

Offering Memorandum

Presented By:

NVST

REAL ESTATE SOLUTIONS

Lake Charles, Louisiana
nvstrealestate.com
337.433.0511



Houston, Texas
tpghotels.com
281.379.2613

For More Information:

Blake Soto, CCIM
bsoto@nvstrealestate.com
337.764.6556

Robert Wiemer
rwiemer@tpghotels.com
713.569.6121

LAND FOR SALE

Nelson Road Resort Site

2985 L'Auberge Boulevard
Lake Charles, LA 70601



PROPERTY DESCRIPTION

The property consists of a former hotel site located across from the L'Auberge and Golden Nugget Hotel Casino Resorts, near the Nelson Road entrances to I-210, and near the base of the new Nelson Road Extension Bridge. This proven hotel site is ready for any commercial development. Building has been removed but the parking remains. Utilities are stubbed at the site.

SITE DESCRIPTION

Prien Lake Hospitality Site:
2985 L'Auberge Blvd.
2.4 Acres | \$25 PSF | \$2,613,600
Parking Sites: 122 Spaces
Proven hotel site as the former TownePlace Marriott

OFFERING SUMMARY

Sale Price (Prien Lake Hospitality):	\$2,613,600
Lot Size:	2.4 Acres
Address:	2985 L'Auberge Blvd.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,270	38,100	63,681
Total Population	40,147	94,050	162,939
Average HH Income	\$88,146	\$86,137	\$88,155

