



Offering Memorandum

Presented By:

# NVST

REAL ESTATE SOLUTIONS

500 Kirby Street, Lake Charles, LA 70601  
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## MARY KAY HOPKINS, LLC

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*Licensed by the Louisiana Real Estate Commission*

# KANDY LANE DEVELOPMENT FOR SALE

## Kandy Lane

6-38 Kandy Lane  
Lake Charles, LA 70605



### LOCATION DESCRIPTION

This income-producing property is in a prime location on W. Prien Lake Road, near Sale Road, Prien Lake Park and quick access to I-210 at Cove Lane.

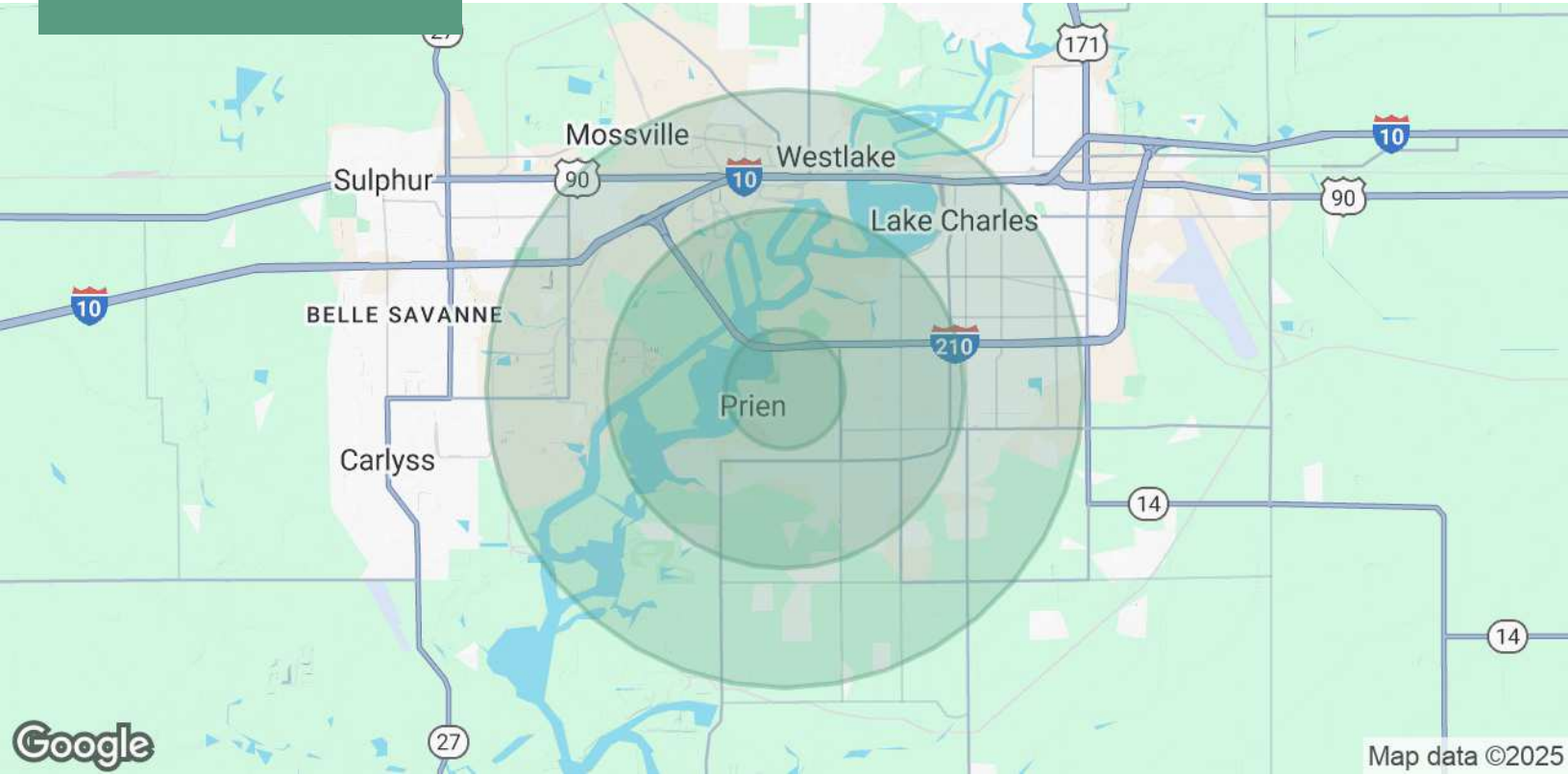
It's proximity to the major retail corridor, the Casino Resorts and in the Prien Lake School District make this a very desirable residential and investment property location. In addition to Prien Lake Elementary, the property is also zoned for S.J. Welsh Middle and Barbe High School, while McNeese State University is within 4 miles. The Nelson Road retail corridor offers a variety of retail business, restaurants, and medical offices.

