



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6578 |
A Licensed Louisiana Broker
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9.36 Acres

Parcel #00642576

1.02 Acres

Parcel #01364822A

0 S CITIES SERVICE HWY, SULPHUR, LA 70665

10.5 ACRE DEVELOPMENT PARCEL

FOR SALE \$950,000 |

86,162 Vehicles Per Day

LEGACYCREA.COM

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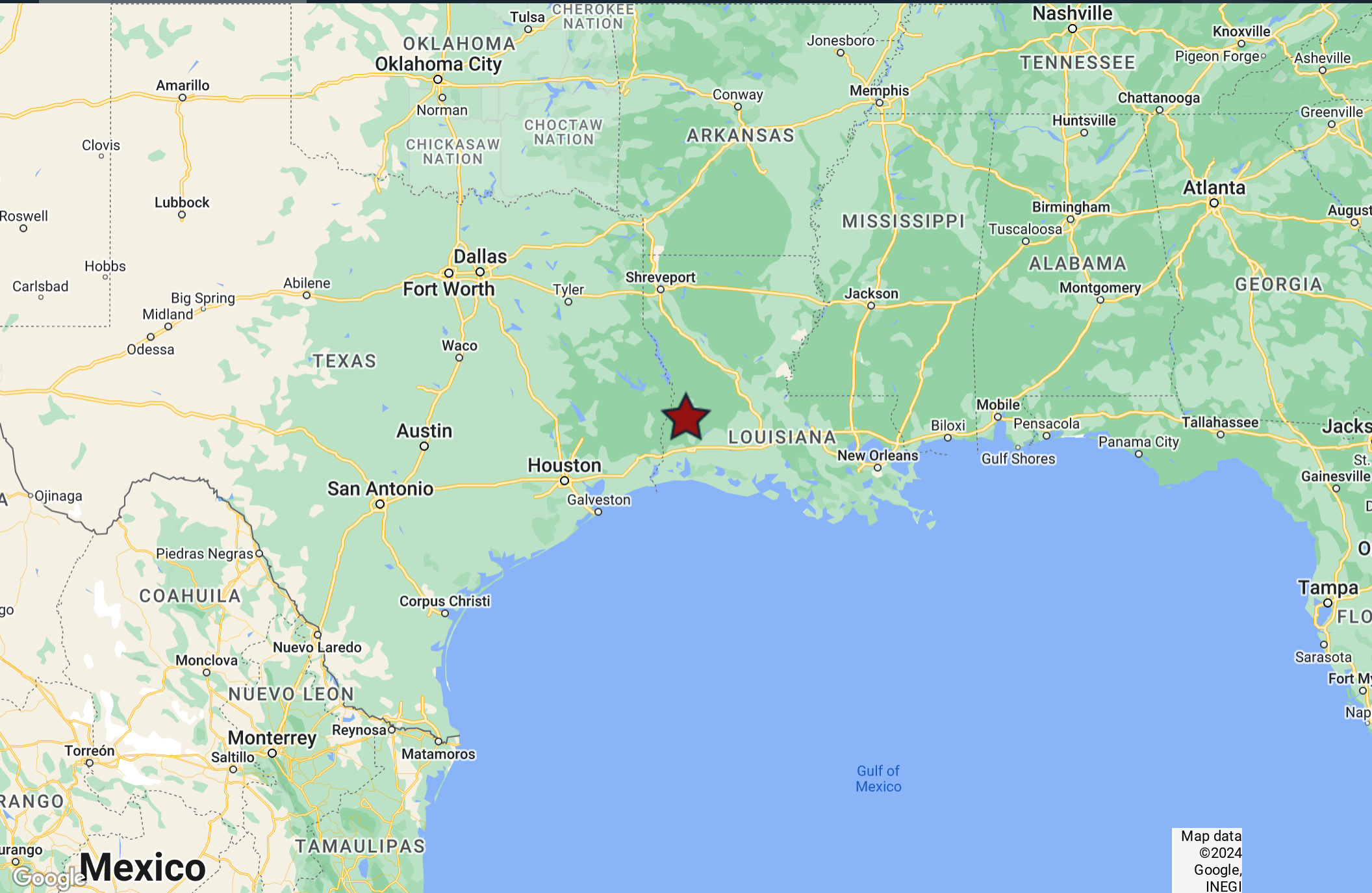
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SULPHUR, LA

- 10.5 Acres of Land Located In Sulphur, LA Featuring Highway Frontage Prime for Development
- In Close Proximity to New Driftwood LNG 477-Acre Site Near Carlyss on the Western Banks of the Calcasieu River. Driftwood LNG is Expected to Commission 6,500 Construction Jobs and 400 On-Site Operational and On-Site Positions
- 22 Minute Drive to Lake Charles Regional Airport (13.7 Mile Distance)
- High Traffic Counts - 86,000+ Vehicles Pass Site Per Day
- Located in a Dense Retail Corridor Surrounded by Several National Tenants Including Lowes, Wendy's, McDonald's, Raising Cane's, And Much More
- Since March '22, 10 Land Sites Have Transacted in Calcasieu Parish, Totaling 70.84 Acres With an Average Price/Acre of \$202,000. This Asset is Being Offered at Less than \$91,000 Per Acre
- The 5-Mile Trade Area is Supported by Over 42,000 Residents Earning Average Annual Household Incomes Of Over \$82,000

