

155 +/- Acre Development Opportunity Located Between a Major Casino Resort & a Golf Course

23 miles north of I-10 on Hwy 165

Positioned between two of the region's premier destinations — the Coshatta Casino Resort and Koasati Pines Golf Course — this exceptional tract is ideal for a full-scale amusement park, an entertainment/resort district, and/or a mixed-use.

With direct exposure and access, an existing water feature, and no zoning conflicts, the site offers developers an opportunity to build a premier destination that capitalizes on neighboring attractions to drive traffic.

Koasati Pines
18 Hole Golf Course

155 Acres m/l with
approximately 900'
along Hwy 165

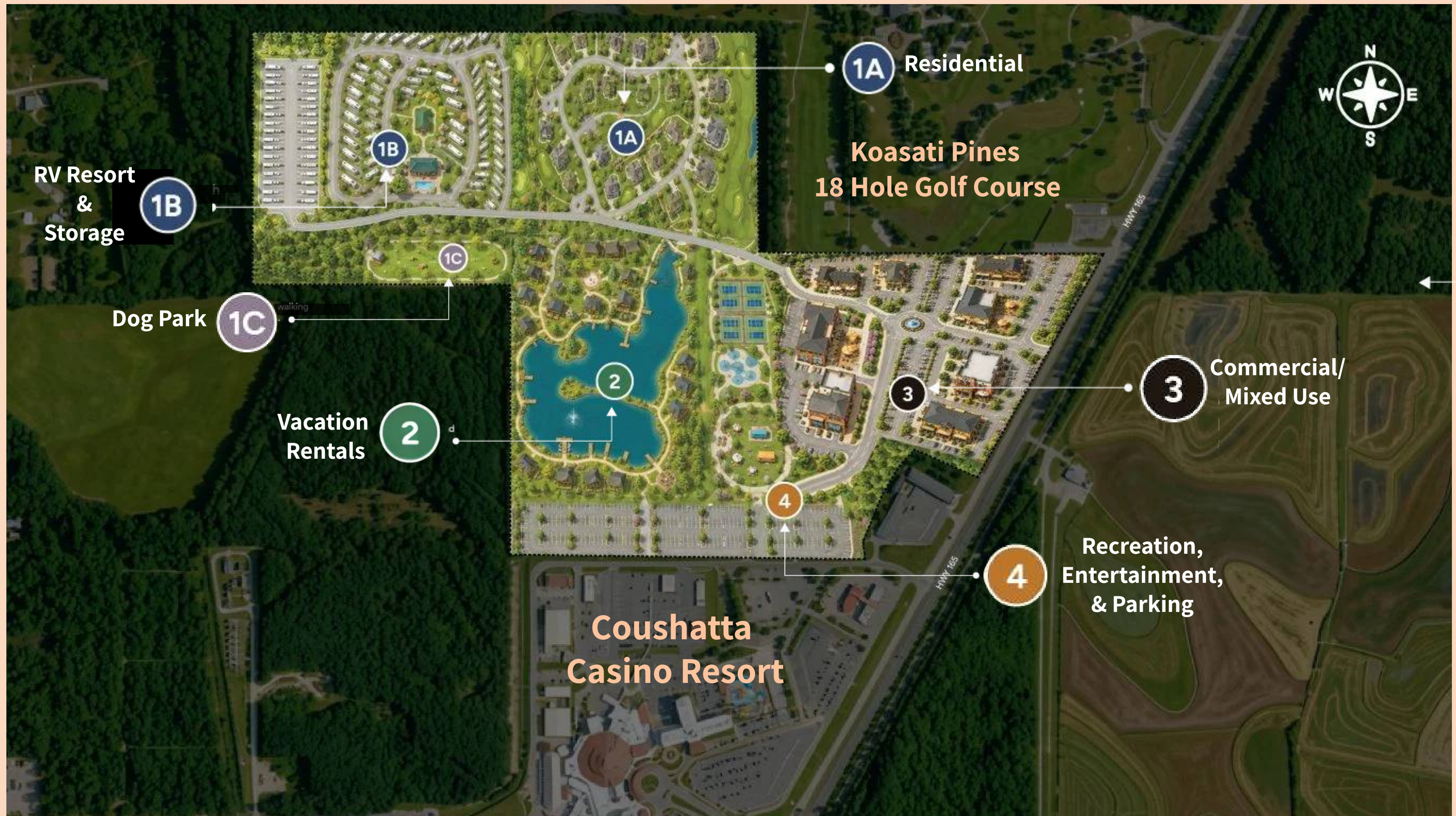
Coshatta
Casino Resort

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&