The 3.72-acre site includes 25 residential units along with the possibility of future expansion of more townhomes.

### OFFERING SUMMARY

Sale Price:	\$3,260,000
Acres:	+/- 3.72
Construction Date:	2019
Number of Units:	25
(1) Triplex:	1 bed /1 bath
(1) Duplex:	3 bed /2.5 bath / 1 bed/ 1bath
(20) Townhomes	3 bed /2.5 bath

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,714	14,451	33,218
Total Population	4,229	34,601	81,971
Average HH Income	\$119,024	\$108,577	\$91,984



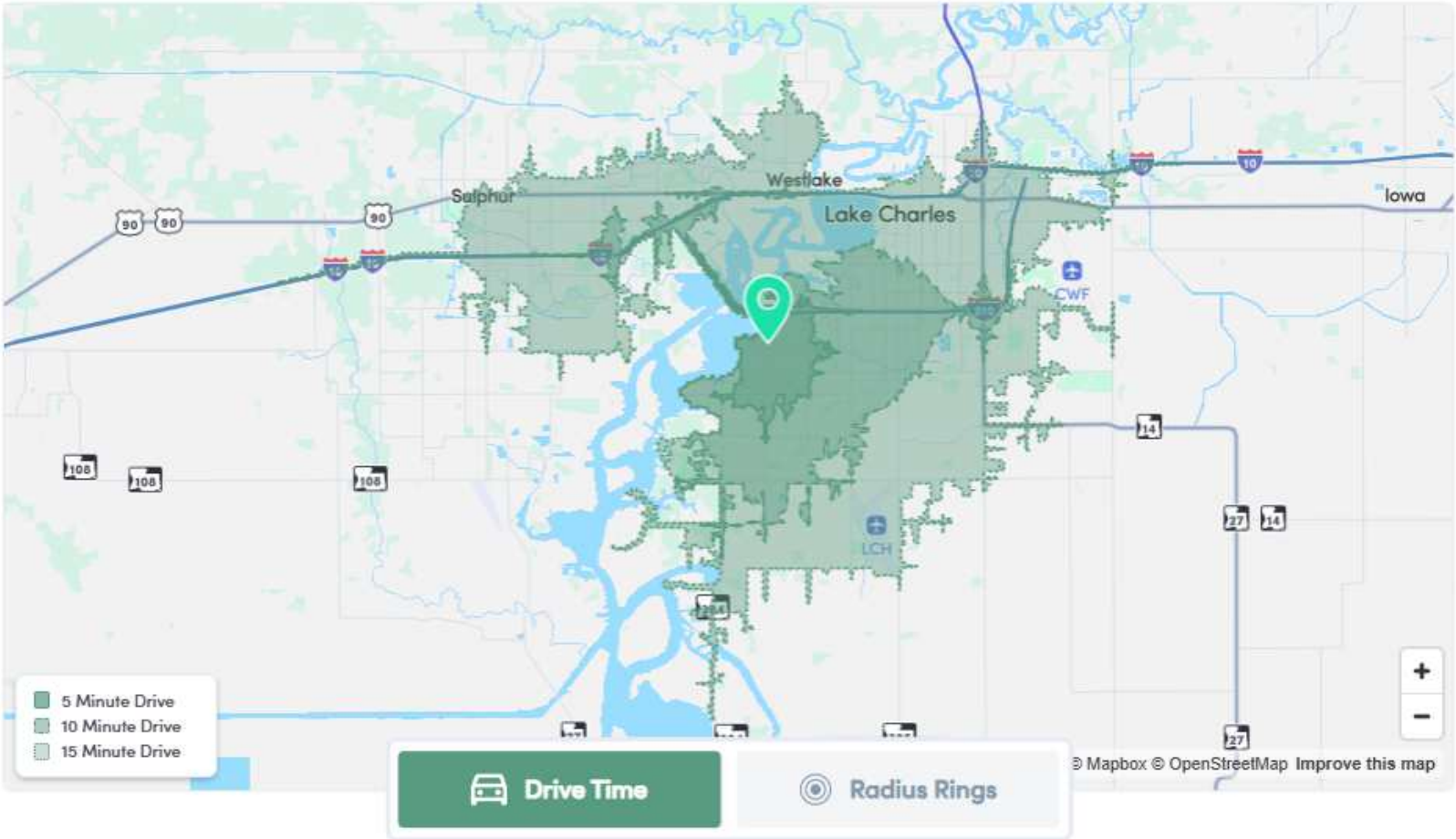
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,229	34,601	81,971
Average Age	43	40	39
Average Age (Male)	42	39	38
Average Age (Female)	44	41	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,714	14,451	33,218
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$119,024	\$108,577	\$91,984
Average House Value	\$500,853	\$359,399	\$280,814