PROPERTY DETAILS

Land Area:	10.5 Acres
Price:	\$950,000





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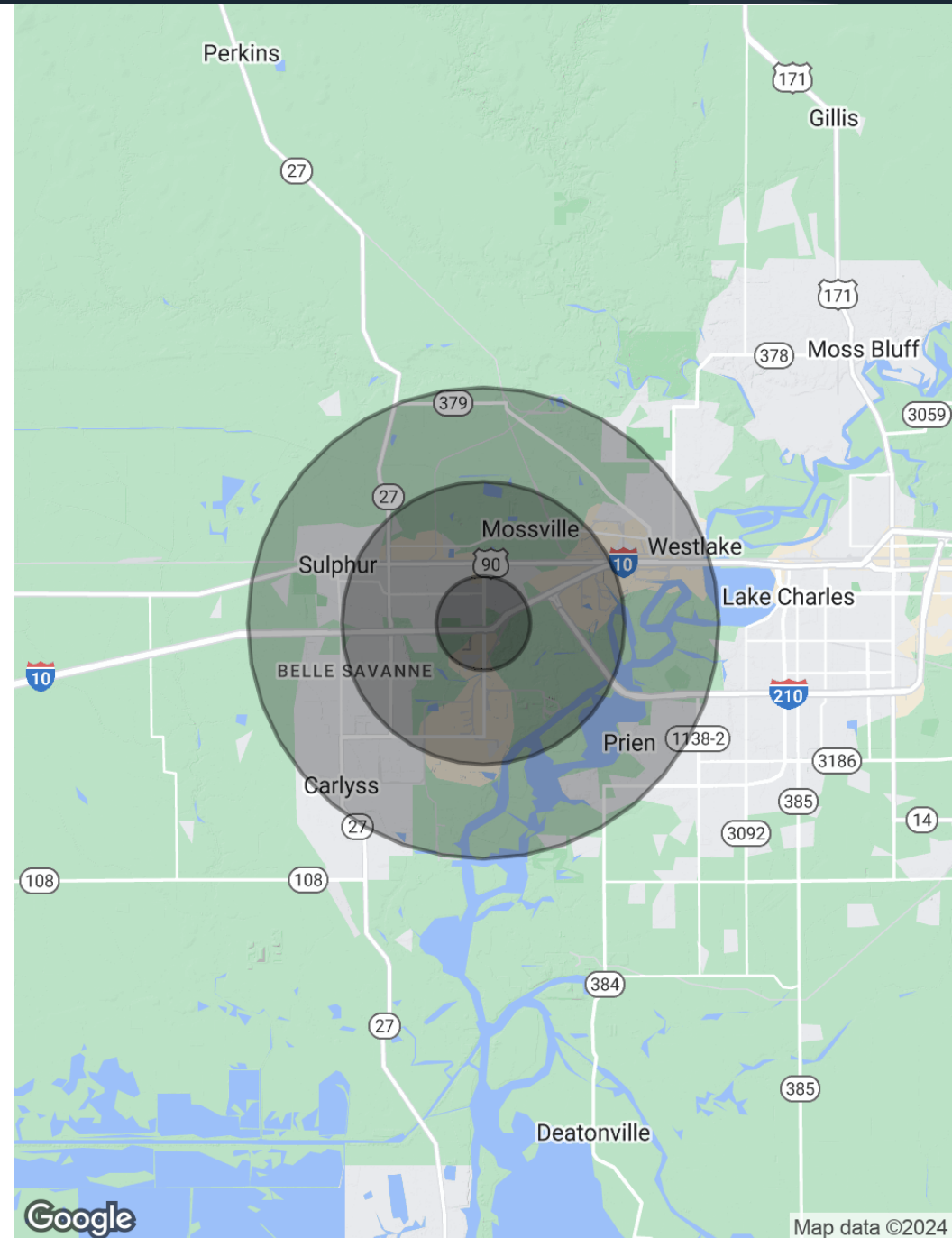
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Map data ©2024

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,749	18,599	42,622
Average Age	43.2	37.9	37.4
Average Age (Male)	45.1	37.8	36.6
Average Age (Female)	36.5	37.7	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,439	7,134	16,512
# of Persons per HH	2.5	2.1	2.2
Average HH Income	\$85,979	\$82,205	\$82,250
Average House Value	\$172,997	\$160,111	\$171,967

2020 American Community Survey (ACS)





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