

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 Coushatta 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 a developer the rare chance to build a premier destination that capitalizes on neighboring attractions to drive traffic.

For Sale

Koasati Pines Golf Club

MK Hopkins, Mary Kay Hopkins, LLC

120 Dr DeBakey Dr

337-439-1079

&

Amanda Cox, Compass Real Estate

2082 W. Walnut St

227-436-6639(o)

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Lake Charles, LA 70601

Coushatta Casino Resort

155 Acres Between Coushatta Casino Resort & the Koasati Pines Golf Course

Concepts for Consideration

- 1** Full Scale Amusement Park/Family Entertainment Park utilizing the full property or combine with other uses, such as dedicating Zone 5 for commercial/mixed-use.
- 2** Phased, Mixed-Use Master Plan, including single family homes overlooking the golf course with an RV park on the westernmost portion & RV storage
- 3** Vacation Rentals overlooking the 14-acre pond
- 4** Recreation & Entertainment Zone
- 5** Commercial and Mixed Use Zone

Return soon for drone images and more fully developed concept designs. Or, email mkh@mkh.com to request notification when these featured have been added.



**POTENTIAL OFFERINGS TO DRAW
LOCALS, TRAVELERS, AND CASINO
VISITORS**

- | | | |
|------------------------|----------------------|-------------------|
| MINI TRAIN | BUMPER CARS | WATER SLIDES |
| PLAYGROUNDS | DISC GOLF | SPLASH PARK |
| ZIP LINE
COURSE | CLIMBING
STATIONS | PETTING ZOO |
| ARCADE | GO-KARTS | FISHING |
| FISHING
COMPETITION | MINATURE
GOLF | OUTDOOR
MOVIES |
| DOG PARK | | |

A 7/13/26 internet search indicates that the closest full scale amusement park is in Houston to the West and New Orleans (East).

ZONE 1

Family Entertainment/Water Park



Residential Sales or Build-to-Rent

2A-Patio, Garden Homes, or Townhouses along the golf course.

The setting lends itself to the 55+ community. A portion of the homes could be placed along the golf course. Increase value by adding tree-lined paths, lush Louisiana vegetation, golf cart and walking paths, green space, shaded benches for rest and conversation, and game tables for chess, checkers, and other outdoor gathering activities. These properties could be sold or Build-to-Rent.

"Lock & Leave" homeowners with RV's would find the proposed RV storage (2C) a major perk.

2B-RV Area

2C-RV storage/Dog Park

ZONE 2

Residential & RV Potential



Rentals

Near the entrance off of Panther Trail, Coushatta Casino's northern boundary, sits a 14-acre stocked pond, a natural centerpiece for vacation rental cabins, cottages, or resort villas. Given the setting, consider offering long-term or extended-stay options.

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.

ZONE 3

Vacation Rentals Overlooking the Pond



AS SHOWN HERE, ZONE 4 SERVES AS A COMMON AREA FEATURING RECREATION, ENTERTAINMENT,& EXCESS PARKING, WITH AN OPTION FOR A FOOD TRUCK AREA. IT IS EASILY ACCESSED FROM EACH OF THE OTHER ZONES, INCLUDING ZONE 5. EXAMPLES FOR USE:

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

Zone 4

Recreation, Entertainment, & Parking



Commercial Frontage with optional depth for developing as Mixed-Use

Forward thinking entrepreneur's and resort specialists and developers are invited to envision multiple approaches to Zone 5.

At a minimum, a restaurant, entertainment, and retail row that will appeal to locals, casino goers, golfers, and those simply traveling along Hwy 165.

A business center will provide an incentive for visitors who have not bought in to the vacation concept.

Given the anticipated culinary feasts that will be offered by the restaurants or cooked around the campfire, a fitness center will be a significant perk!

Specialty shops offering local tribal crafts and artisan goods will be yet another attraction as will vendors offering fresh and frozen local favorites like boudin, cracklins, and crawfish.

ZONE 5

Commercial/Mixed Use



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:

MK Hopkins, Mary Kay Hopkins, LLC

120 Dr DeBakey Dr

337.515.5137 (c)

337.439.1079 (o)

mkh@mkh.com

&

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AmandaCox@compass.com

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