

OVERVIEW

OVERLAY

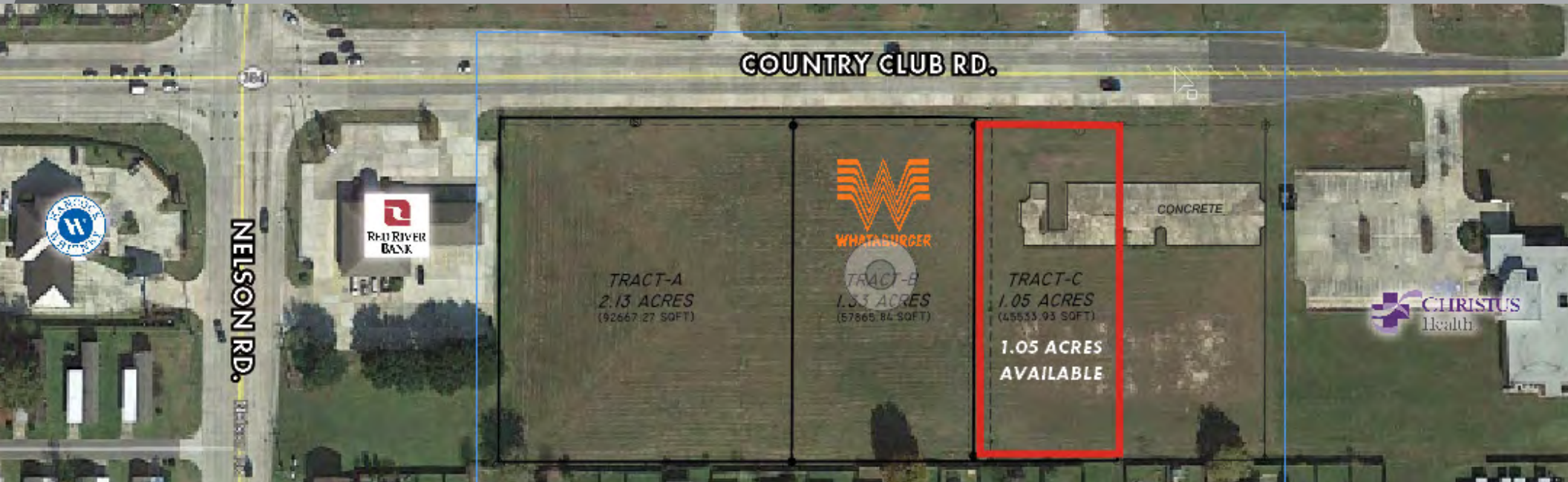
SITE PLAN

AERIAL

LOCAL AERIAL

ECONOMIC MAP

DEMOGRAPHICS



LAND FOR SALE

PROPERTY OVERVIEW

Only a 5-minute drive from McNeese State University. The surrounding area consists of several newly developed multifamily facilities and single-family residential neighborhoods boasting an average household income of \$85,396. The SWLA area is in the midst of an economic boom with more than 10,000 new homes expected to be built over the next 5 years. In recent years, Lake Charles, Louisiana has added more than 20,000 new jobs as a direct result of the on-going \$97 Billion industrial expansion taking place in Southwest Louisiana.

LAND PARCEL FOR SALE

- 1.05 Acres
- \$20 PSF



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COUNTRY CLUB ROAD VACANT LAND

