

CHARLES CORNAY Office: 337-234-4481 Direct: 337-572-0234 ccornay@stirlingprop.com

12.77 ACRES DEVELOPMENT SITE

SEC of I-10 and Highway 397, Lake Charles, LA

FOR SALE OE LEASE

PROPERTY SUMMARY

Up to 12.77 acres available with excellent access to I-10 and Highway 90. The property could be used for a hotel, restaurant, office, or industrial. The site is heavily stabilized with limestone. Pricing is according to the size of tract needed.

AVAILABLE

• 2.0 - 12.77 AC

ZONING

• Unzoned

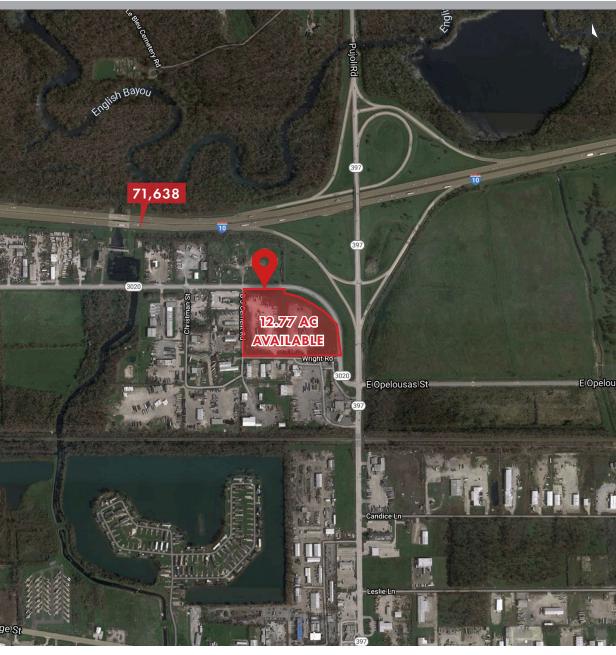
UTILITIES

- Water
- Sewer
- Natural Gas
- Electricity

TRAFFIC COUNTS (ADT 2019)

• On I-10, west of site: 71,638

2020 DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	401	8,312	38,629
Avg. HH Income	\$73,704	\$56,404	\$51,892



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