



LAND FOR SALE

Development Opportunity

6 Acres on the NWC of Ham Reid Road & Weaver Road

SAGE OAK
AT LAKE CHARLES

ASSISTED LIVING
& MEMORY CARE

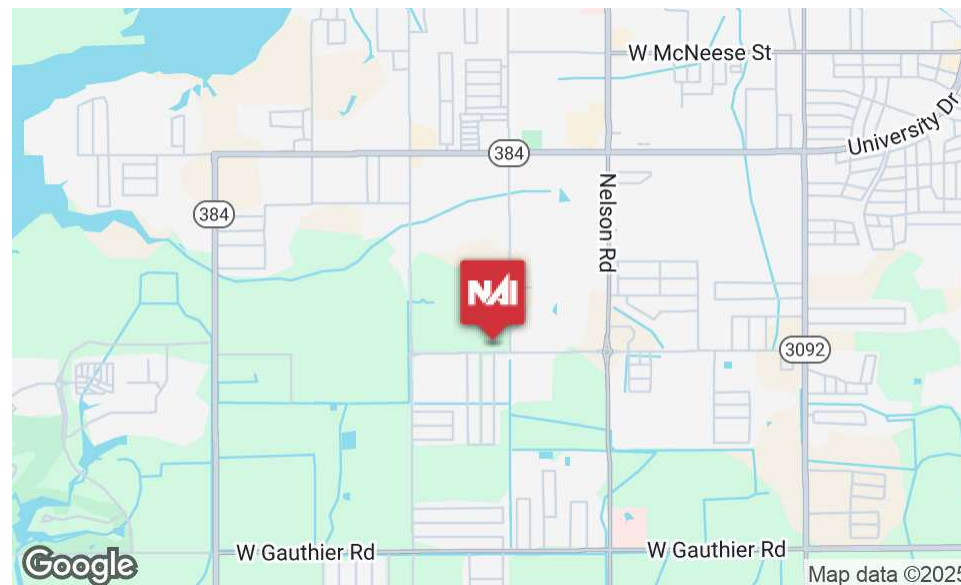
Presented By:

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PROPERTY DESCRIPTION

The subject property is a ±6.1 acre tract located in a developing area of Southwest Lake Charles. It benefits from over 800' of frontage on Ham Reid Road -- a developing corridor running from Lake Street to Elliott Road. The Ham Reid corridor has begun construction on a round-a-bout at Elliott Road that will extend Ham Reid Road all the way to Big Lake Road. It's close proximity to Nelson Road and the new Rouses Development drives additional traffic along Ham Reid and the surrounding roads. Additionally, a 240 unit Class A apartment complex just north of the subject property has been approved and should be under construction soon. This shovel ready site has been approved and permitted for commercial and medical use(s). Approved drawings, renderings, surveys, etc. are available for a 60,000 SF medical facility on the site. Contact the listing agent for access to said documents and more information regarding the property.

OFFERING SUMMARY

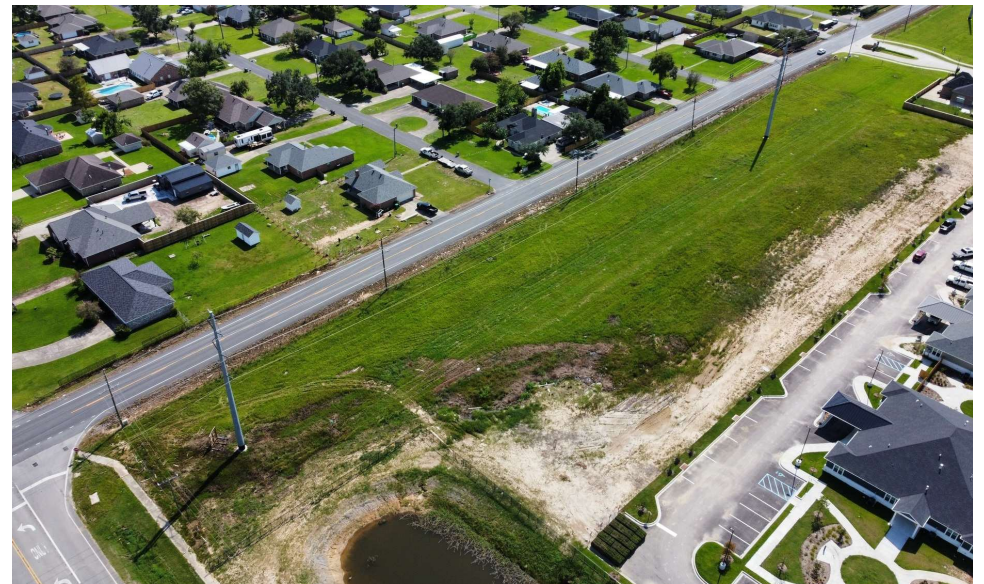
Sale Price:	\$1,950,000
Market:	South Lake Charles
Frontage:	±815' on Ham Reid Rd/380' on Weaver Rd
Flood Zone:	Flood Zone X