Demographics data derived from AlphaMap





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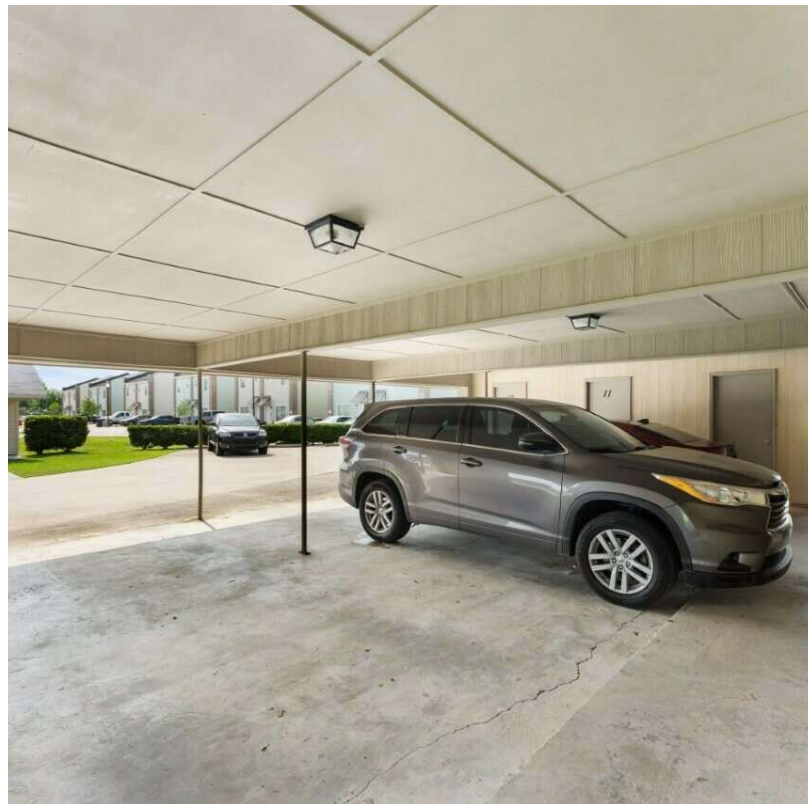