Country Club Road at Nelson Road, Lake Charles, LA

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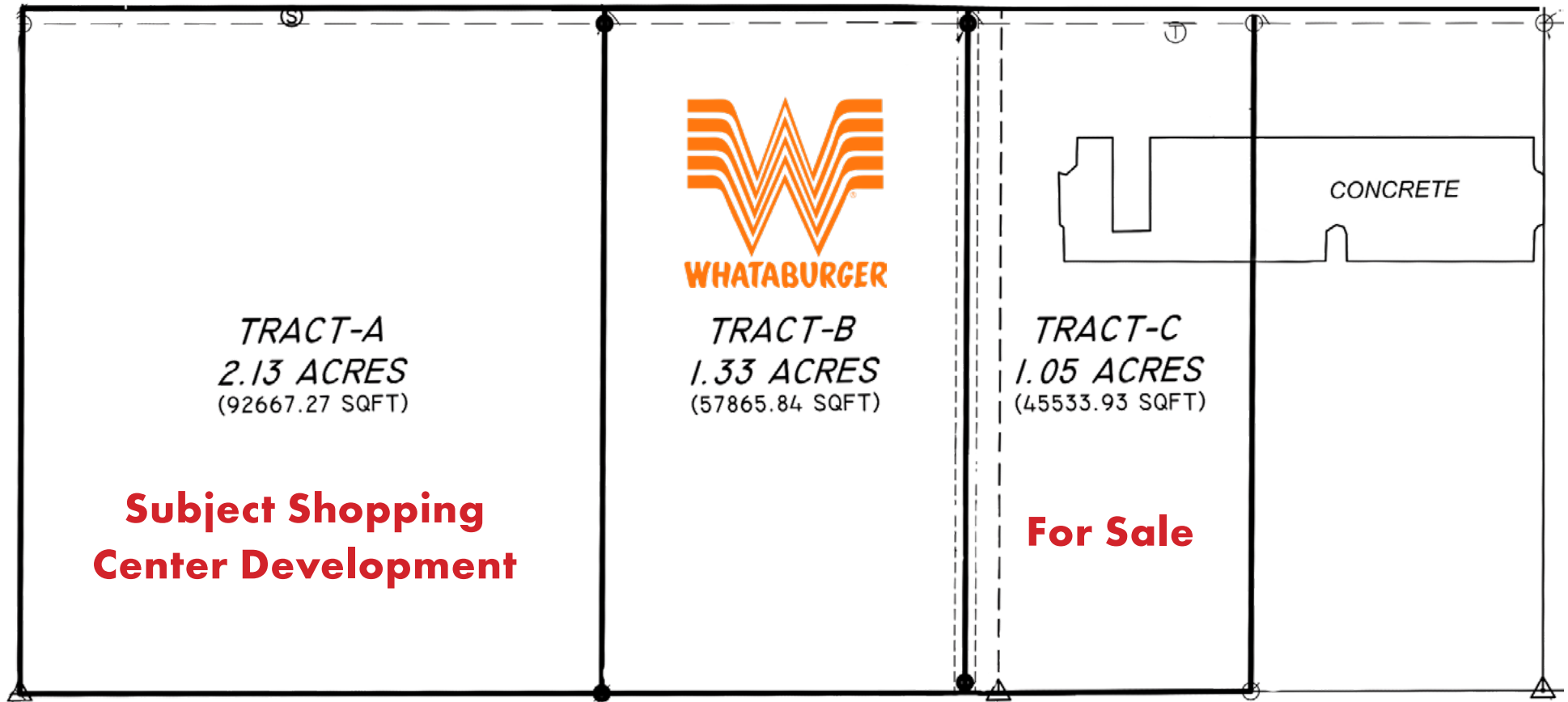
