



### PROPERTY DESCRIPTION

- 10.02 Acres on the Northwest Corner of E McNeese St & Hwy 14
- Will Divide

### LOCATION DESCRIPTION

- Hard Corner Sees Near 20,000+ Vehicles per Day
- Very Close Proximity to MorganField, McNeese State University, Interstate 2-10, Lake Charles Power Center, and Much More

### OFFERING SUMMARY

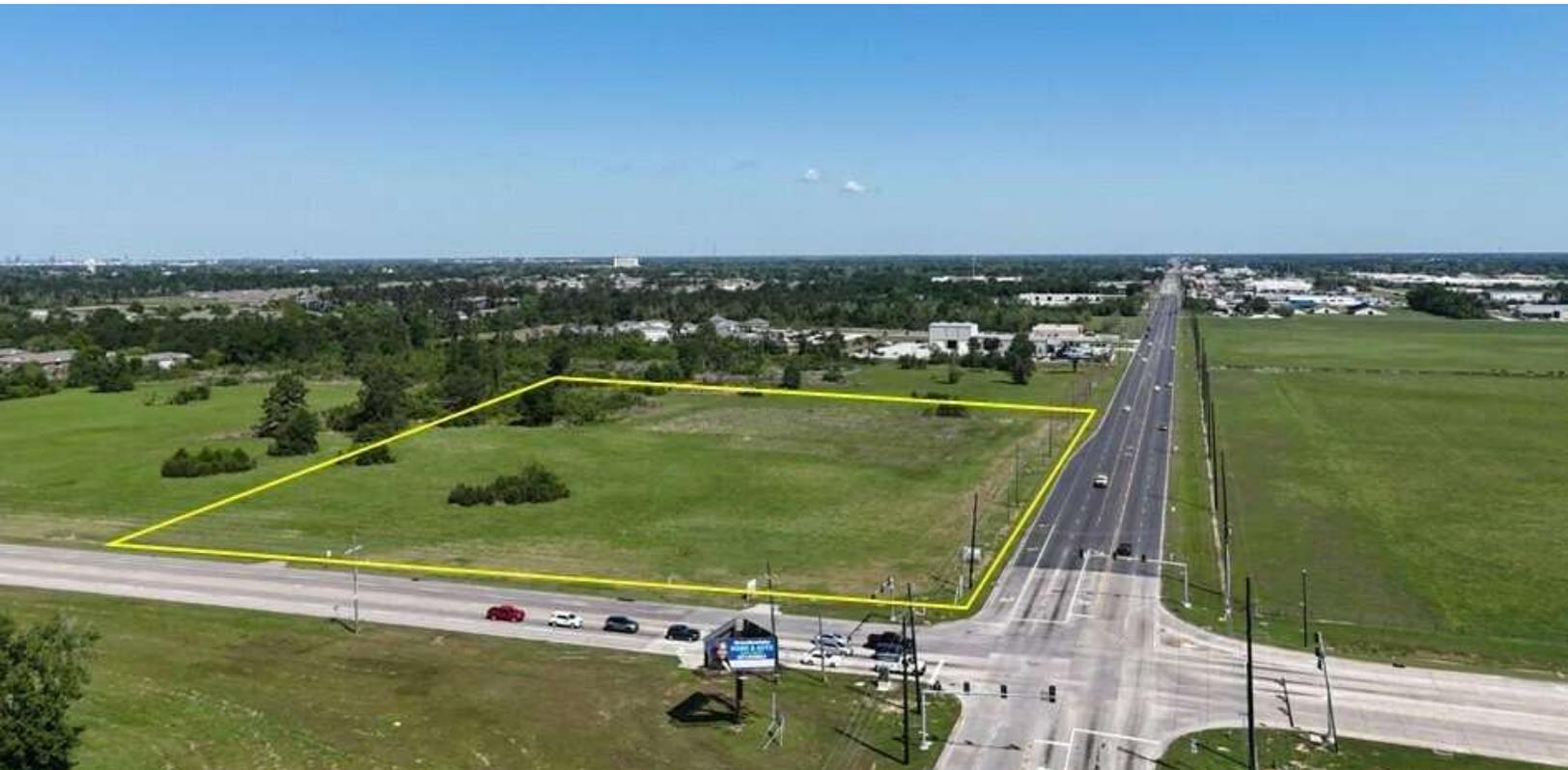
Sale Price:	\$6,600,000
Lot Size:	+/- 10.2 Acres
Build to Suit	Available
Location:	NW Corner HWY14 & McNeese Street Lake Charles, LA 70607

