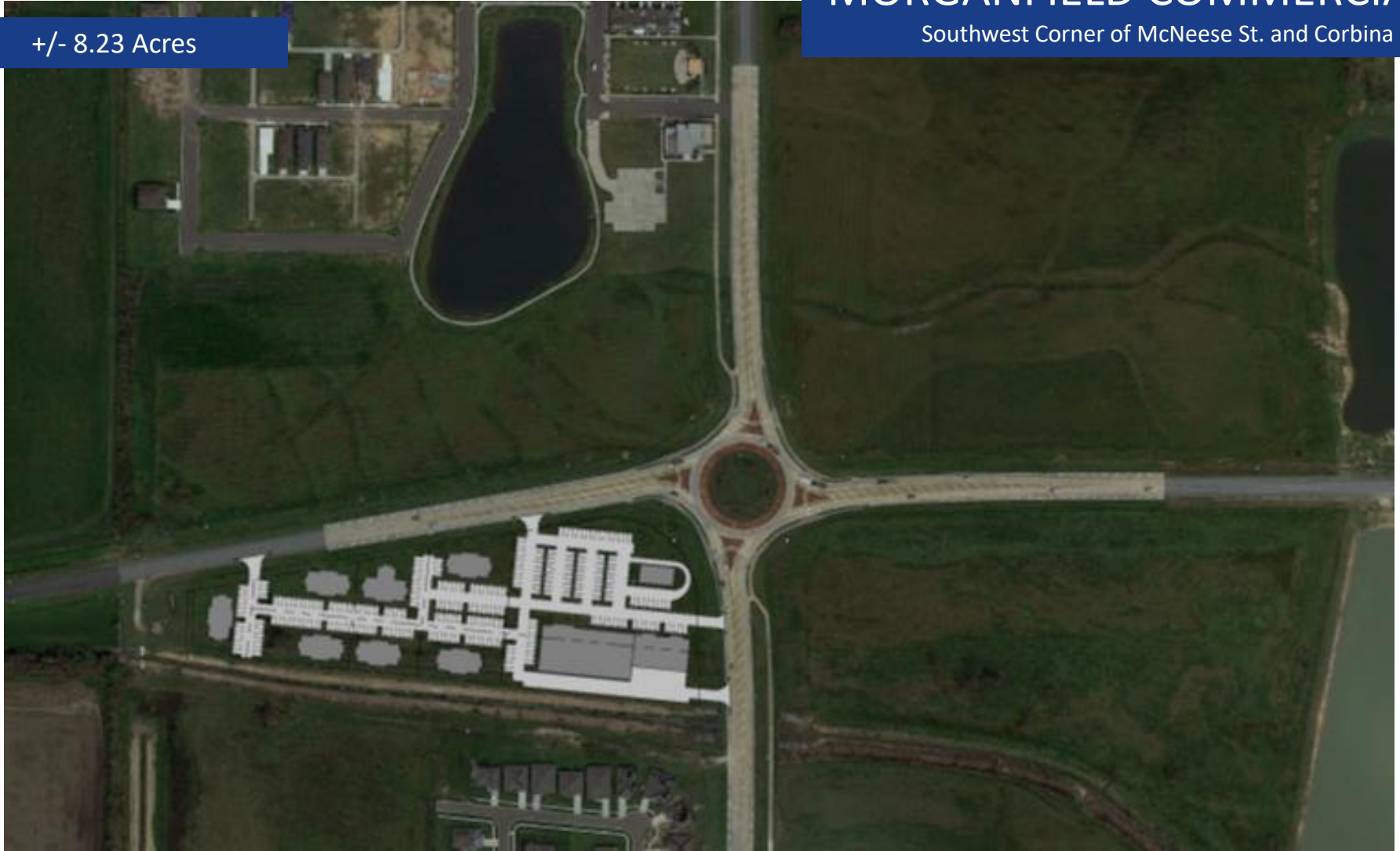


# FOR SALE

## MORGANFIELD COMMERCIAL

+/- 8.23 Acres

Southwest Corner of McNeese St. and Corbina Rd.



Investors Group of Louisiana  
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The information contained herein and attached is provided from sources deemed reliable. We do not guarantee any of the information as it is subject to errors, omissions, withdrawal from the market, or change in terms, all without notice.