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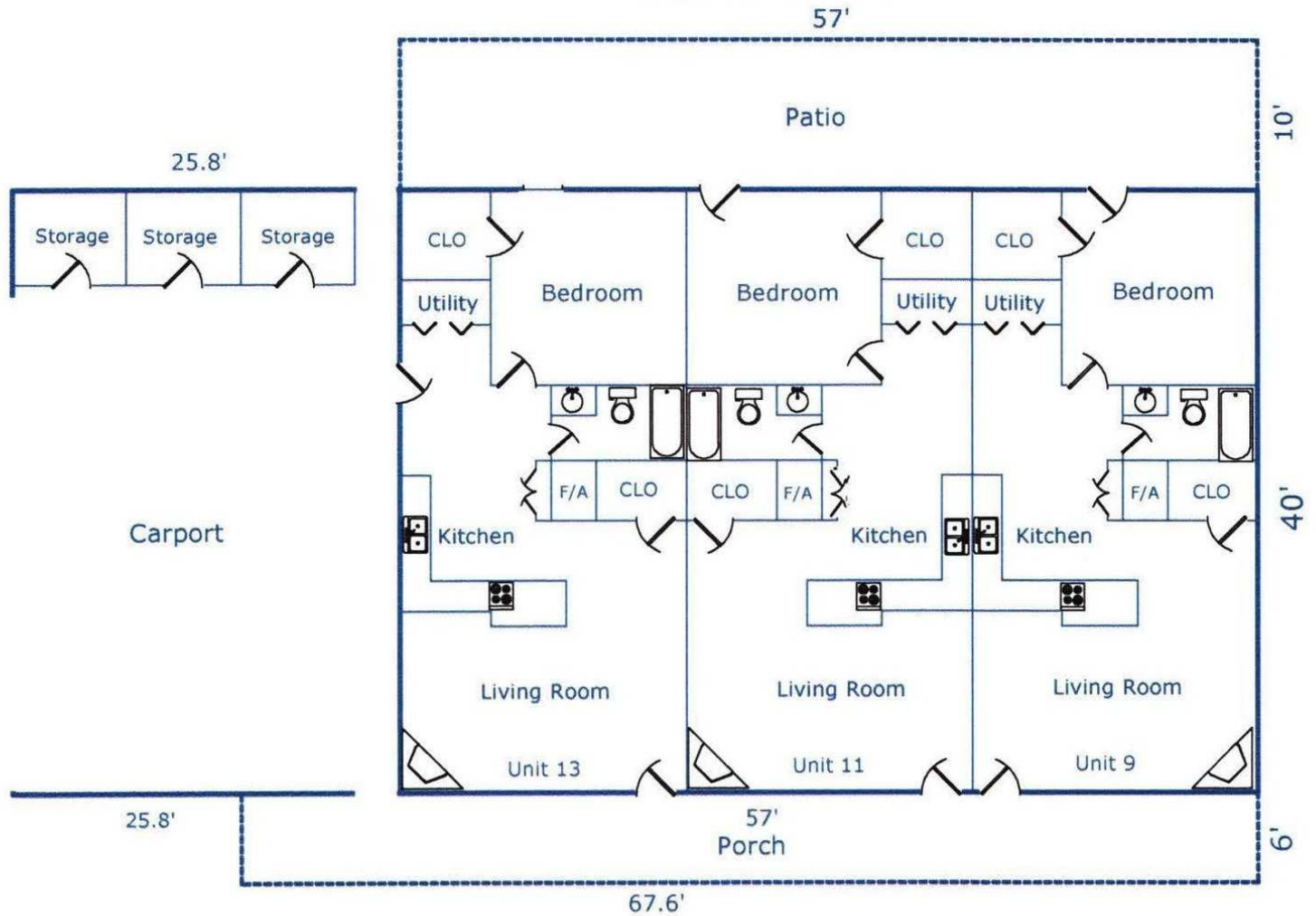
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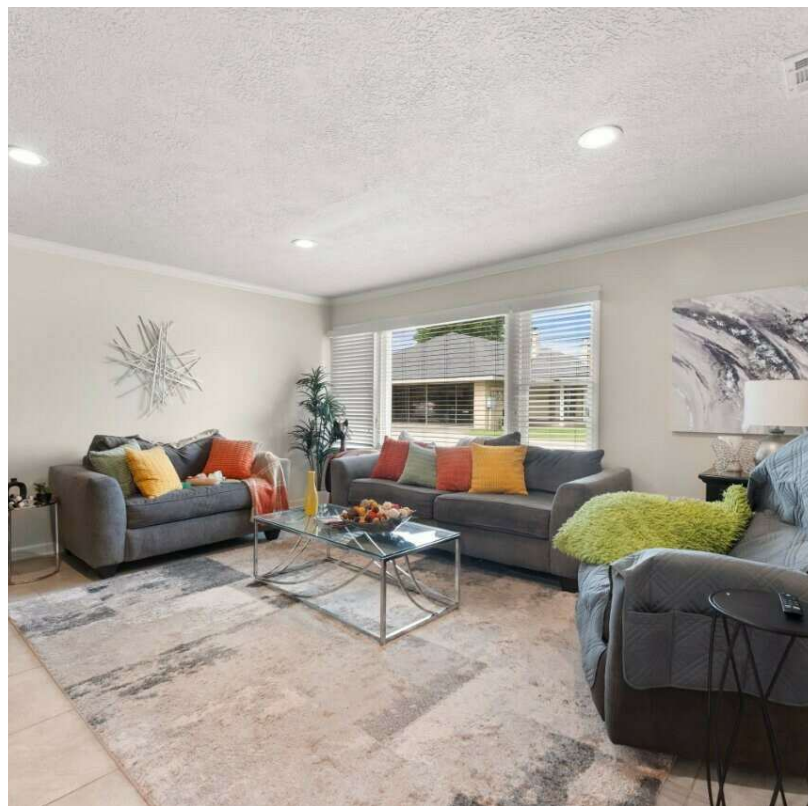