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This conceptual rendering, like the close-up-images that follow is for illustrative and visioning purposes only. It is not a proposed development. The intent is to demonstrate the potential of this remarkable property.



Combined with Zone 3 and/or Zone 4, this portion of this valuable property can be dedicated to a variety of single-use developments designed to satisfy the demand for:

- Family entertainment
- RV and camping
- RV storage

For illustrative purposes, close up conceptual renderings follow (page 5) of a residential subdivision (1A), RV site & storage (1B), and a dog park (1C).

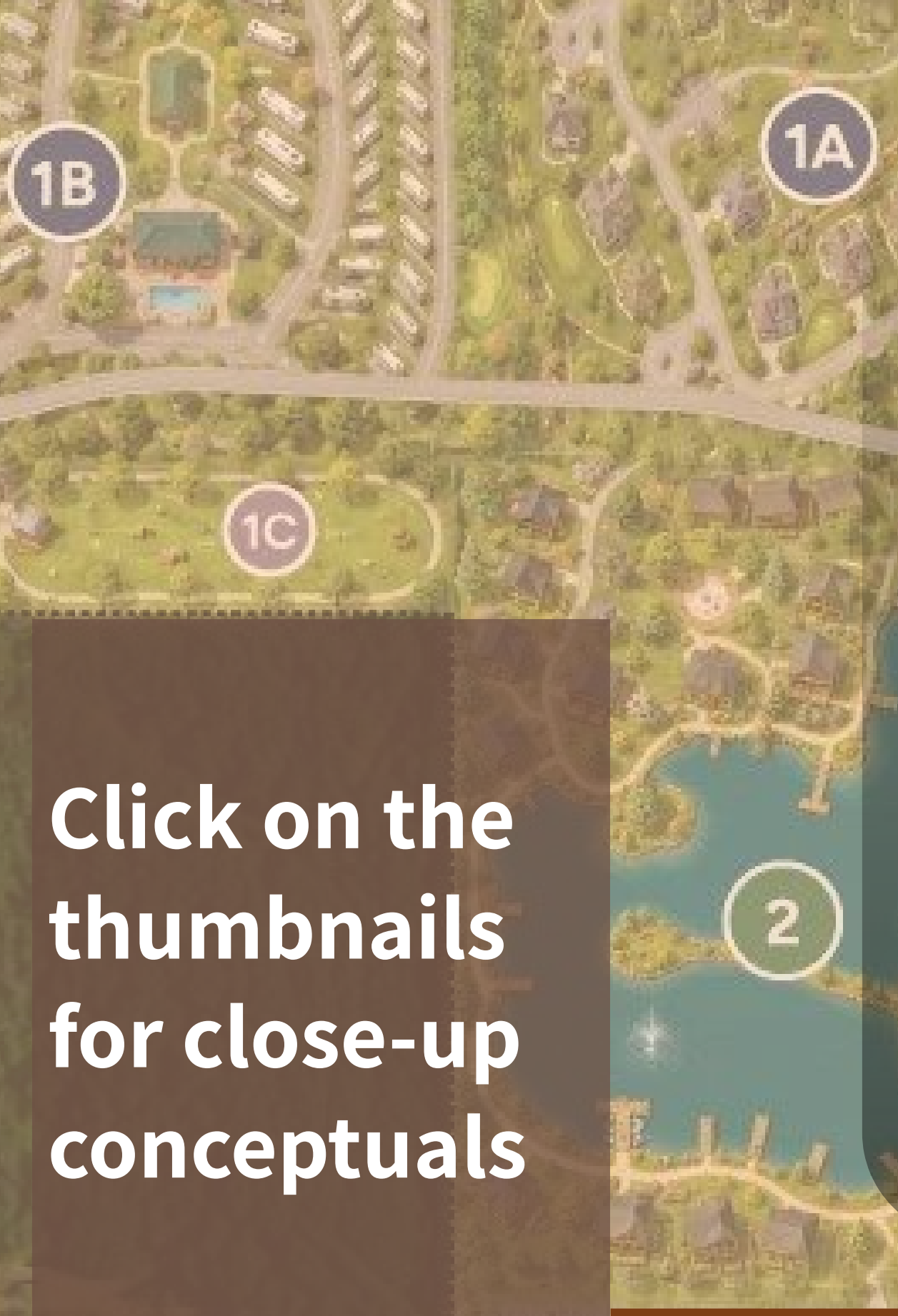
Zone 1 could also be dedicated strictly to a denser residential setting consisting of:

