

101 COMMERCE PARK

I-10 & LA-101
LACASSINE, LA

REDD CBRE

PROPERTY OVERVIEW

This ±79-acre, development-ready site sits directly off I-10 between Lake Charles and Lafayette, offering dual frontage on I-10's Frontage Road and LA 101 with excellent access and visibility. The site has retention in place and carries a C-1 zoning designation, permitting a wide variety of uses including light industrial & manufacturing, industrial outdoor storage, retail/wholesale, food & beverage, mobile home park, multifamily and single-family residential, to name a few. This site offers flexibility for users ranging from distribution and logistics operations to mixed-use development. Owner will subdivide

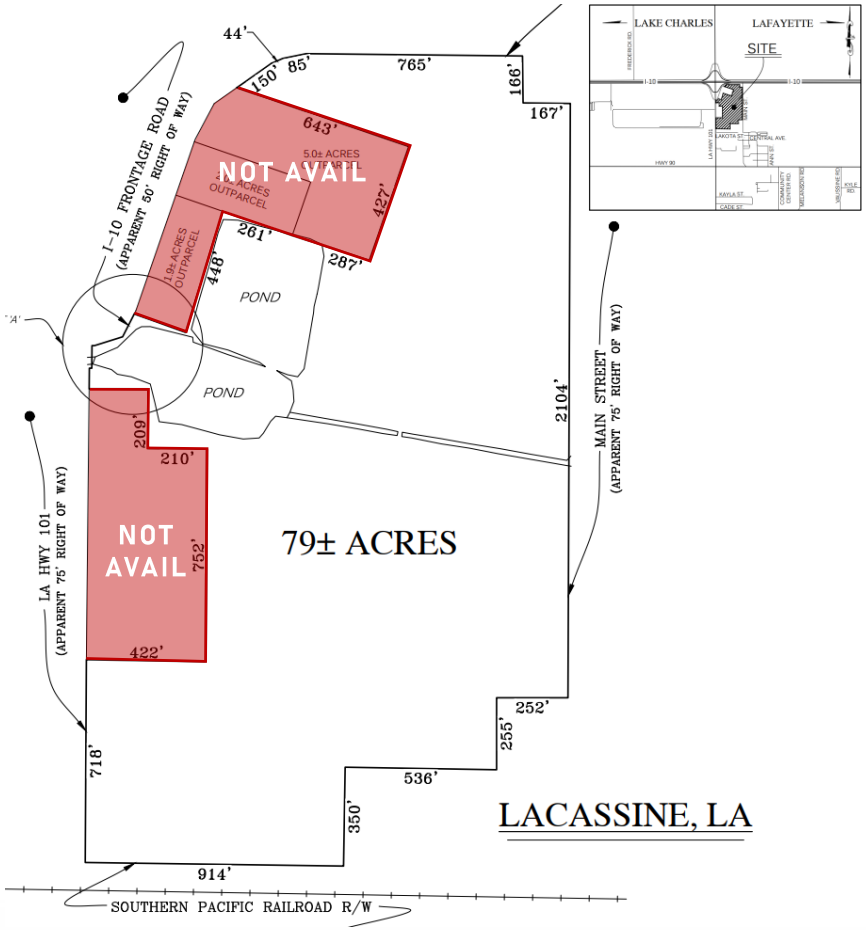
DEVELOPMENT READY
EXHISTING RETENTION

FLEXIBLE USE
ZONED C-1 (COMMERCIAL)

STRATEGIC LOCATION
I-10 FRONTAGE B/W LAKE CHARLES & LAFAYETTE



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LACASSINCE LA





EXECUTIVE SUMMARY

Flexible development opportunity at I-10 & LA 101 – ideally positioned on Interstate 10 with excellent connectivity to regional markets.

Highlights

- Prime Frontage with Easy Access to Major Travel Corridors
- Development-Ready Site
- Strong Regional Connectivity and Multi-Modal Transportation Options via Highway, Rail, Air, & Water – Well Suited for Logistics & Distribution
- Owner Will Subdivide

5 – 79	$2.00 – $5.00 PSF
DEVELOPABLE ACRES	COMPETITIVE PRICING

REGIONAL MOMENTUM

With over $250B in announced investment since 2024, Louisiana is well positioned to continue to capitalize on economic development opportunities, strengthening demand, particularly industrial, across local markets.

