

18 Acres On W Prien Road With I-210 Exposure

2300 W Prien Lake Road, Lake Charles, LA 70605



Property Description

Because of the significant location along I-210 & easy access to the Casino and Hotel Resorts, Retail, Medical, and restaurant areas nearby and on both sides of the recently renovated I-210 bridge, this 18.3-acre parcel is appropriately marketed as "GATEWAY 210."

As evidenced on the next page, the Casino and Resort complex that reported an average of 500,000 gaming admissions per month in 2023 is within eyeshot of this property which was previously approved as a mixed-used subdivision including two hotels by the City of Lake Charles.

Developers and/or a major tenant for a business park are invited to consider all or a portion of this property. Imagine offering your tenants, customers, clients, vendors, and employees the exposure, ease, and convenience of this location which is perfect for a business park, retail center, recreation/entertainment venue and/or hotel.

As evidenced in this brochure, the owners are willing to subdivide.

Location Description

Lake Charles is located midway between Houston and New Orleans. Located along the South side of I-210, this property receives exposure from 50,000+VPD with access on W. Prien Lake Road via Nelson Road or the Cove Lane Traffic Circle. Customers, clients, or patients will have easy access on and off I-210 via the traffic circle just South of I-210 at W Prien Lake Road or Nelson Road.

Offering Summary

Sale Price (includes 1% fee to Buyer's Broker)	\$7,317,818
Price / SqFt:	\$9.18
Property Size:	18 Acres
Frontage on W. Prien/Exposure from I-210	1,359'
Owners will subdivide?	YES

For More Information

Visit BarbeProperty.com or call MK Hopkins (Cell 337-515-5137)

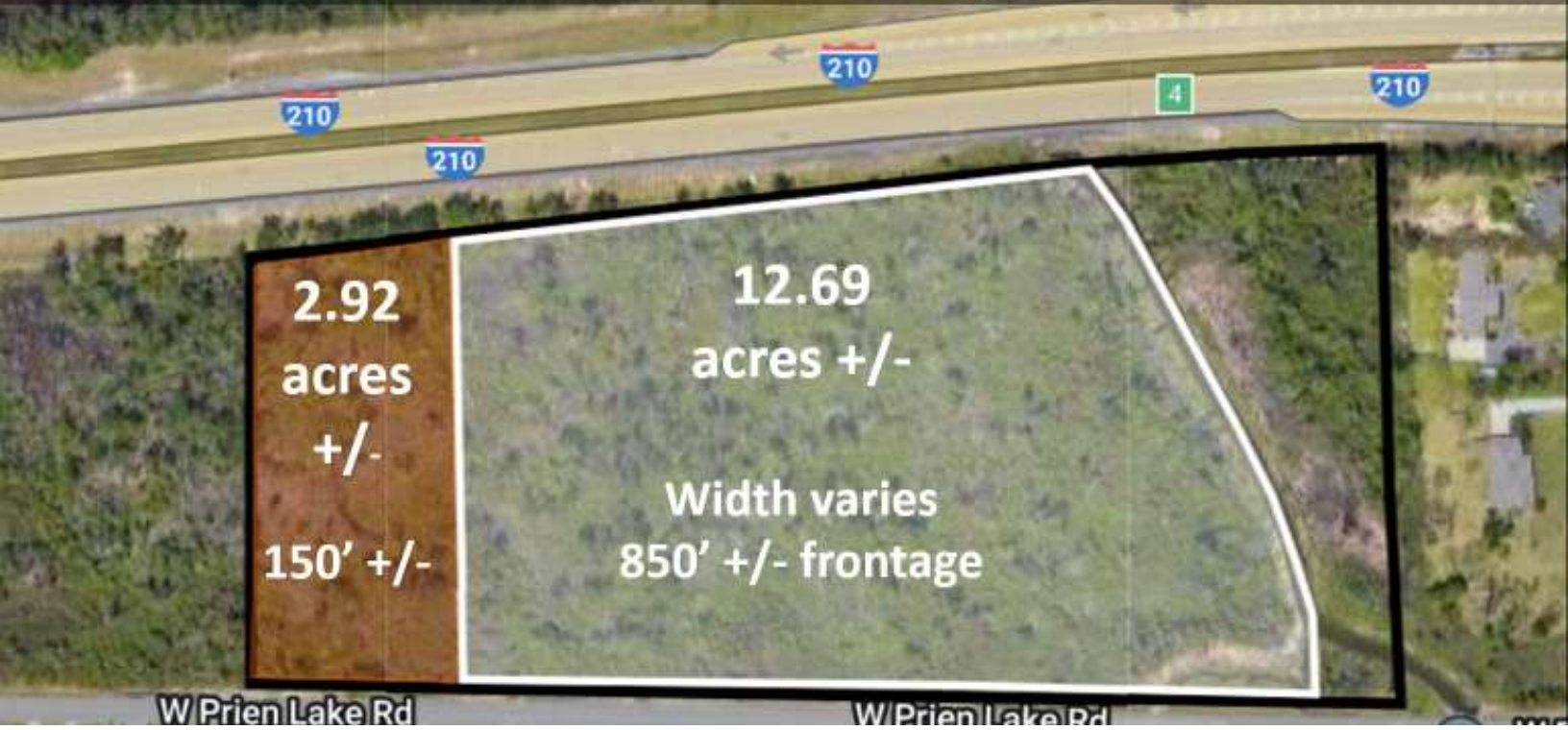
Mary Kay Hopkins, Broker

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 Licensed by the Louisiana Real Estate Commission



Owners Willing To Subdivide!

Owners willing to subdivide. Two configuration examples.



Explore The Possibilities With This Conceptual Rendering

Due South of the Casino and Golf Resorts



Offices, Apartments, Pickleball and/or other Recreation related businesses will benefit by the easy access to/from I-210.



This drone photo shows the close proximity of Gateway 210 to L'auberge & Golden Nugget Casino & Golf Resorts.

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07/02/2024

Conceptual Rendering

2300 W Prien Lake Road, Lake Charles, LA 70605

Conceptual Rendering Gateway 210

- 18 Acres +/-
- Owners will subdivide
- 1,329' on W. Prien Lake Rd
- Across from L'auberge & Golden Nugget Casino & Golf Resorts
- 500,000 average monthly gaming admissions in 2023
- Exposure from I-210 with 50,000 +/- VPD
- Learn more and see pricing scenarios at BarbeProperty.com/Gateway-210

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04/08/2024

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