- Townhomes
- Patio Homes
- Duplex & Triplex
- Apartments
- Build-to-Rent
- All or a portion utilized for 55+ and/or assisted living.
- A section for RV storage would appeal to those homeowners looking for a "lock and leave" lifestyle.

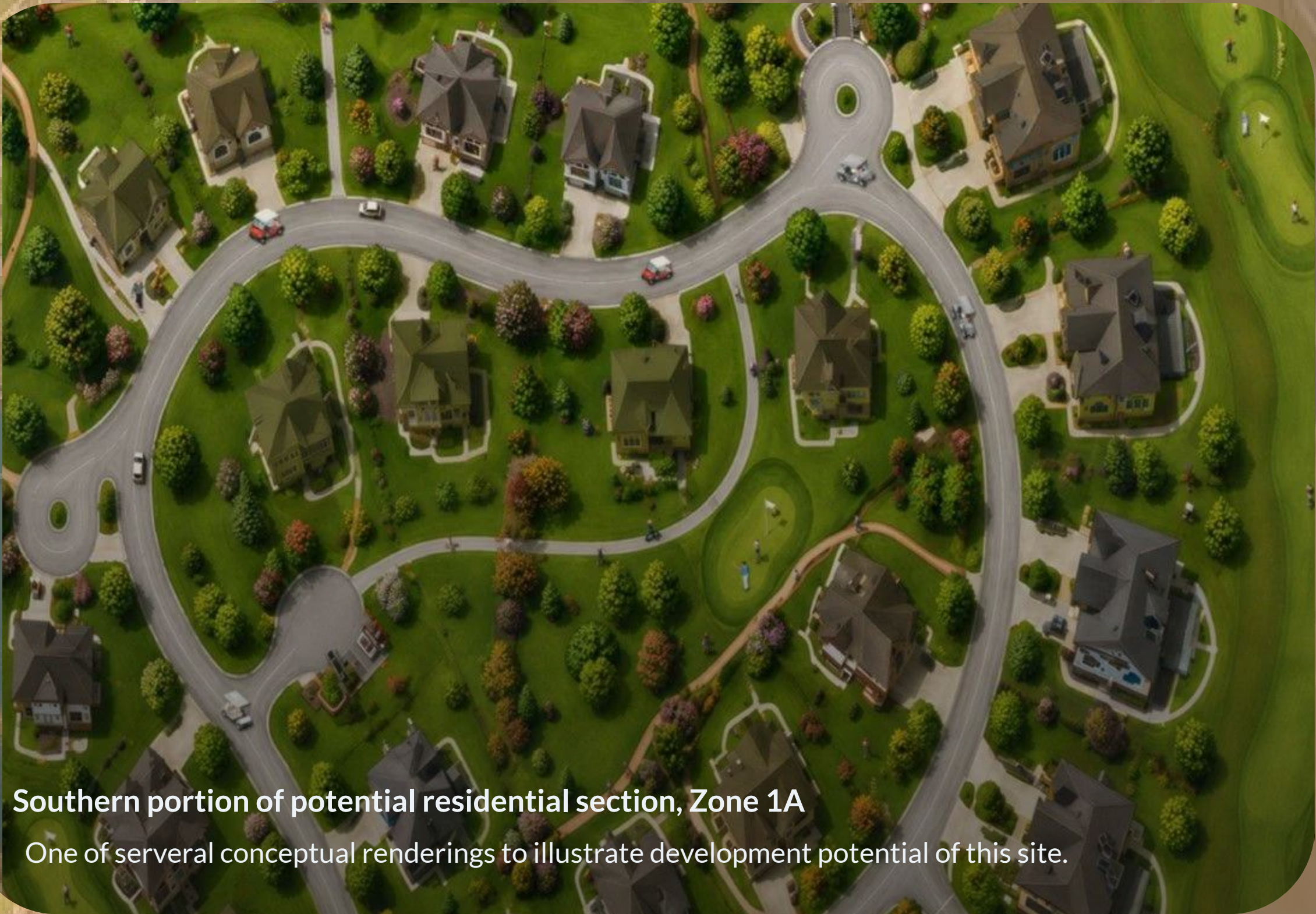
ZONE 1- 60 acres +/-



Alternatively, dedicating all of Zone 1 to an area for RV sites, RV storage, and a full scale dog park and dog sitting services would also have broad appeal.



Click on the
thumbnails
