



I-10 & Arena Road

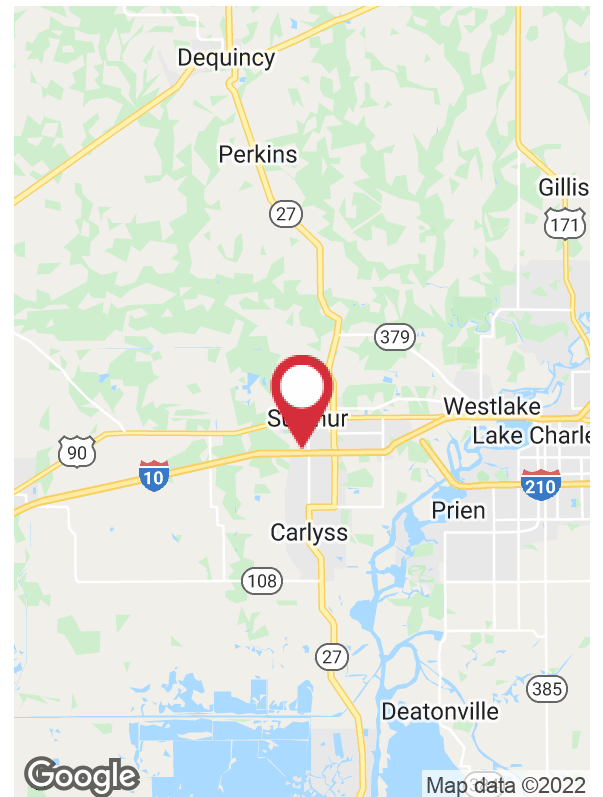
Sulphur, Louisiana 70665

Property Highlights

- ±8 acres with Interstate frontage available
- Located at the first Sulphur exit from Texas (exit 20), adjacent to several hotels and the West Cal Arena & Event Center
- Site is cleared and ready for development with all utilities available
- ±850' of frontage on Interstate 10
- Access to site via Arena Road
- Located within Sulphur City Limits
- Commercial Zoning (Municipal)
- Phase 1 Environmental available from Listing Agent
- Wetlands Determination complete (no wetlands)
- Property is located in a TIF District
- Additional acreage (±60 acres) available west of subject site from same owner