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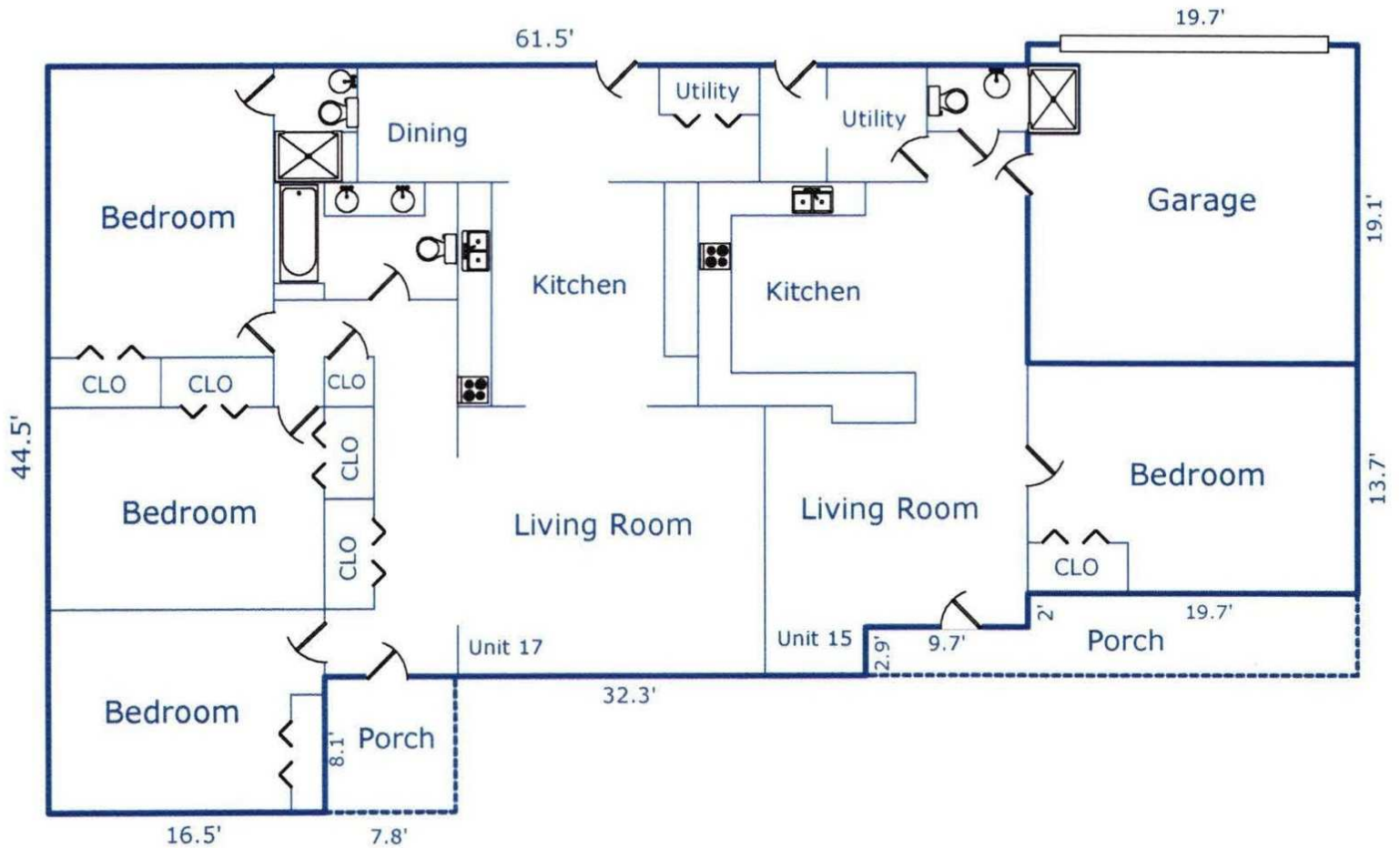


