



The appeal of this special property is universal. This location could be the spot to build your dreams and your future. This could be the place that makes it all come true!

www.tupcorealty.com

337-526-8809

**Located near the
intersection of Hwy 14
and Third St. in Lake
Arthur, LA**



**Listed by:
Joe Tupper
Tupco Realty
429 Roberts Ave.
Jennings, LA 70546
337-526-8809
www.tupcorealty.com
09/2023**

8.96 Acres



**101 Calcasieu Ave
Lake Arthur LA**

**8.96 Acres of prime
waterfront property located
on Hwy 14/ Calcasieu Ave in
the town of Lake Arthur. 725
feet of frontage on Hwy 14
and 297 feet of frontage on
beautiful Lake Arthur
including an 80' wide barge
slip, a 7,200 sqft warehouse
and a 1,200 sqft office
building.**



Residential

This site has residential appeal as the perfect spot for your home or camp. Host parties and dances in the warehouse. Have your guest dock their boats in the slip as they arrive by lake. They can come prepared to stay in their travel trailers or motorhomes as a portion of the site was a former RV park.

Commercial

The Commercial Appeal of this property is limitless due to its location on the highway and along the water. You could open a hotel, restaurant, convenience store or supermarket, marina, tackle shop, RV park or all of them at this site. Your businesses could flourish at this location.



Industrial

The industrial uses of this property are many with its warehouse, office and boat slip. This could be the location of your next business serving the Gulf Coast with a state highway on one side and access to the intercoastal waterway only 12 miles away.