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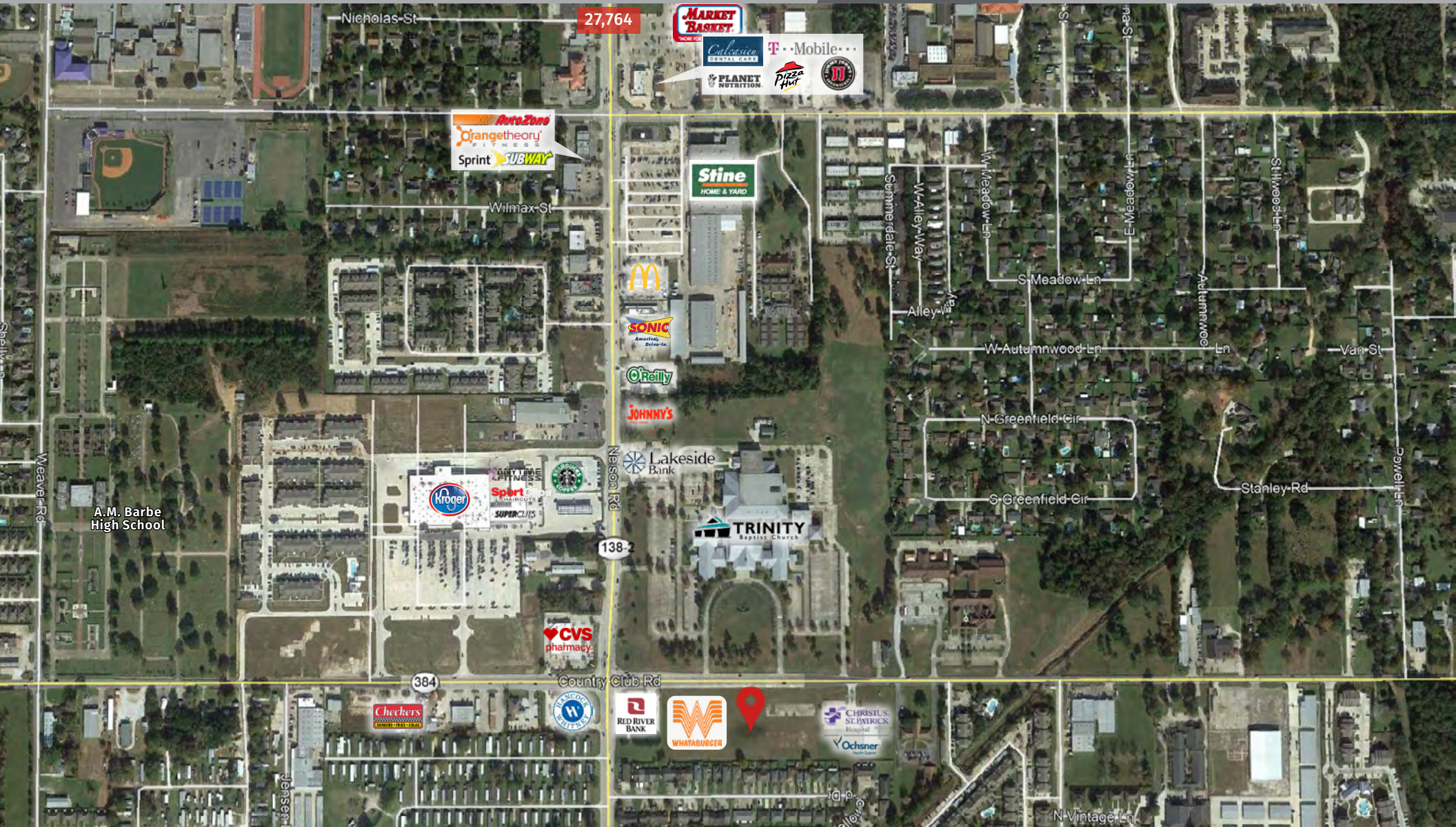
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