



NAI Rampart
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LAND FOR SALE

Development Opportunity

6 Acres on the NWC of Ham Reid Road and Weaver Road
NWC Weaver & Ham Reid Rds, Lake Charles, LA 70605



Property Overview

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The subject property is a ± 6.1 acre tract located in a developing area of Southwest Lake Charles. It benefits from over 800' of frontage on Ham Reid Road -- a developing corridor running from Lake Street to Elliott Road. The Ham Reid corridor has begun construction on a round-a-bout at Elliott Road that will extend Ham Reid Road all the way to Big Lake Road. It's close proximity to Nelson Road and the new Rouses Development drives additional traffic along Ham Reid and the surrounding roads. Additionally, a 240 unit Class A apartment complex just north of the subject property has been approved and should be under construction soon. This shovel ready site has been approved and permitted for commercial and medical use(s). Approved drawings, renderings, surveys, etc. are available for a 60,000 SF medical facility on the site. Contact the listing agent for access to said documents and more information regarding the property.

Property Highlights

- ± 6.1 acres available in Southwest Lake Charles
- Located at the northwest corner of Ham Reid & Weaver Roads
- Adjacent to Sage Oak Assisted Living & Memory Care Center
- Several infrastructure improvements have been made (retention pond, drainage, etc.)
- Approved drawings & permitting complete for medical facility (contact agent for renderings, surveys, etc.)
- 240 unit Class A apartment complex to be built north of property
- Quick and easy access to Nelson Road

SALE PRICE: **\$1,950,000**

LOT SIZE: **± 6.1 Acres**

MARKET: **South Lake Charles**

FRONTAGE: **$\pm 815'$ on Ham Reid Road & $380'$ on Weaver Road**

FLOOD ZONE: **Flood Zone X**

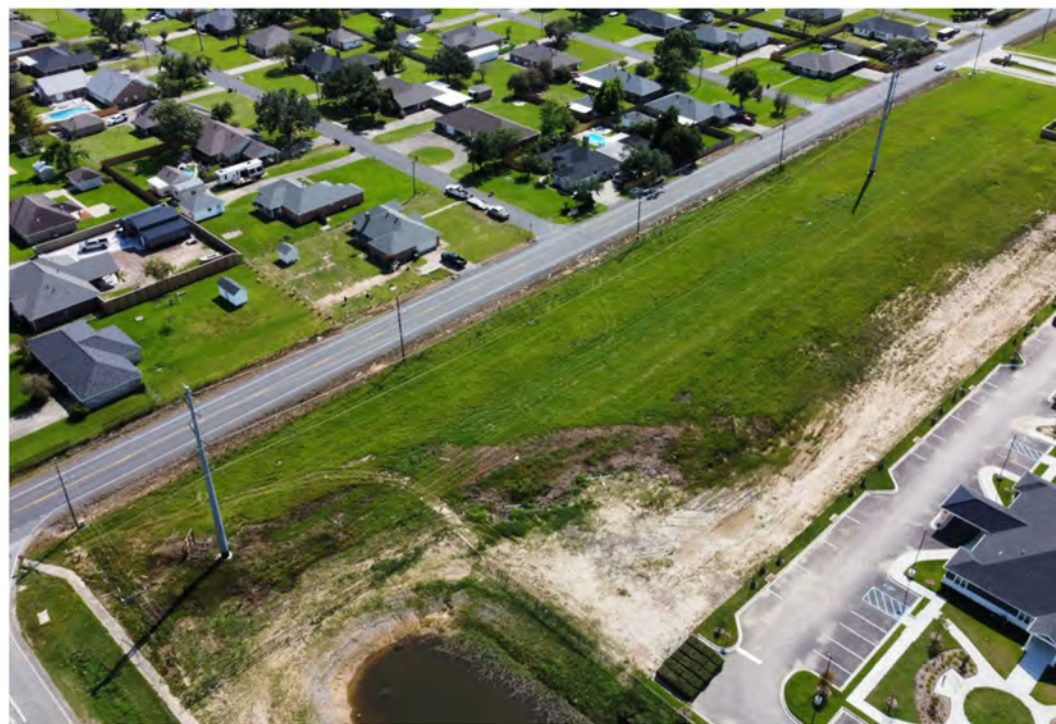
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Additional Photos





