



4226 LAKE STREET
LAKE CHARLES, LA 70605
FOR SALE: \$25/SF

Rarely does an opportunity of this scale become available within the City of Lake Charles. This ±4-acre commercial development site offers a unique combination of size, accessibility, and readiness to accommodate a wide range of development needs. Featuring three existing curb cuts, business zoning across the entire site, and located in desirable Flood Zone X, the property provides exceptional flexibility for developers and owners seeking to accelerate project timelines while minimizing site preparation costs. With limited large-scale commercial tracts remaining within the city limits, this is a rare opportunity to secure a premier development site in one of Southwest Louisiana's most active commercial corridors.

KEY FEATURES

- ✓ Rare ±4-Acre Commercial Tract Within City Limits
- ✓ Divisible Site Opportunities
- ✓ Three Existing Curb Cuts
- ✓ Fully stabilized aggregate surface
- ✓ Shovel Ready for Development
- ✓ Business Zoning Throughout
- ✓ Located in Flood Zone X
- ✓ Strategically positioned between Lake Street and Canal Street, providing excellent access, development flexibility, and multiple development opportunities.
- ✓ All city utilities are available to the site

SCAN FOR VIRTUAL TOUR



Prime Development Opportunity – Shovel Ready Commercial Site

For More Information:
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