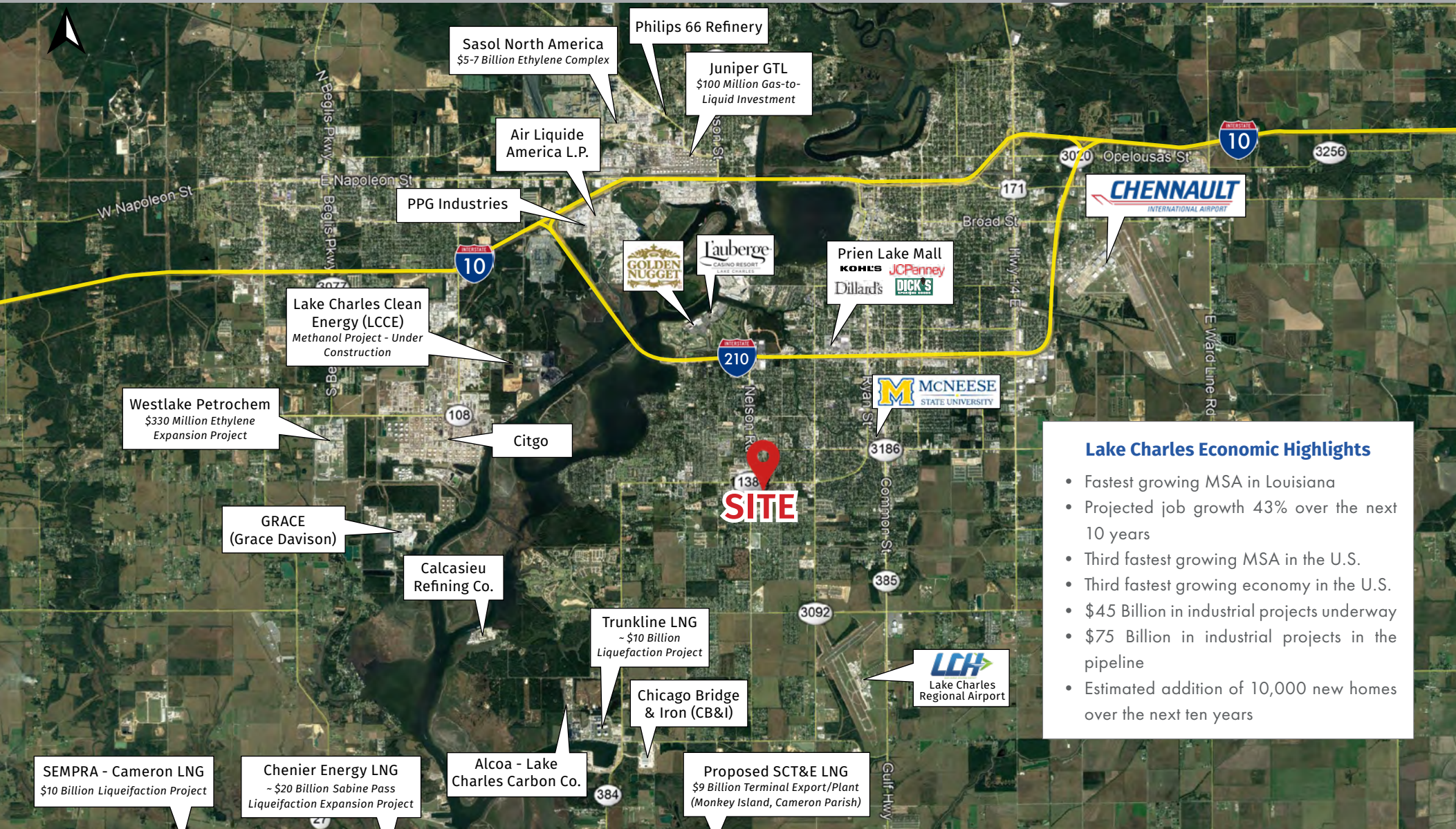
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Lake Charles Economic Highlights