PROPERTY HIGHLIGHTS

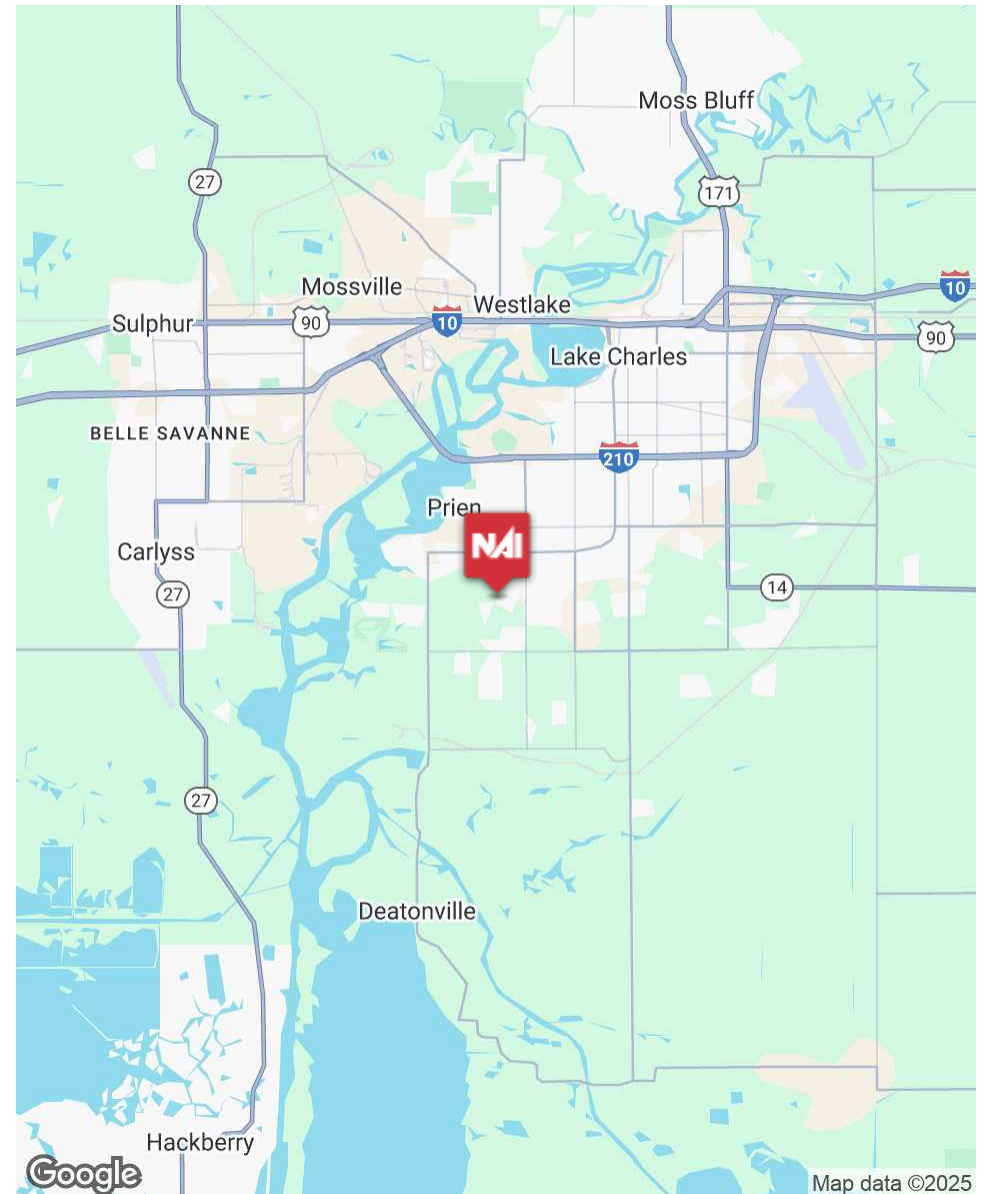
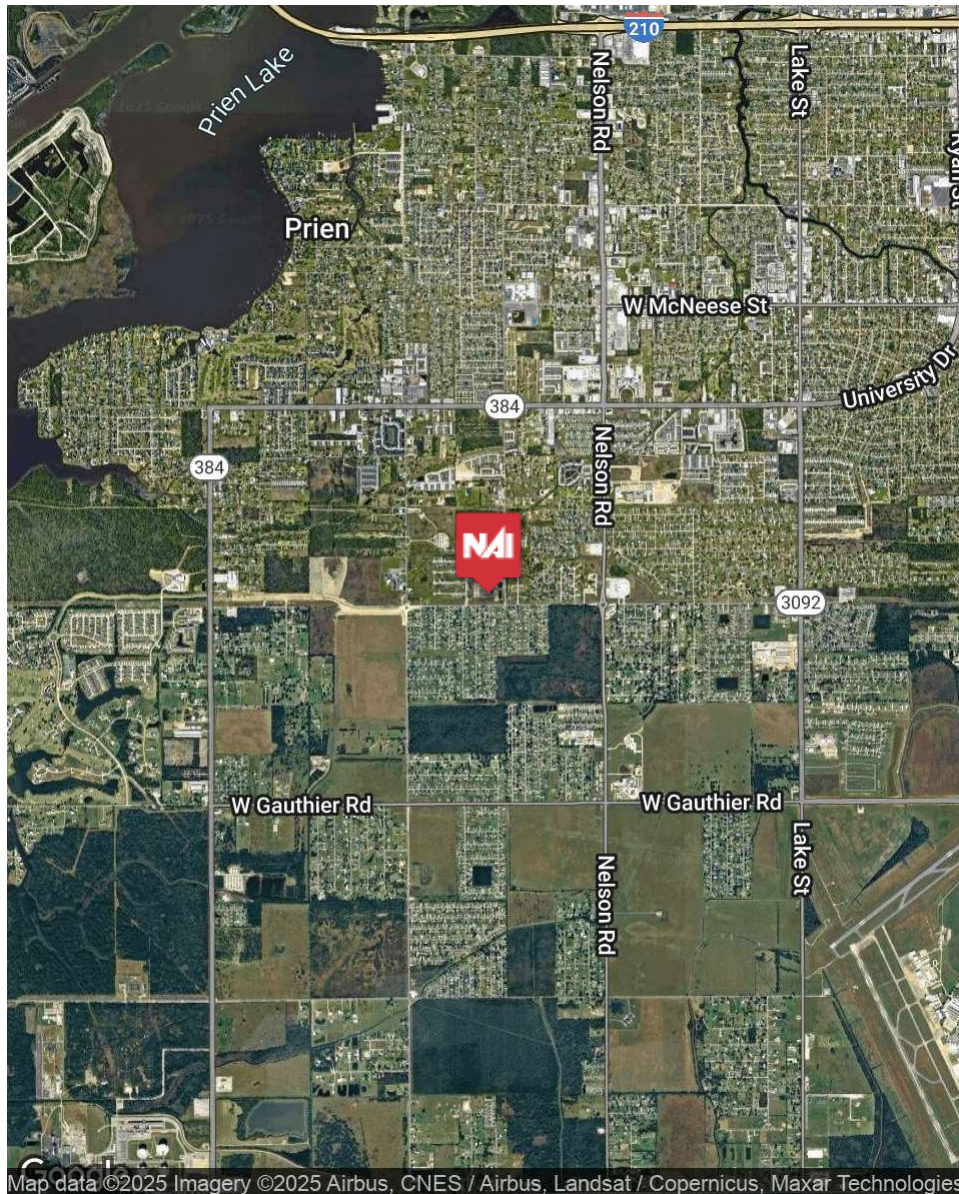
- ±6.1 acres available in Southwest Lake Charles
- Located at the northwest corner of Ham Reid & Weaver Roads
- Adjacent to Sage Oak Assisted Living & Memory Care Center
- Several infrastructure improvements have been made (retention pond, drainage, etc.)
- Approved drawings & permitting complete for medical facility (contact agent for renderings, surveys, etc.)
- 240 unit Class A apartment complex to be built north of property
- Quick and easy access to Nelson Road



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



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For More Information:

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