



**52+ Acres of Prime Residential Development Land in Lake Charles
For Sale**

State Hwy 14, Lake Charles, Louisiana 70607



Positioned along State Highway 14 in one of Southwest Louisiana's fastest-growing residential corridors, this **±52.33-acre development opportunity** offers an exceptional location for a master-planned residential community or mixed-use development. The property's rectangular configuration provides efficient site planning, while convenient access to the I-210 loop ensures excellent connectivity throughout the Lake Charles market.

Surrounded by established neighborhoods including Autumn Crest and Morganfield, the site is just minutes from schools, shopping, restaurants, healthcare, and other everyday amenities, making it an attractive location for future residents.

Southwest Louisiana continues to experience strong economic momentum driven by major LNG export terminal developments and billions of dollars in industrial investment. As job creation accelerates across the region, demand for new housing remains robust, positioning this property to capitalize on the area's long-term residential growth.

With its premier highway frontage, desirable location, and proximity to expanding employment centers, this offering represents a rare opportunity to develop one of Lake Charles' next premier residential communities.



List Price: \$850,000

±52.33-acre rectangular development site with frontage on State Highway 14.
Prime location with easy access to the I-210 Loop.

Adjacent address: 5725 LA-14, Lake Charles, LA 70607

Surrounded by established residential communities, including Autumn Crest and Morganfield.

Minutes from schools, shopping, restaurants, and other key amenities.
Ideally suited for residential or mixed-use development.

Located in a market experiencing strong job growth driven by multiple LNG export terminal developments.

Increasing demand for new housing fueled by billions in regional industrial investment.

Rare opportunity to develop in one of Lake Charles' fastest-growing residential corridors.



Established Petrochemical Plants



Existing & Operating LNG Plants



LNG Projects with Final Investment Decision



Established Petrochemical & Industrial Base

Located in the heart of the **Calcasieu Ship Channel corridor**, one of the most concentrated petrochemical hubs in the U.S.

Major employers in the immediate area include:

Sasol – multi-billion-dollar ethane cracker and chemical complex employing thousands

Phillips 66 – refining and petrochemical operations

Westlake Chemical Corporation – large-scale chemical production facilities

CITGO – major regional refinery employer

PPG Industries – manufacturing presence in the area

Existing & Operating LNG Plant

Venture Global LNG – Calcasieu Pass LNG – Operational LNG export facility in Cameron Parish. Capacity of approximately 10+ MTPA with ongoing commercial operations.

LNG Projects with Final Investment Decisions (FID)

Woodside Energy – Louisiana LNG Project -- \$17.5 billion investment. Located in Calcasieu Parish near Sulphur. Estimated 15,000 construction jobs and 4,000 permanent jobs.

Catarus – Commonwealth LNG Project -- \$13 billion investment. Located in Cameron Parish. Phase 1 development is underway and operations are expected to commence in 2030.



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