- Fastest growing MSA in Louisiana
- Projected job growth 43% over the next 10 years
- Third fastest growing MSA in the U.S.
- Third fastest growing economy in the U.S.
- \$45 Billion in industrial projects underway
- \$75 Billion in industrial projects in the pipeline
- Estimated addition of 10,000 new homes over the next ten years

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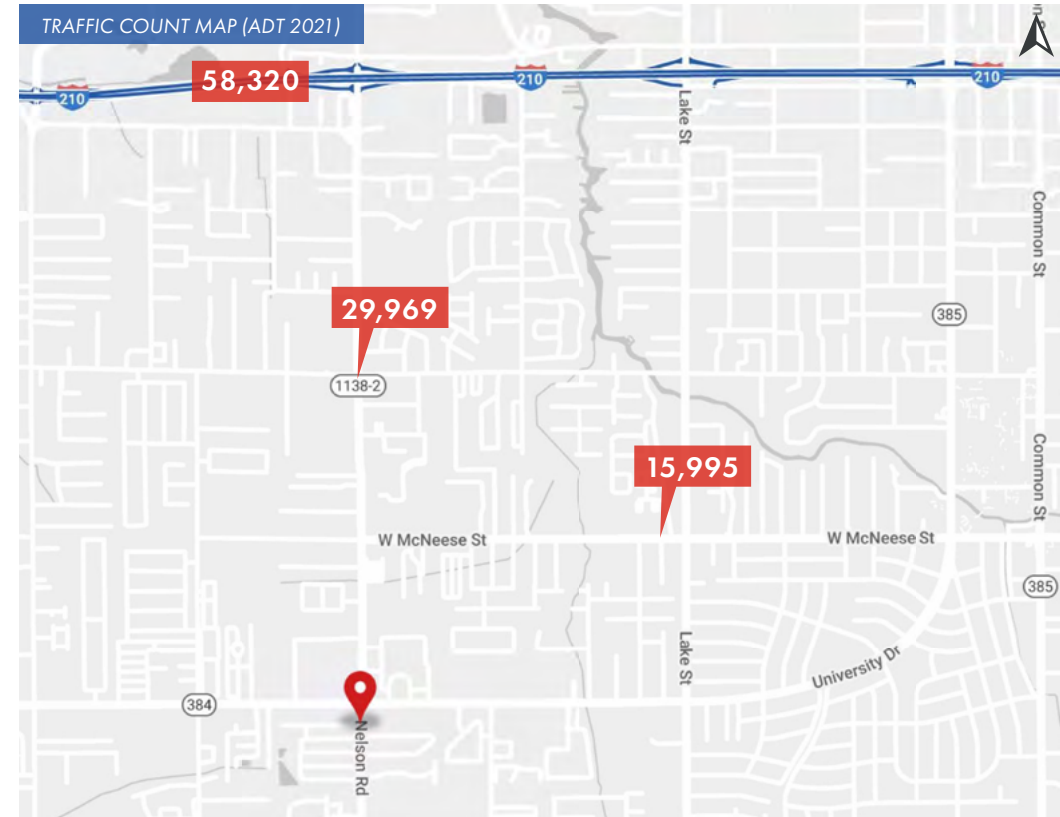
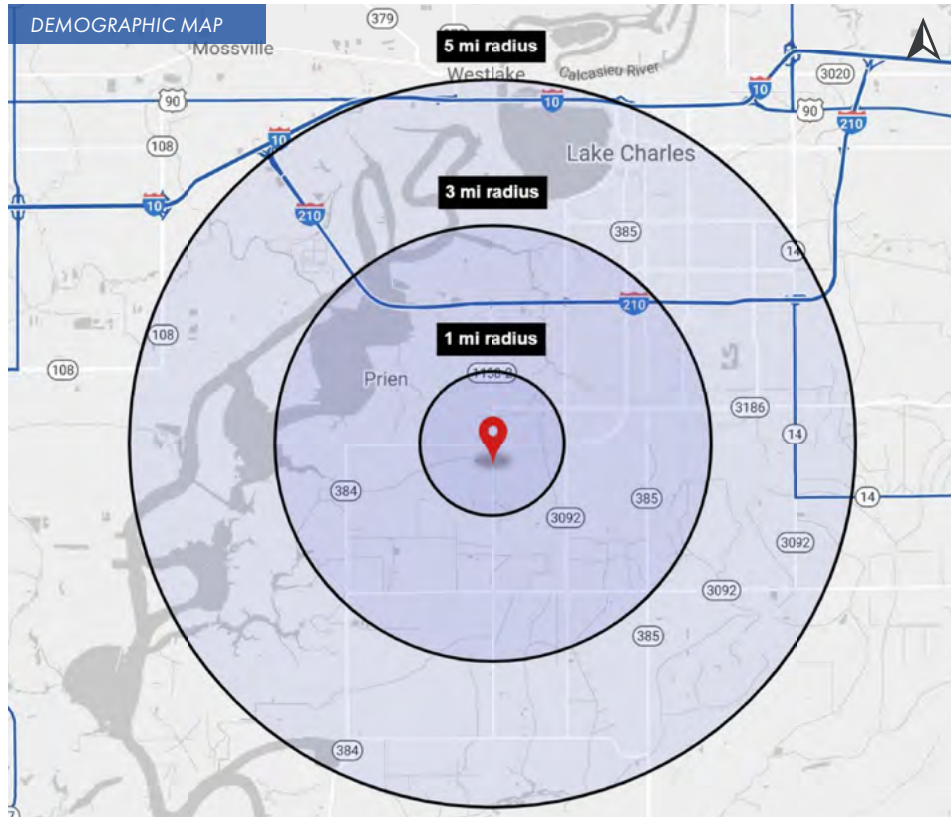
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2021 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
 POPULATION	9,228	45,895	79,339	 AVG. HH INCOME	\$95,415	\$90,117	\$81,273	 HOUSEHOLDS	3,929	18,936	33,169