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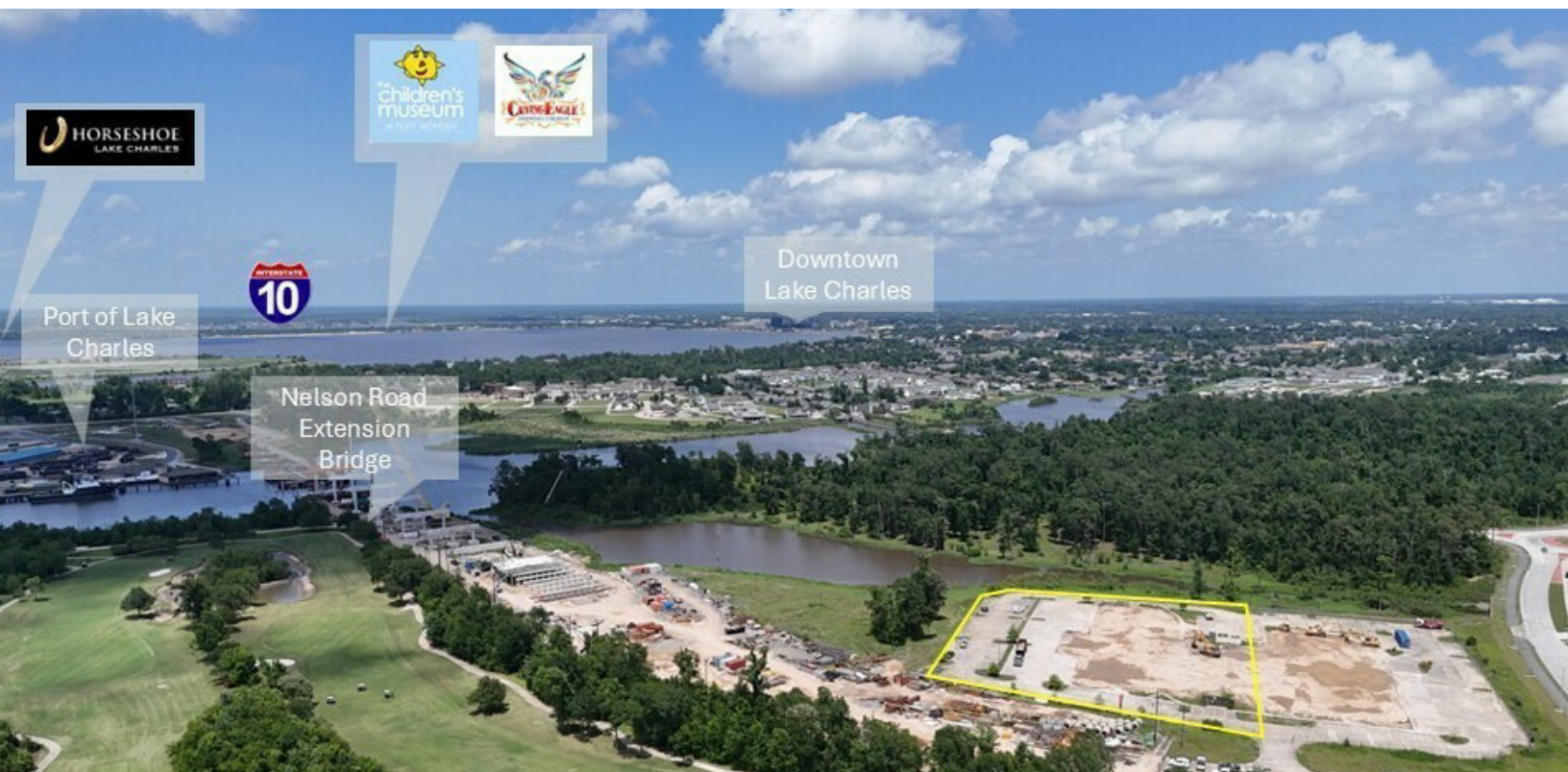
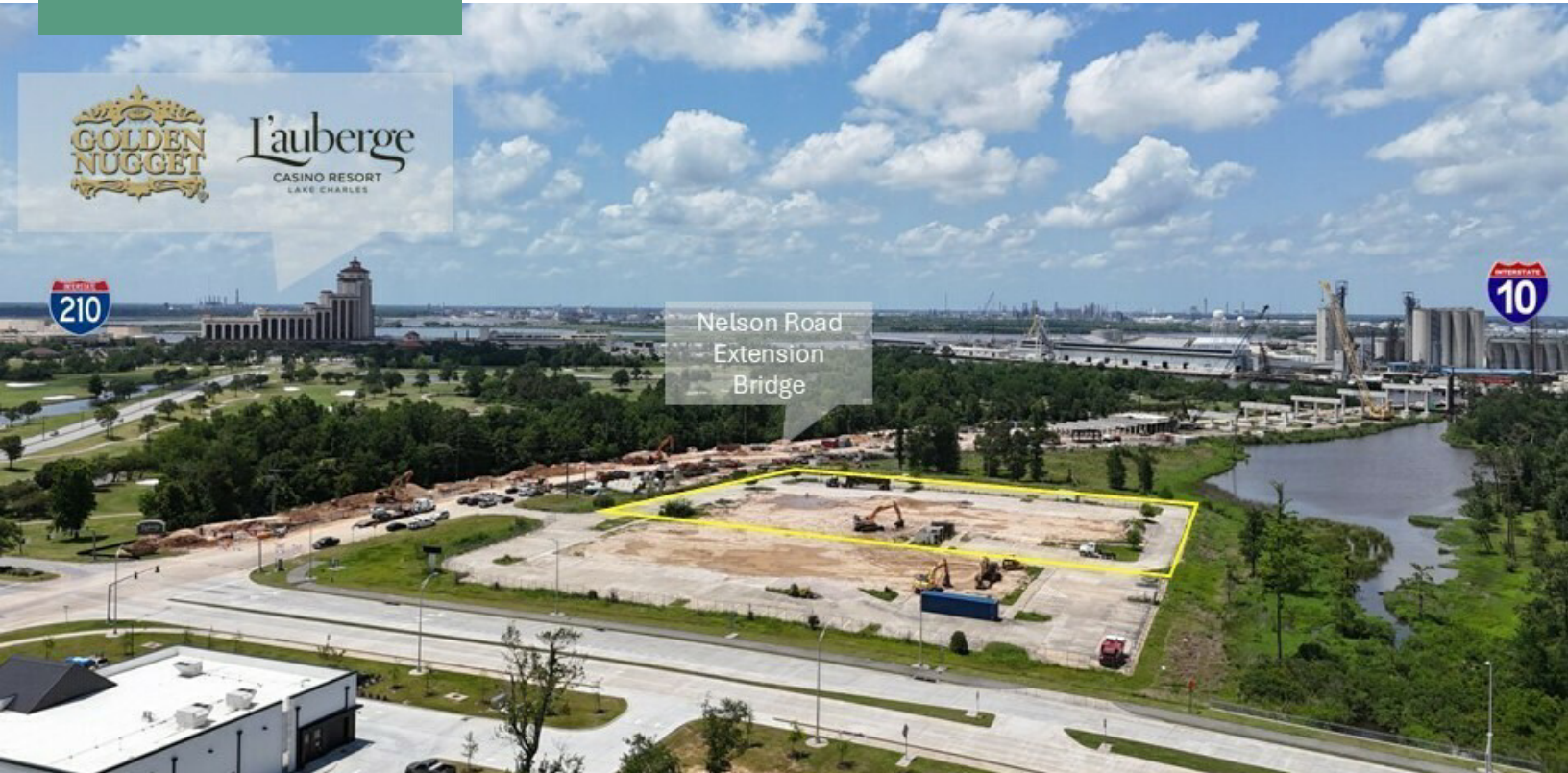
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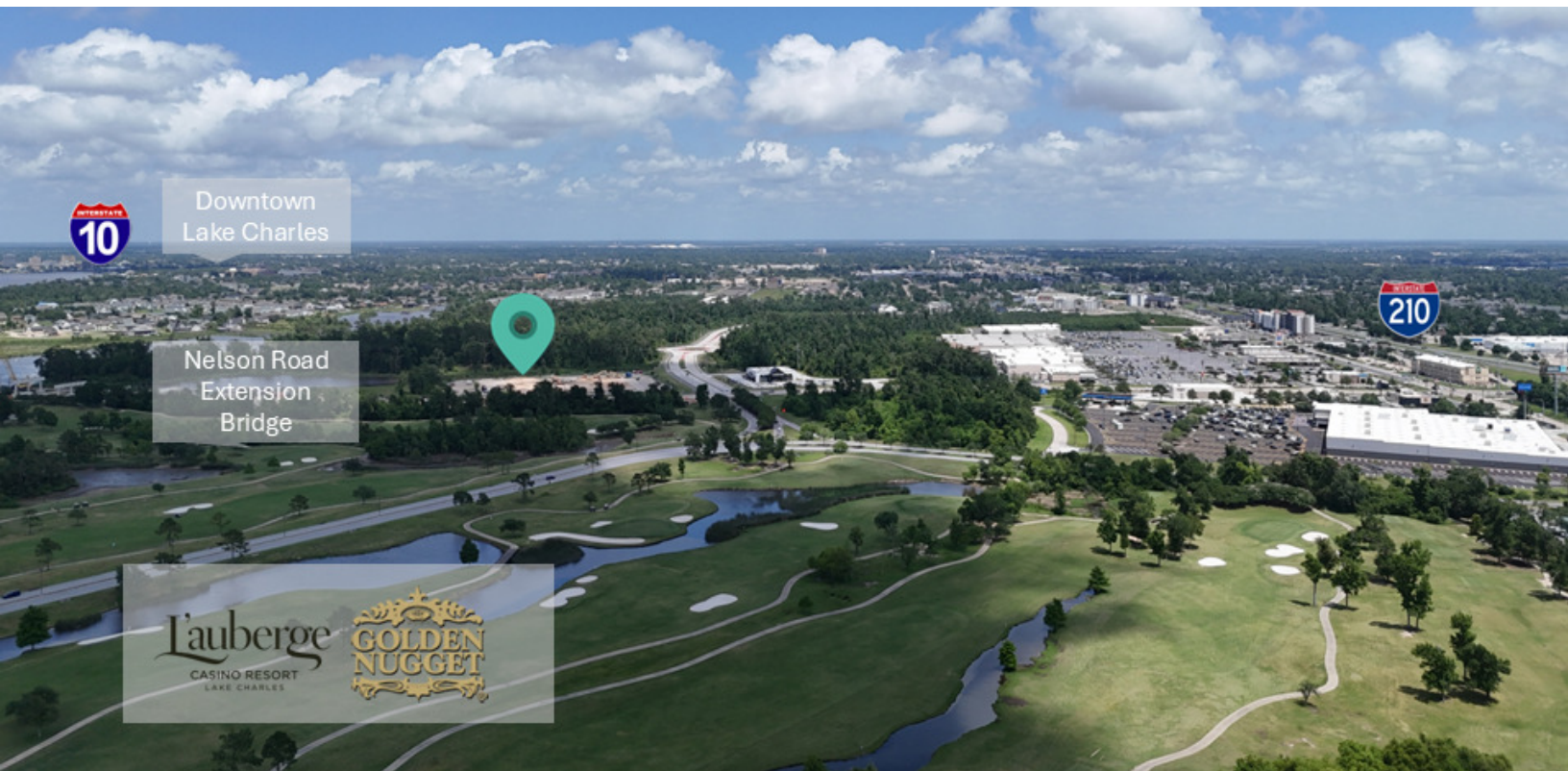
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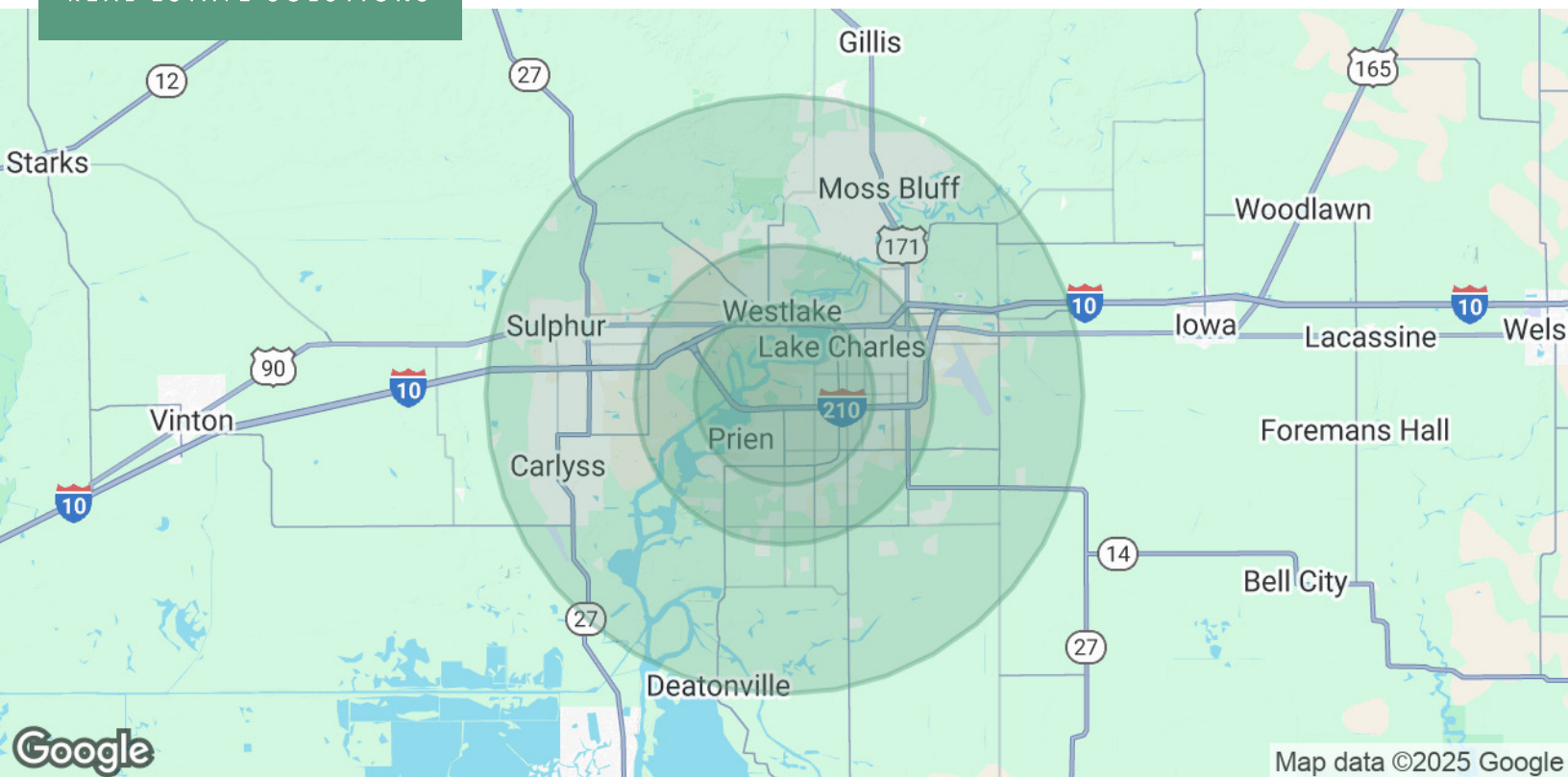
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	40,147	94,050	162,939
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,270	38,100	63,681
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$88,146	\$86,137	\$88,155
Average House Value	\$298,799	\$265,005	\$266,964

Demographics data derived from AlphaMap



LAKE CHARLES, LOUISIANA

Lake Charles is located in the southwestern part of the state is well known for its rich cultural heritage, scenic natural surroundings, and significant role in the regional economy. Nestled in Calcasieu Parish, the city lies along the banks of Lake Charles, Prien Lake, and the Calcasieu River. This abundance of waterways has earned it the nickname "The Lake Area." With a population of around 81,000 as of 2024, Lake Charles serves as a major hub for petrochemical refining, shipping, and education. The city is home to McNeese State University and Sowela Technical Community College. Additionally, Lake Charles is known for its thriving tourism and entertainment sector, particularly its popular casino resorts, which draw visitors from across the region.

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