Additional Photos

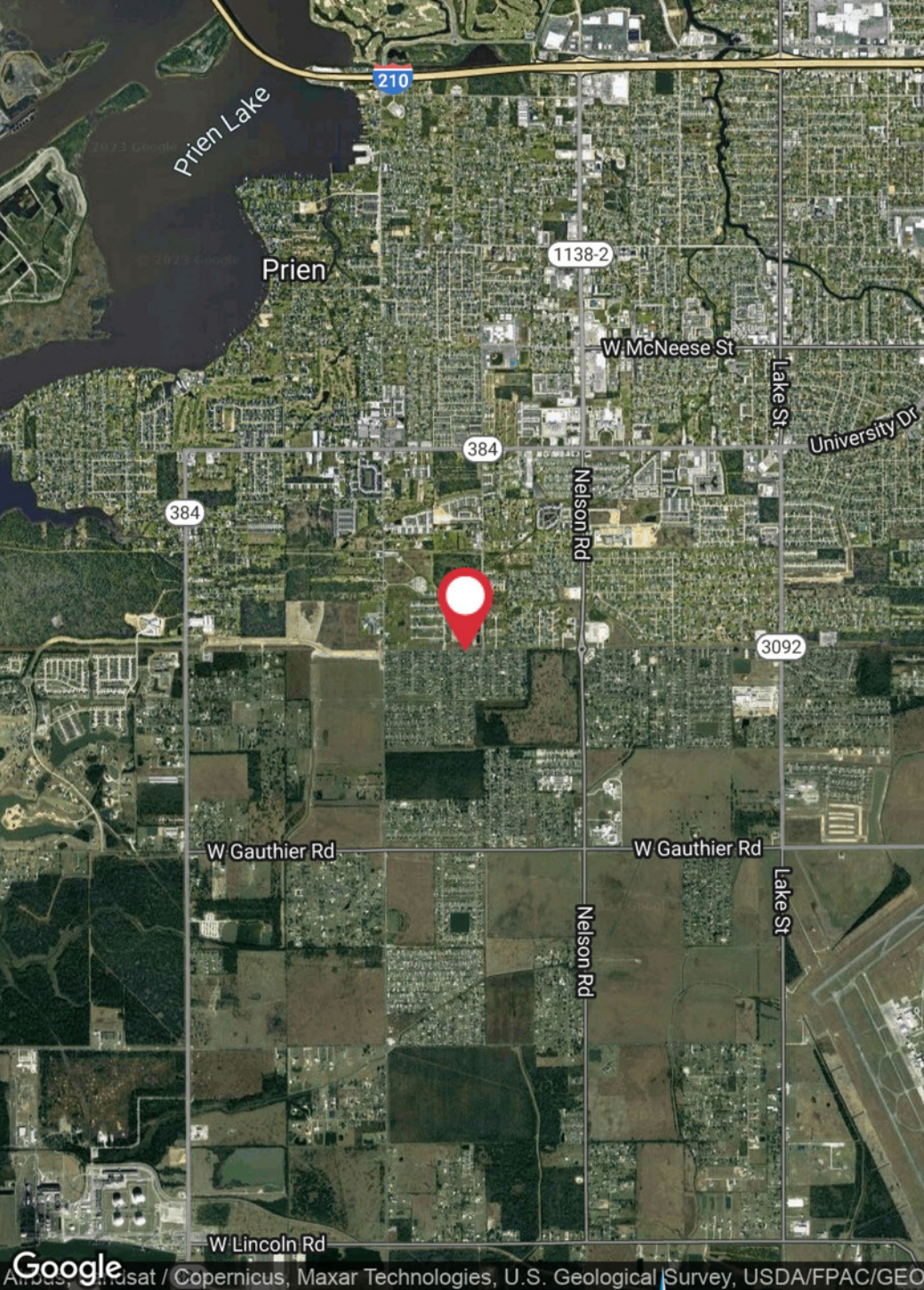


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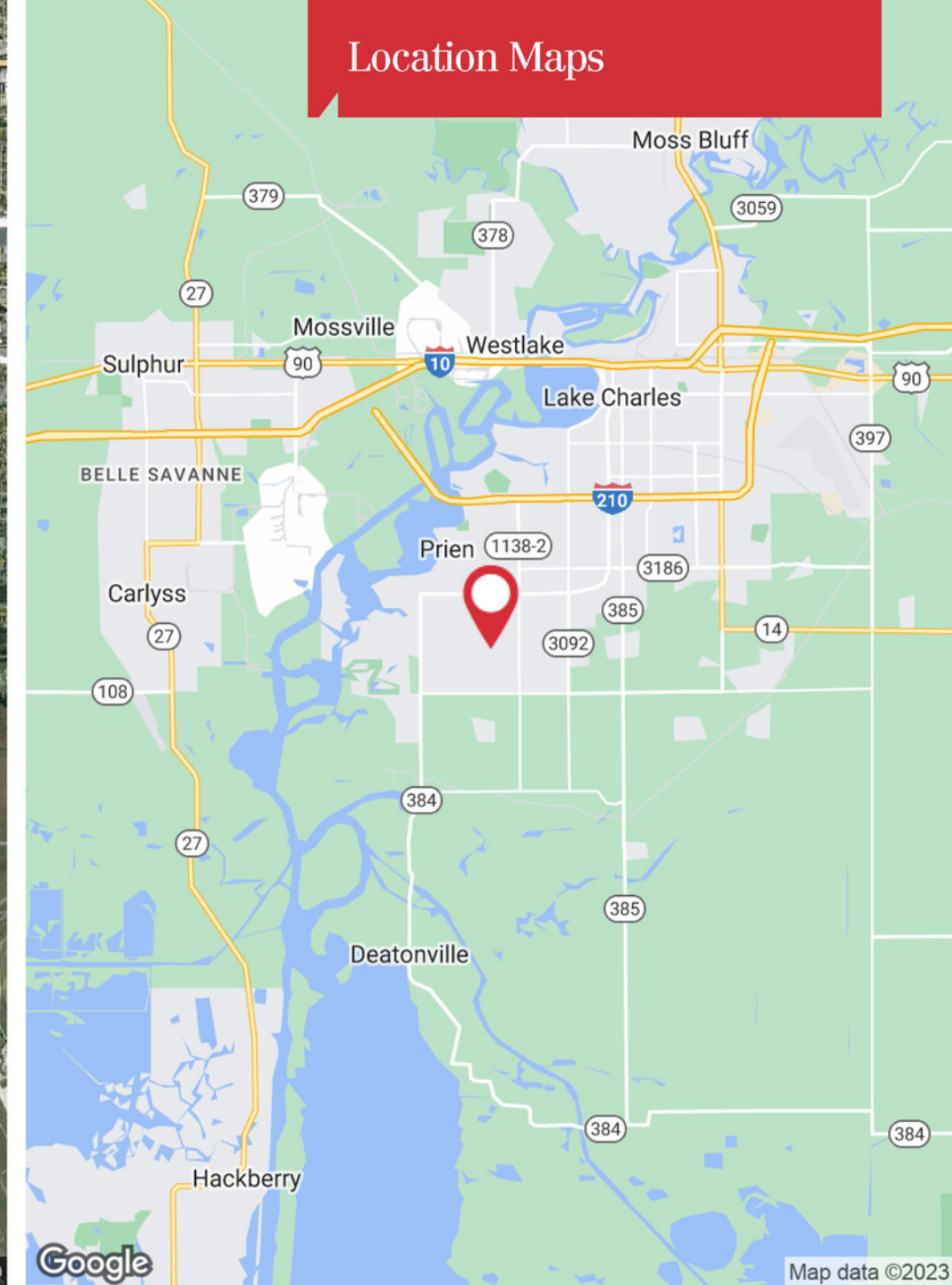


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Google, Airbus, Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



Location Maps

Map data ©2023

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