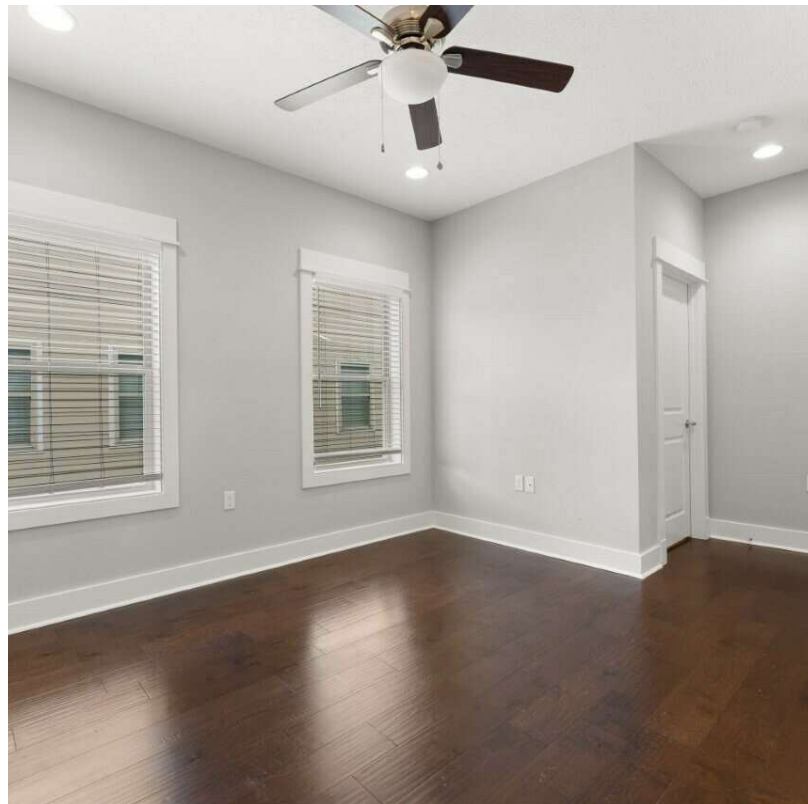


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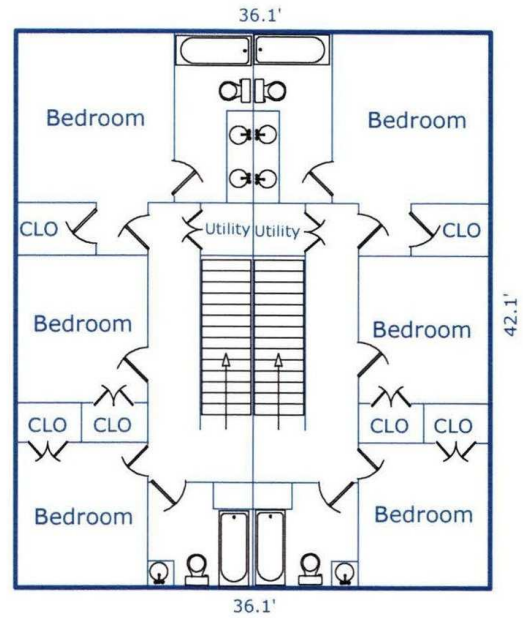
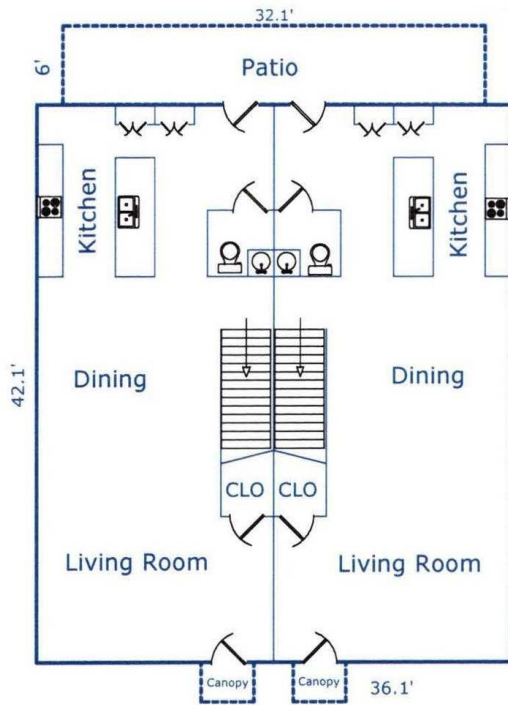




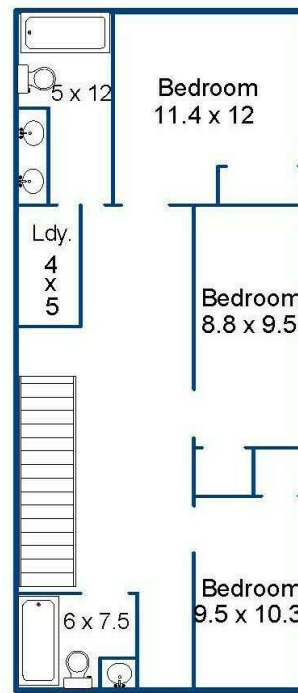
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First Floor



Second Floor