



PROPERTY DESCRIPTION

Development opportunity featuring ± 15 acres along Common Street in Lake Charles, positioned along an established and growing South Lake Charles corridor. The property offers access from Petro Bowl and behind Walk-On's Sports Bistreaux, providing multiple points of connectivity to the surrounding area.

Located near McNeese State University and Lake Charles Regional Airport, the site also provides easy access to nearby retail, restaurants, neighborhoods, and other commercial businesses. With its location, accessibility, and surrounding growth, this property offers excellent potential for commercial, residential, or mixed-use development.

OFFERING SUMMARY

Sale Price:	65,000 per acre
Lot Size:	15 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,205	19,732	34,026
Total Population	5,374	50,748	87,943
Average HH Income	\$93,544	\$84,296	\$88,906

NVST Real Estate Solutions, LLC

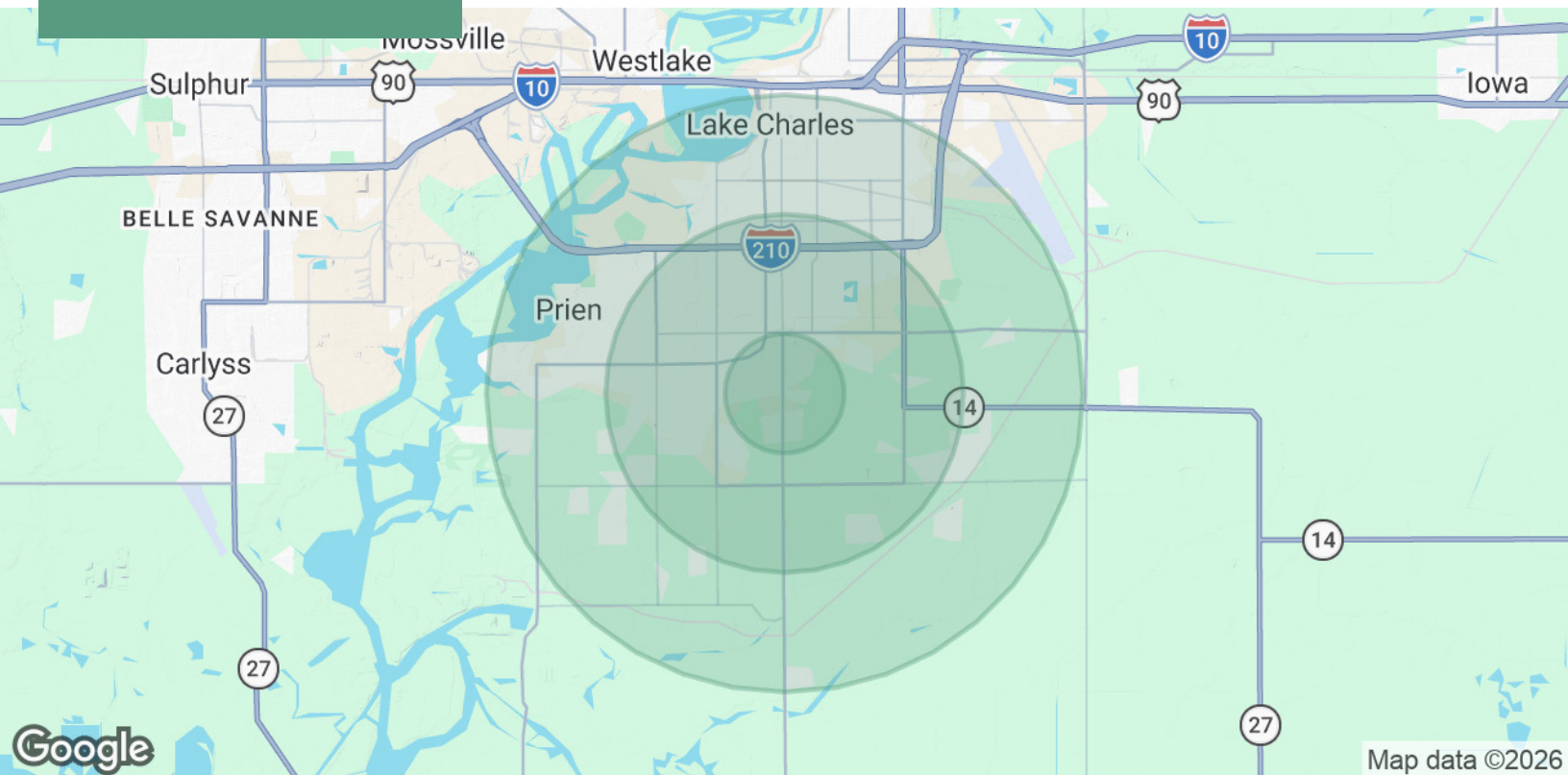
500 Kirby Street, Lake Charles, LA 70601