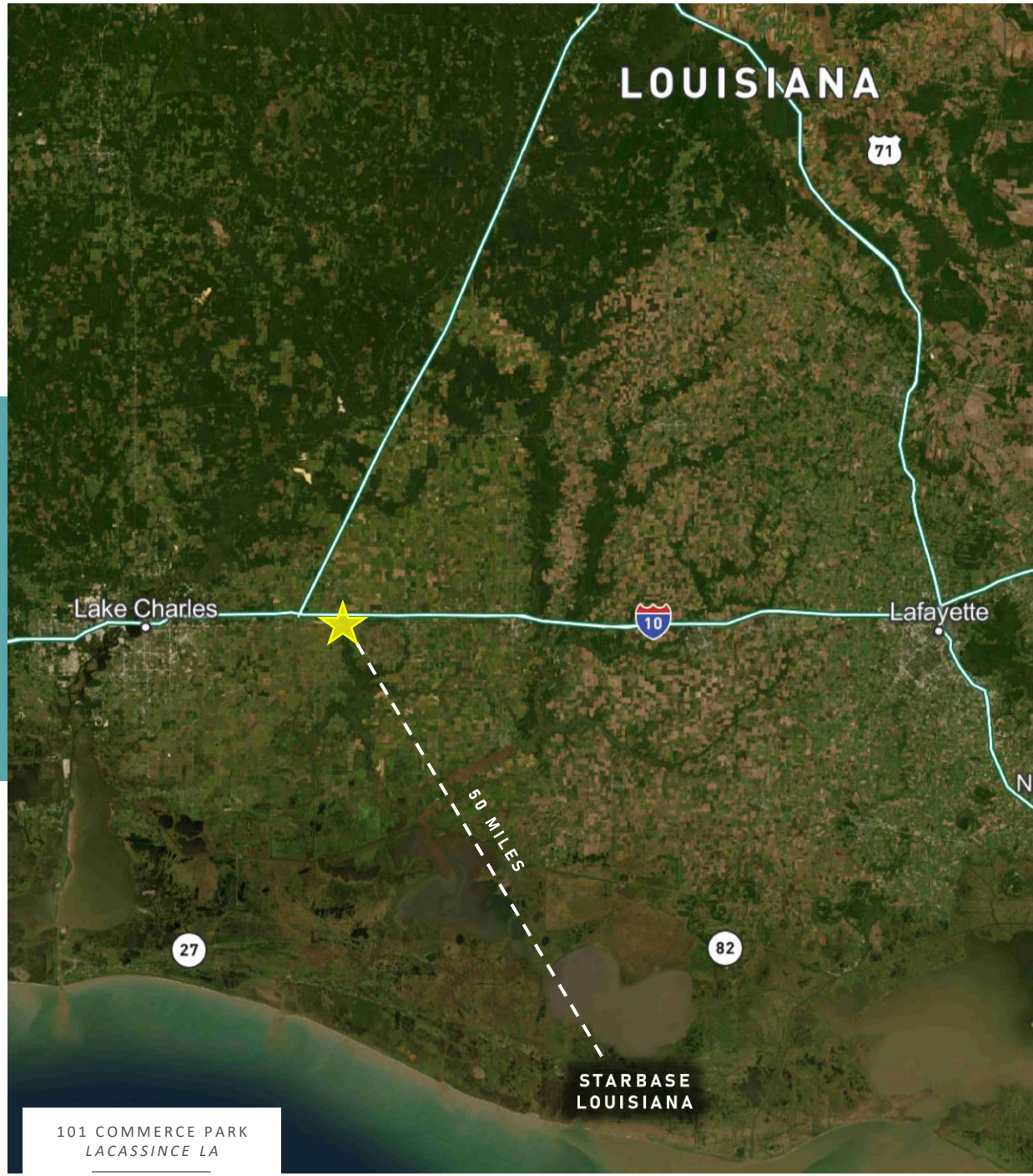
Jefferson Davis Parish specifically is poised to serve as a practical industrial and distribution node along the I-10 corridor, Louisiana markets to the Southeastern US.

$100B
SPACEX STARBASE LOUISIANA

$50B+
CAMERON & CALCASIEU LNG

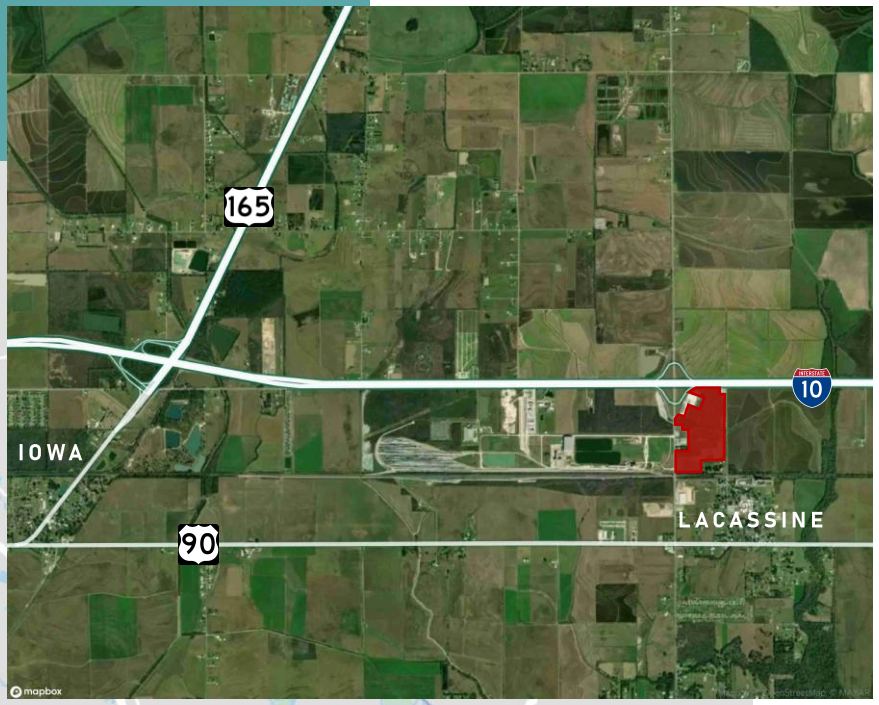
$23B+
ADDITIONAL COMMITMENTS STATEWIDE

SPACEX · CF · Meta · Woodside Energy · VENTURE GLOBAL · COMMONWEALTH LNG · aws · HYUNDAI STEEL



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LOCATION MAP











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