for close-up
conceptuals



Southern portion of potential residential section, Zone 1A
One of several conceptual renderings to illustrate development potential of this site.



Vacation Rentals Overlooking the 14-acre pond

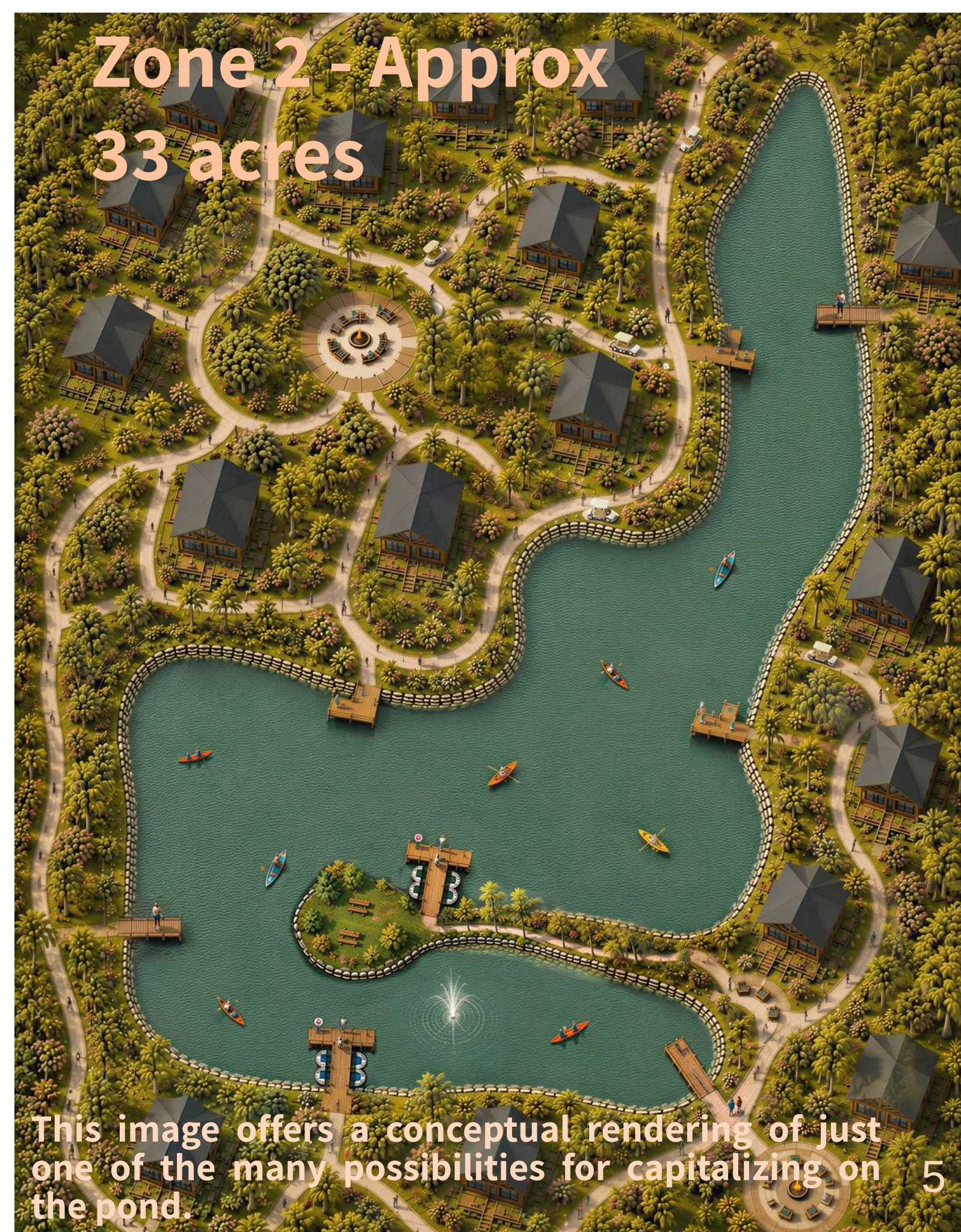
Near the property entrance off of Panther Trail, Coushatta Casino's northern boundary, sits a 14-acre stocked pond, a natural centerpiece for short and long-term vacation rental cabins, cottages, or resort villas.

