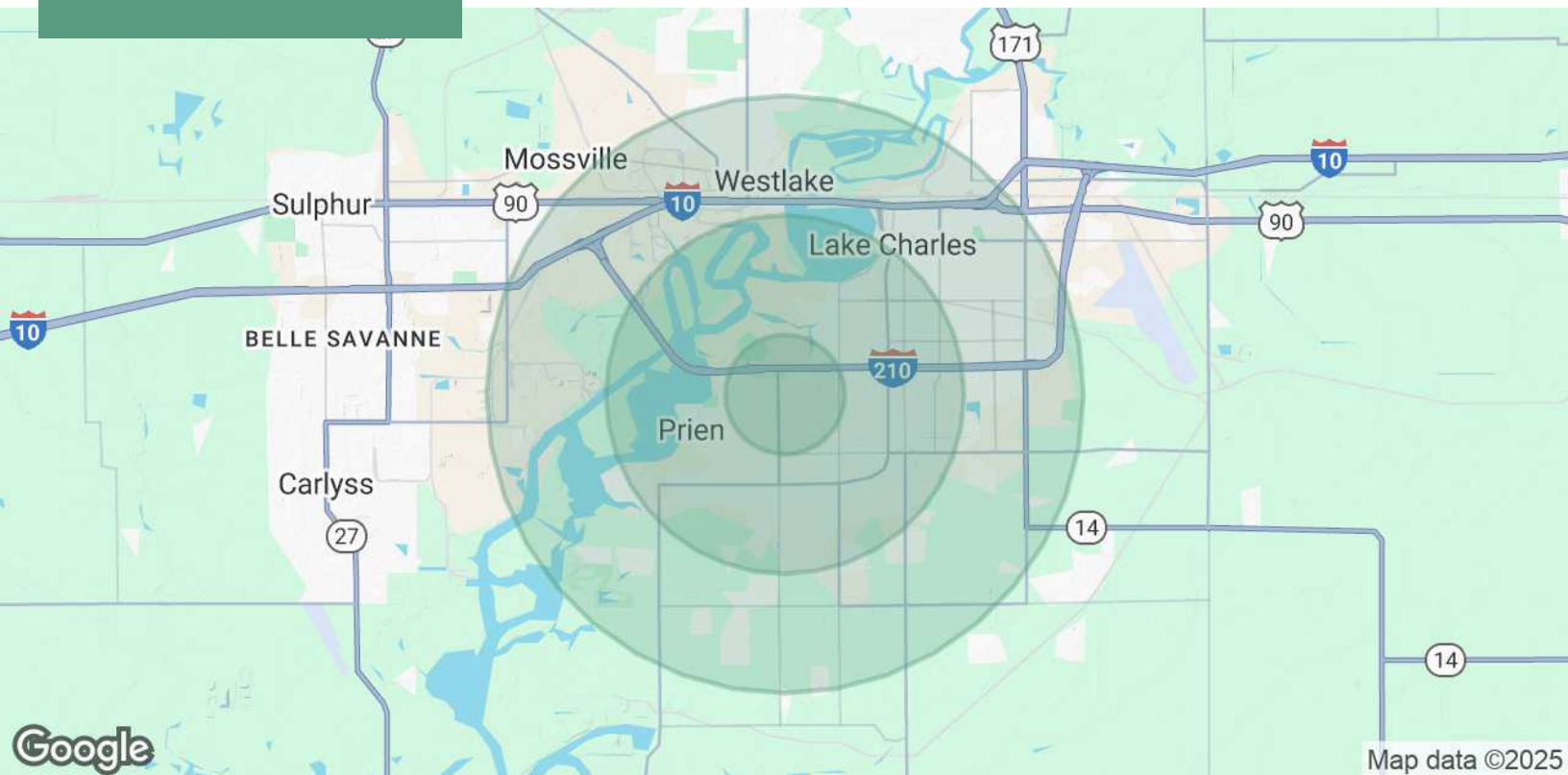
FOR PROPERTY LOCATED IN:
SECTION 13, TOWNSHIP 10 SOUTH, RANGE 9 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,800	45,980	90,348
Average Age	41	40	39
Average Age (Male)	40	38	38
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,451	19,228	36,527
