



ANNOUNCING: CHLOE CORPORATE CENTER

PREMIER LOCATION WITH I-10 FRONTAGE

LA
397

INTERSTATE
10

±250 ACRES
FOR SALE OR LEASE
BUILD-TO-SUIT AVAILABLE

E Opelousas Street

LAKE CHARLES MSA | I-10 EXIT 36 TO CAMERON, LA

CBRE

CONCEPT SITE PLAN

±250 ACRES
FOR SALE OR LEASE
BUILD-TO-SUIT AVAILABLE



Rebuilt Intersection at
Hwy 397 & Opelousas
Street Inclusive of a
Widened Road, Turn
Lanes, And Traffic Signals

E Opelousas Street



CURRENT DEVELOPMENT

Chennault
International
Airport

Union Pacific Railroad

397

E Opelousas Street



CHLOE
CORPORATE
CENTER

Cameron, LA

397



Lake Charles

- Located outside city limits
- Storm drainage in place
- Utilities:
 - Electricity (Entergy)
 - Natural Gas (Entergy Gulf States)
- Rail spur potential

PRIME LOCATION FOR



RETAIL



LIGHT INDUSTRIAL



HOTEL



DISTRIBUTION

CURRENT DEVELOPMENT

397



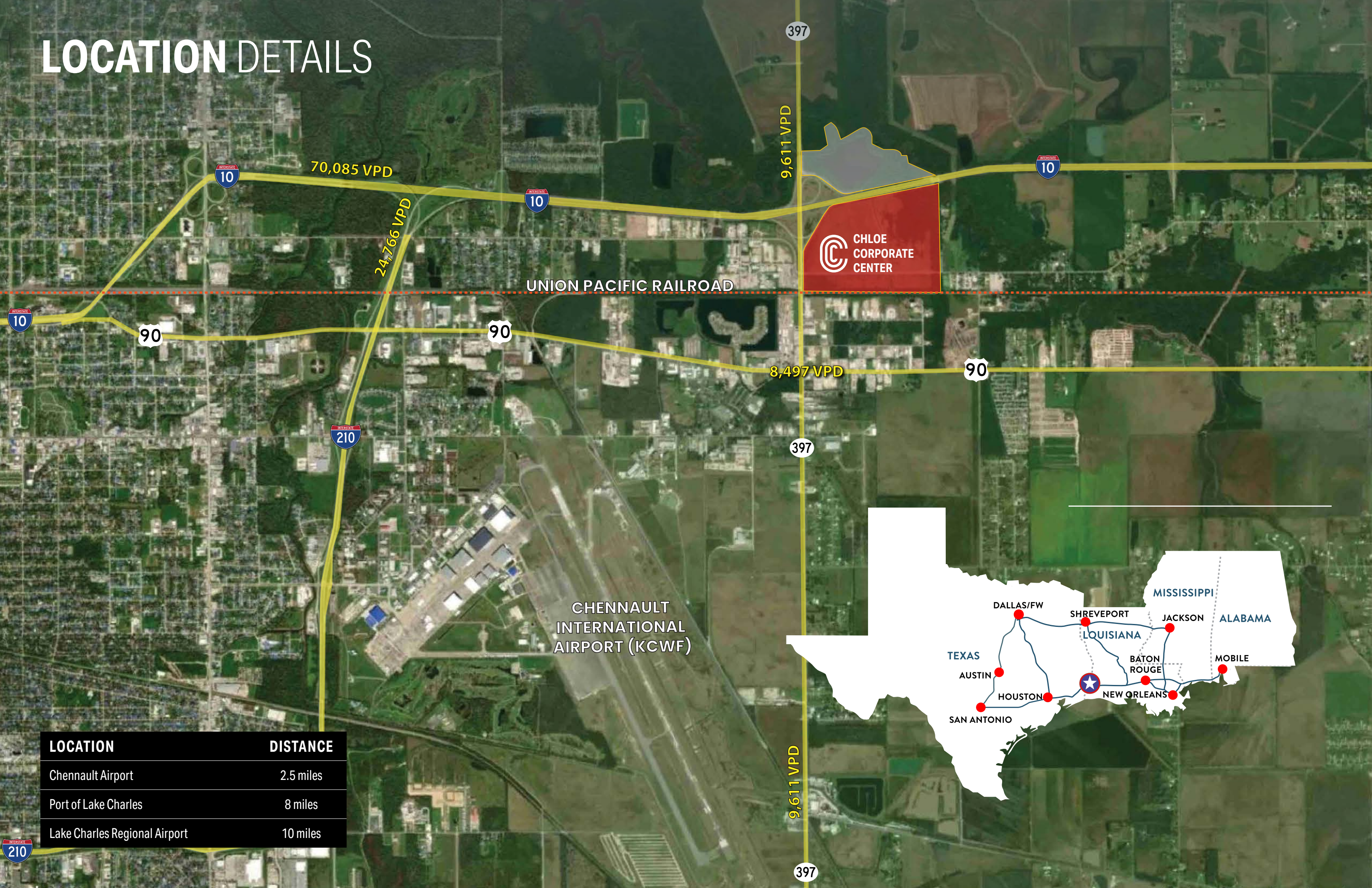
QuikTrip



Amazon Distribution Facility

E Opelousas Street

LOCATION DETAILS



LOCATION	DISTANCE
Chennault Airport	2.5 miles
Port of Lake Charles	8 miles
Lake Charles Regional Airport	10 miles



CHLOE CORPORATE CENTER

Lake Charles

397

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Union Pacific Railroad

E Opelousas Street

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