Sale Price

\$9.75 / SF



For more information

Matt Redd, CCIM, SIOR, CRE

O: 337 310 0605 | C: 337 489 9666
mattredd@reddproperties.com

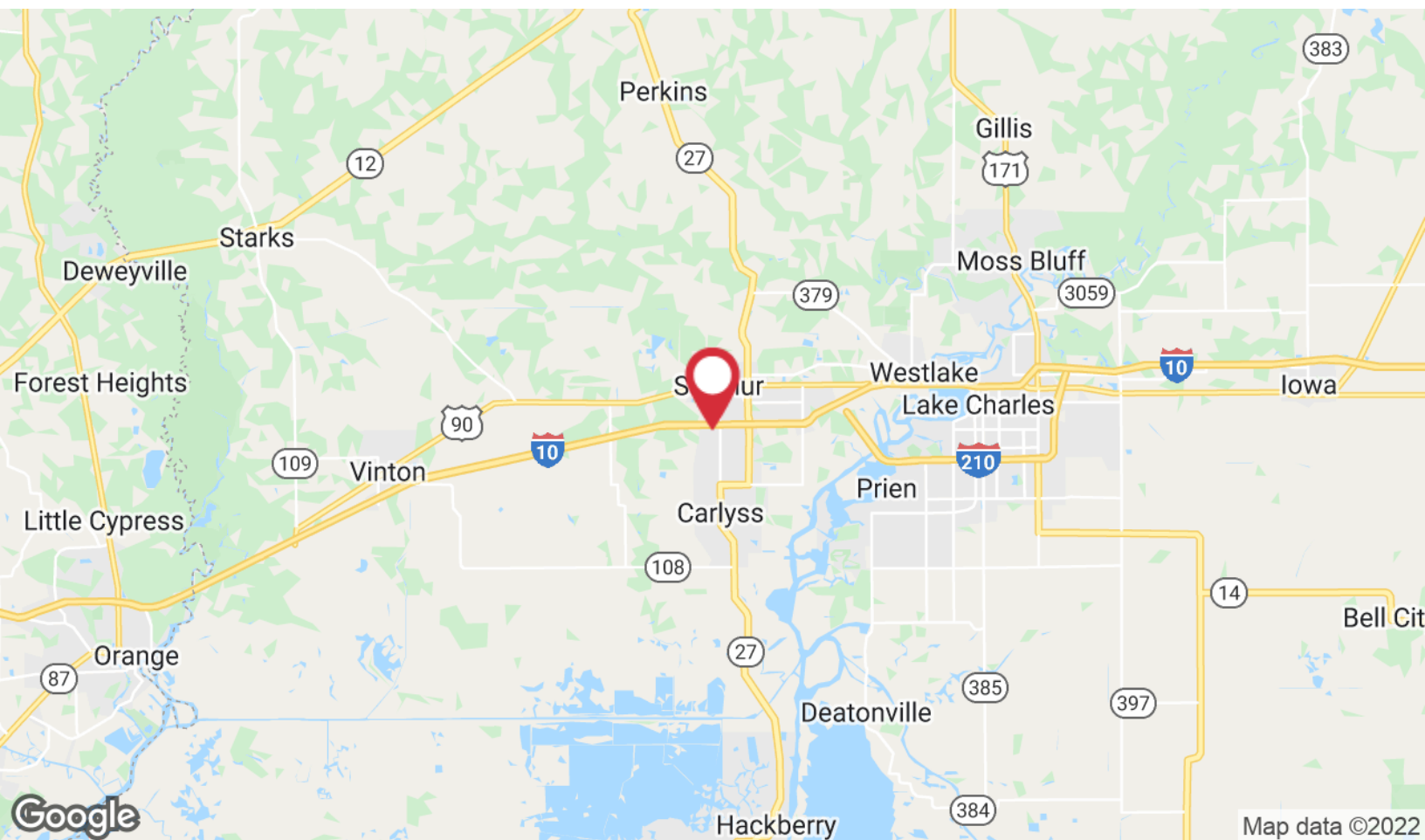
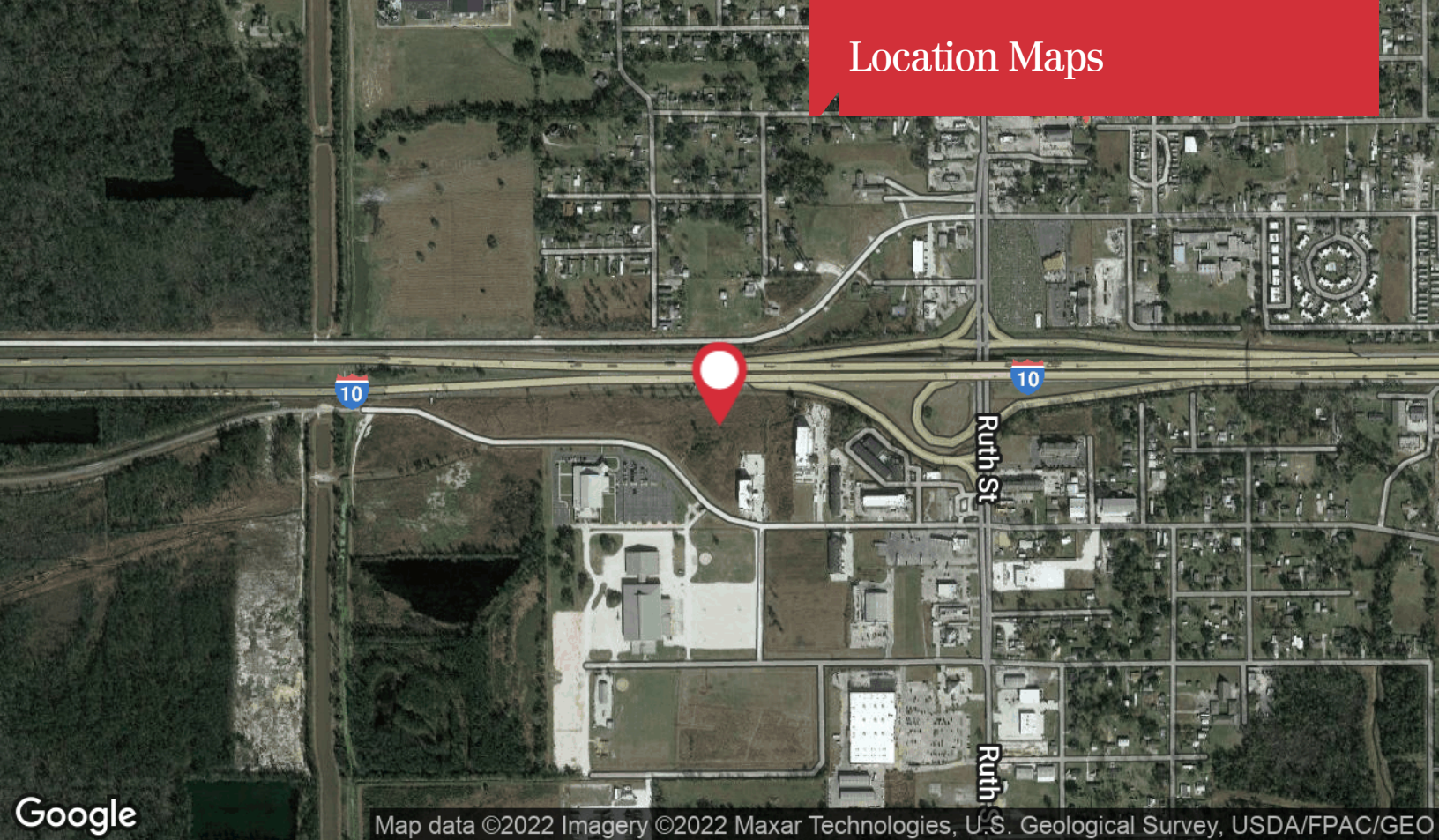
CALL OR EMAIL FOR MORE INFORMATION

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

810 W Bayou Pines Drive
Lake Charles, LA 70601
337 310 7333 tel
latterblum.com

April 27, 2022

Location Maps



810 W Bayou Pines Drive
Lake Charles, LA 70601
337 310 7333 tel
latterblum.com