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,876	39,039	62,084
Total Population	3,211	83,104	133,533
Average HH Income	\$31,497	\$58,099	\$63,305

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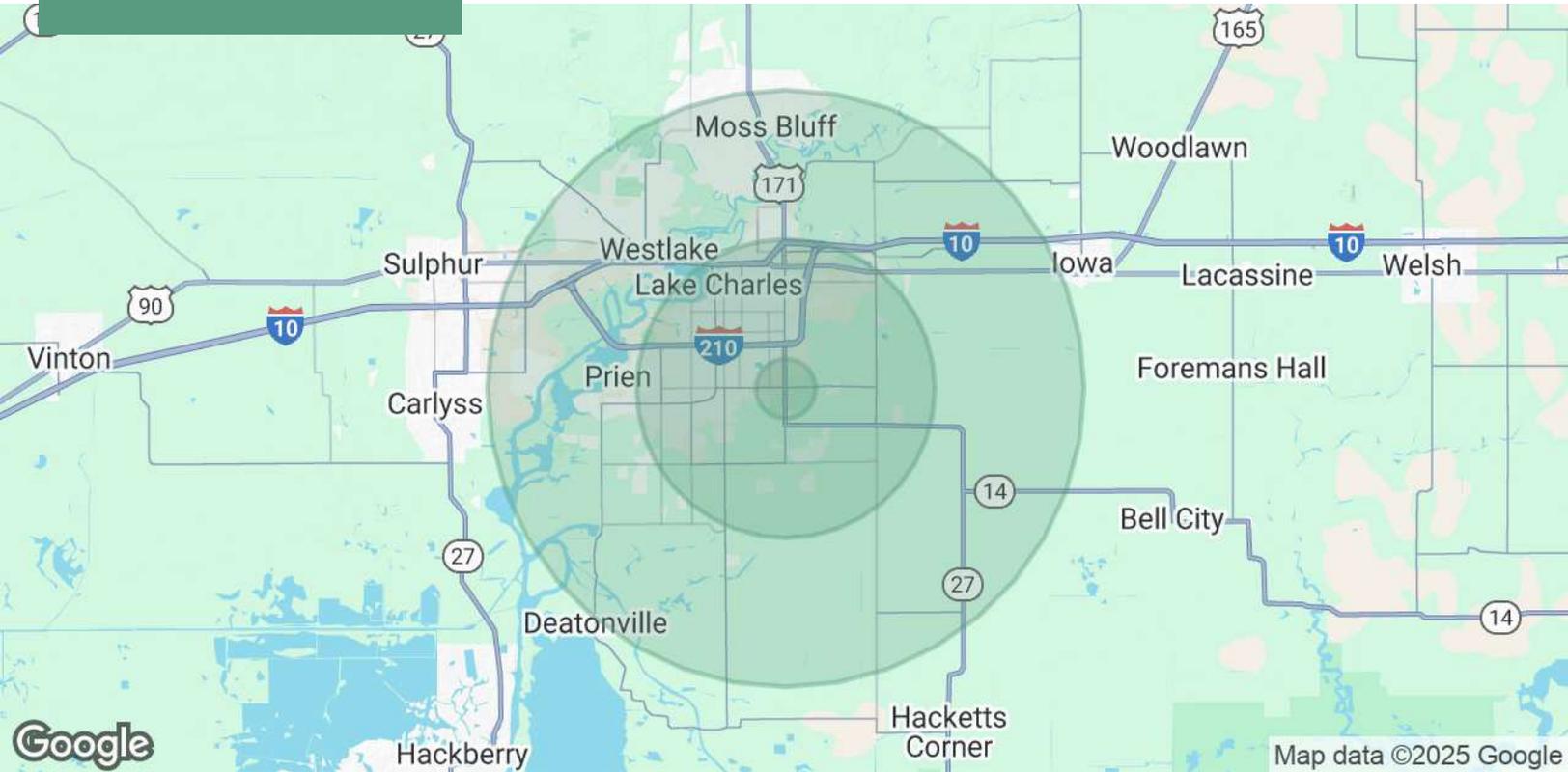
*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.*