The pond is an ideal place for paddle boarding, canoes, kayak's, and fishing from piers or a boat.

A 500' walking path leads to a 0.70-acre gathering area, perfectly suited for:

- Family reunions and large group events
- Start/finish line and celebration point for competitive kayak or paddleboard races
- Leisurely picnics or a good old-fashioned Louisiana crawfish boil.

The western boundary of Zone 2 offers an ideal location for a Zip line.



This image offers a conceptual rendering of just one of the many possibilities for capitalizing on the pond. 5

Commercial highway frontage with significant depth bordering Zone 4

Forward thinking entrepreneurs, resort specialists and developers are invited to envision multiple approaches to Zone 3.

At a minimum, a restaurant, entertainment, sports bar, and retail will appeal to locals, casino visitors, golfers, and travelers along I-10 and Hwy 165. Other potential end uses:

- business center
- fitness center
- specialty shops offering local tribal crafts, artisan goods, produce, & fresh and frozen local favorites like boudin, cracklins, and crawfish.



ZONE 4 IS IDEAL FOR SUPPORTING A VARIETY OF RECREATIONAL FUNCTIONS, ENTERTAINMENT, AS WELL AS EXCESS PARKING, WITH AN OPTION FOR A FOOD TRUCK AREA.

EASILY ACCESSED FROM EACH OF THE OTHER ZONES, EXAMPLES FOR USE ARE:

AMPHITHEATRE	TABLE GAMES	OUTDOOR BOWLING
DISC GOLF	TEATHER BALL	VOLLEYBALL
TENNIS	CORN TOSS	HORSESHOES
PICKLEBALL COURTS	GIANT CHESS BOARD	FOOD TRUCK AREA

SPLASH PADS, WATER SLIDES, & OTHER WATER ACTIVITIES.

By combining with a portion of Zone 3, other family activities could be offered, such as a Mini-train, Bumper cars, go-karts, Miniature golf, a Petting Zoo, Outdoor movies, and more!



Resources & Links of Interest

- Coushatta Casino Resort
- Koasati Golf Course

Allen Parish

- Building Permits
- Airport
- Welcome Center

SW Louisiana Economic Development

- Short Regional Snapshot Video
- Economic Development Team

Convention & Visitor's Bureau

- VisitLakeCharles.org

Co-Marketed by these Lake Charles, LA Firms:

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Prospective buyers are encouraged to involve

- **Their agent/broker, or**
- **MK Hopkins can serve as a Buyer's Representative, or**
- **As the designated agent for the owners, Amanda Cox can work with Buyers as a Disclosed Dual Agent.**

COMPASS

MKH
MARY KAY HOPKINS, LLC