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$116,000	\$91,559	\$86,783
Average House Value	\$396,787	\$303,996	\$268,755

Demographics data derived from AlphaMap



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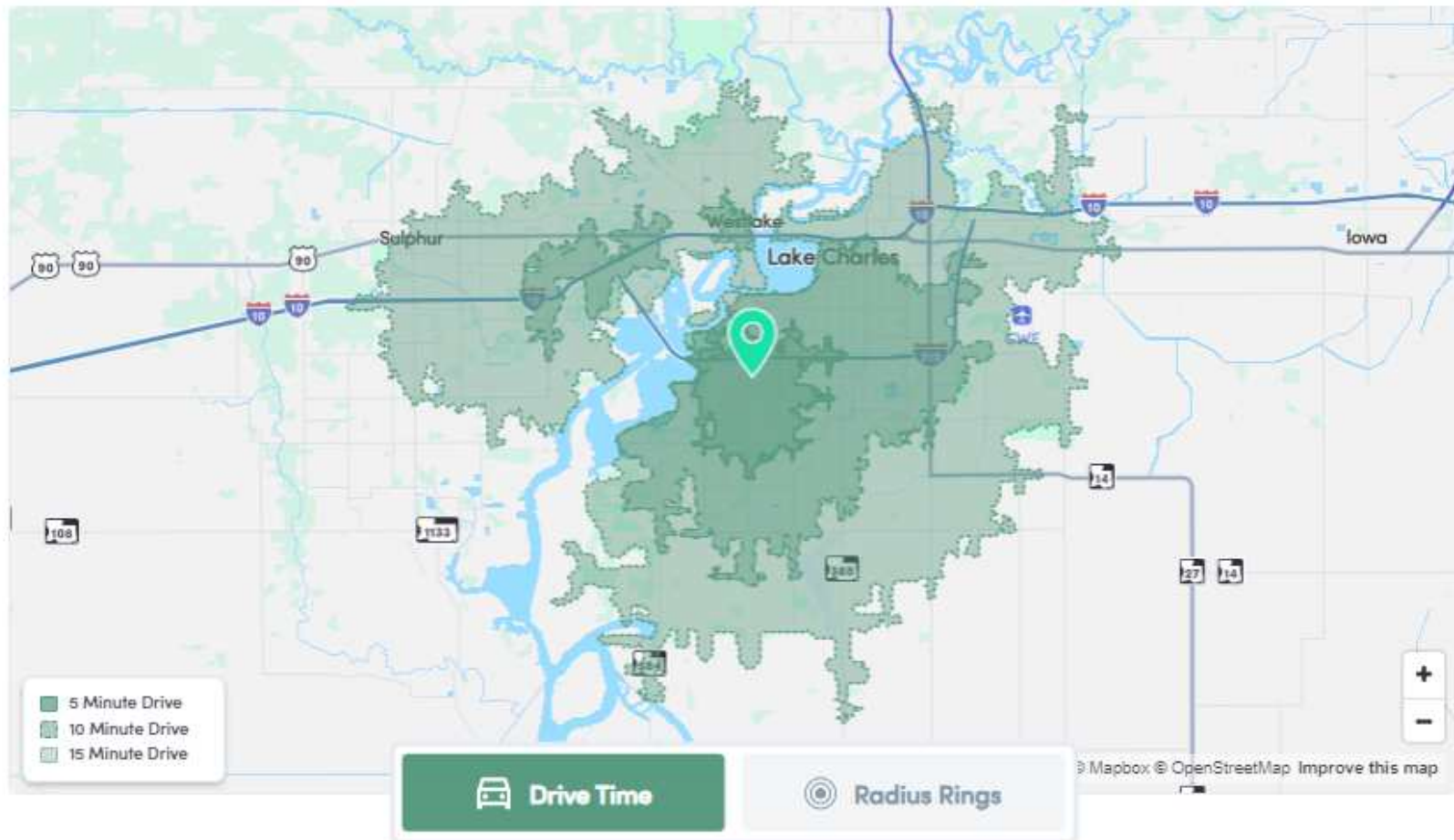
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