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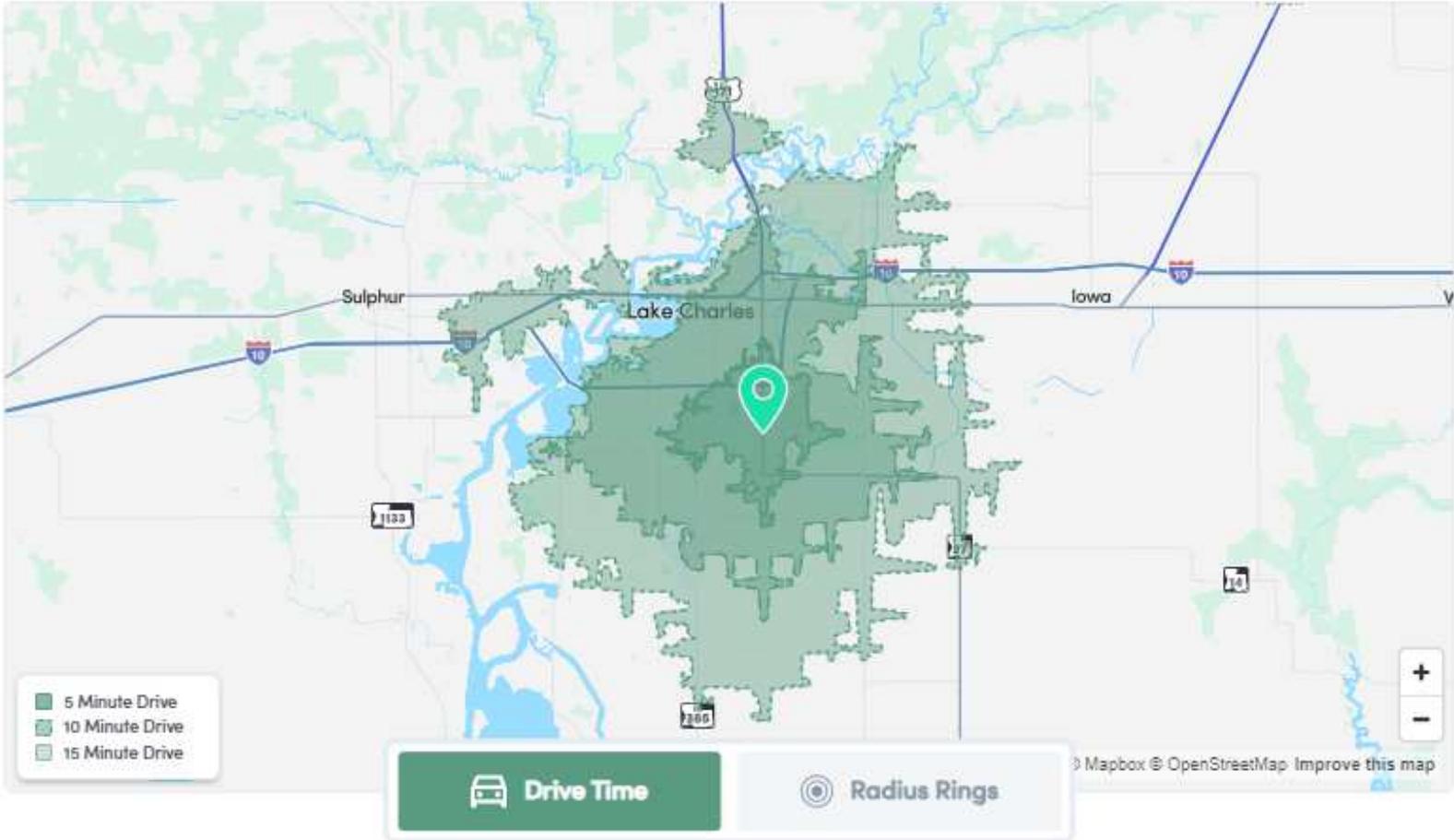
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,211	83,104	133,533
Average Age	35.0	37.4	38.1
Average Age (Male)	21.8	35.0	36.7
Average Age (Female)	46.6	39.4	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,876	39,039	62,084
# of Persons per HH	1.7	2.1	2.2
Average HH Income	\$31,497	\$58,099	\$63,305
Average House Value	\$63,464	\$156,634	\$175,429

2020 American Community Survey (ACS)

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