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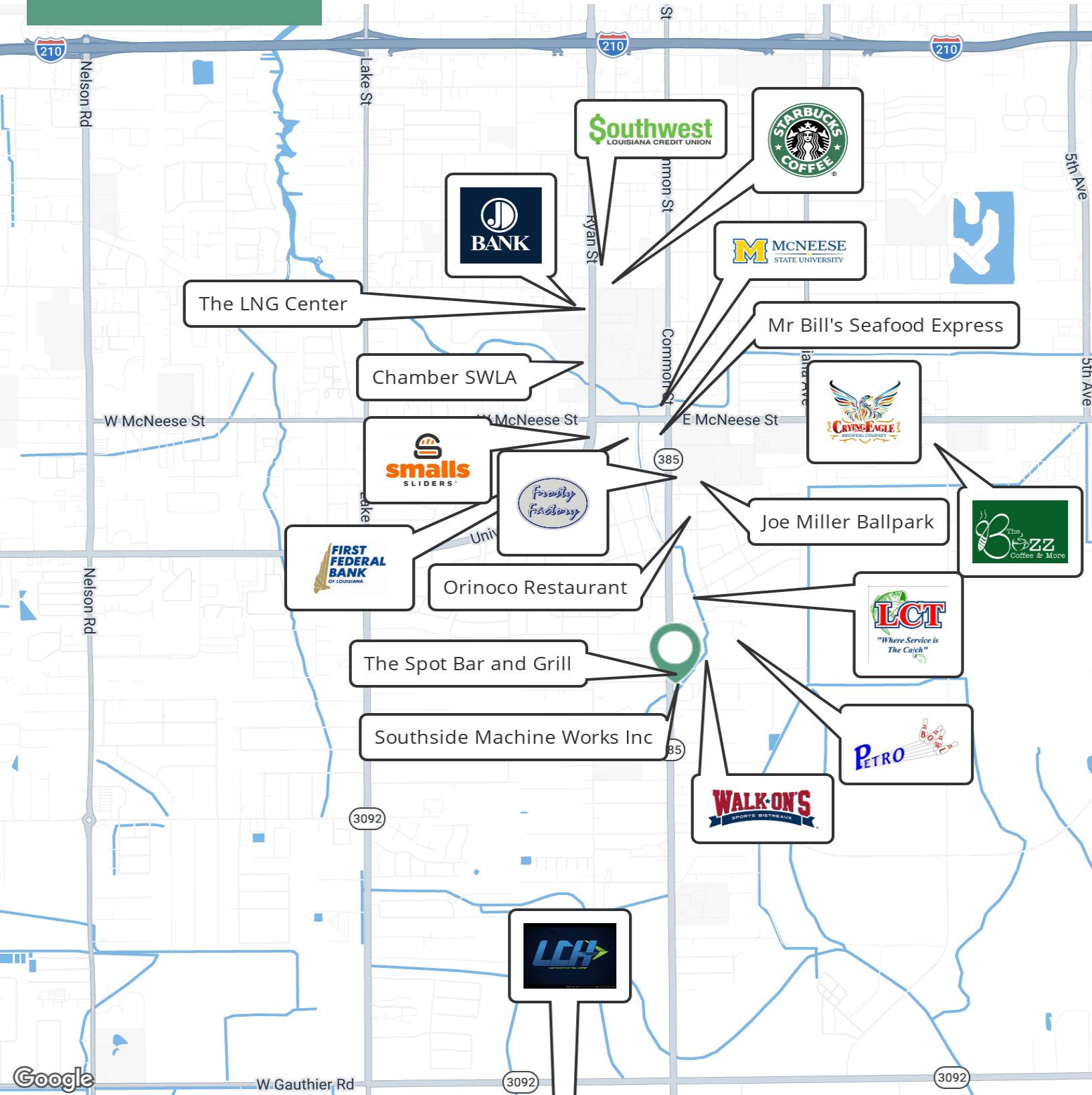
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,374	50,748	87,943
Average Age	38.1	35.4	36.7
Average Age (Male)	34.5	33.7	35.4
Average Age (Female)	43.0	38.5	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,205	19,732	34,026
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$93,544	\$84,296	\$88,906
Average House Value	\$236,272	\$228,459	\$245,177

2023 American Community Survey (ACS)



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