# Property HIGHLIGHTS



## Traditional Neighborhood Development

Zoned for commercial use within the City of Lake Charles

## MorganField Major Growth Corridor

Regional and national homebuilders, including D.R. Horton and DSLD, have developed over 1,600 lots in the MorganField Development and continue to develop residential neighborhoods. In addition, MorganField offers custom home subdivisions as well as The Village, a Traditional Neighborhood Development

## Population

The MorganField Development has seen a population increase of 19.56% over the last 10 years



**102,548**

15-minute drive time  
Population



**+/- 8.23 Acres**

Lots available as small as  $\frac{3}{4}$  of an acre

## MorganField is the future home of

St. Louis Catholic High School

Hamilton Christian Academy

Mallard Cove Golf Course

## Shovel Ready

The site is currently shovel ready with no drainage issues

Esri- U.S. Census Bureau, Census 2010 Summary File. 1 Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



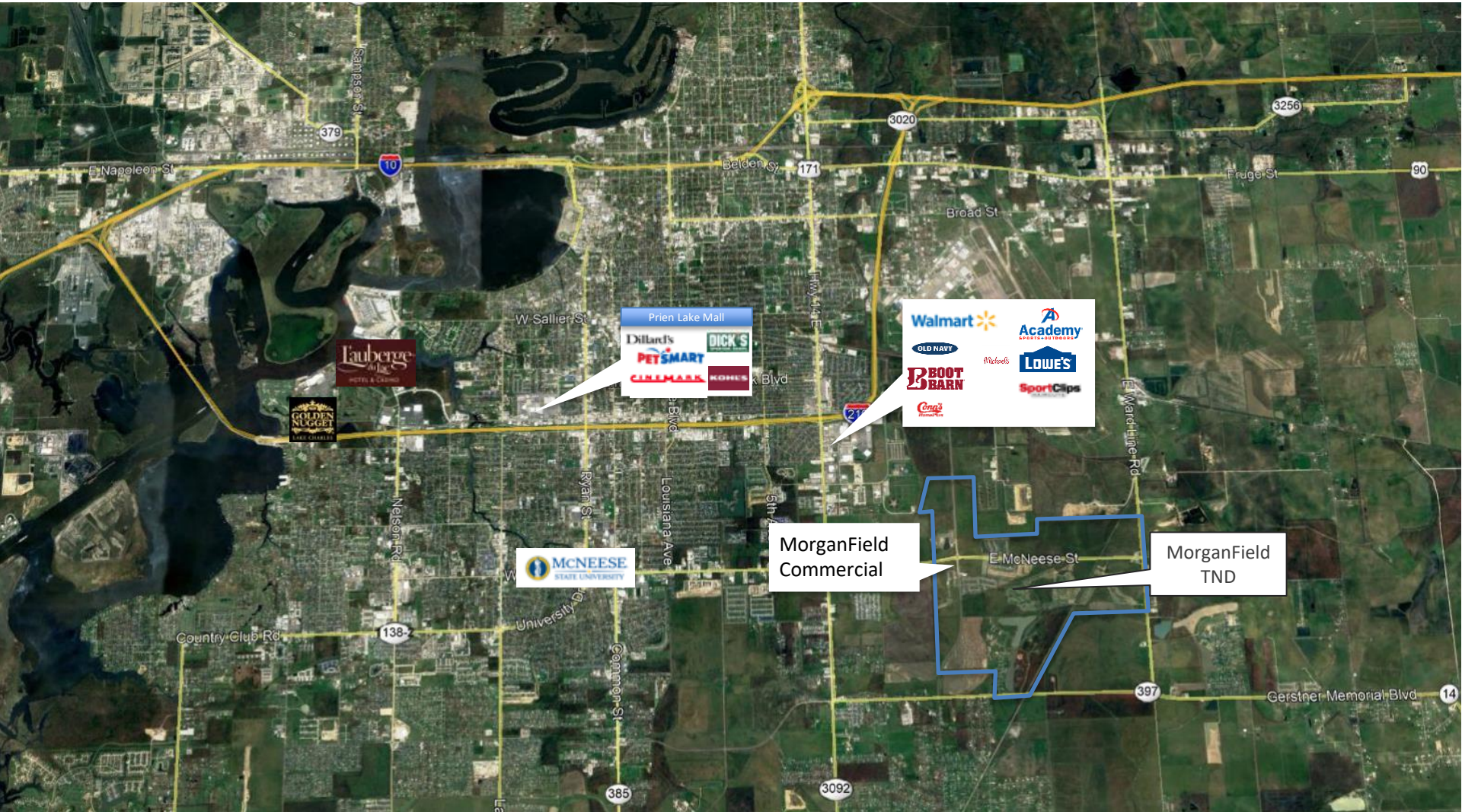
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# Conceptual SITE PLAN



# Lake Charles MARKETPLACE



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