



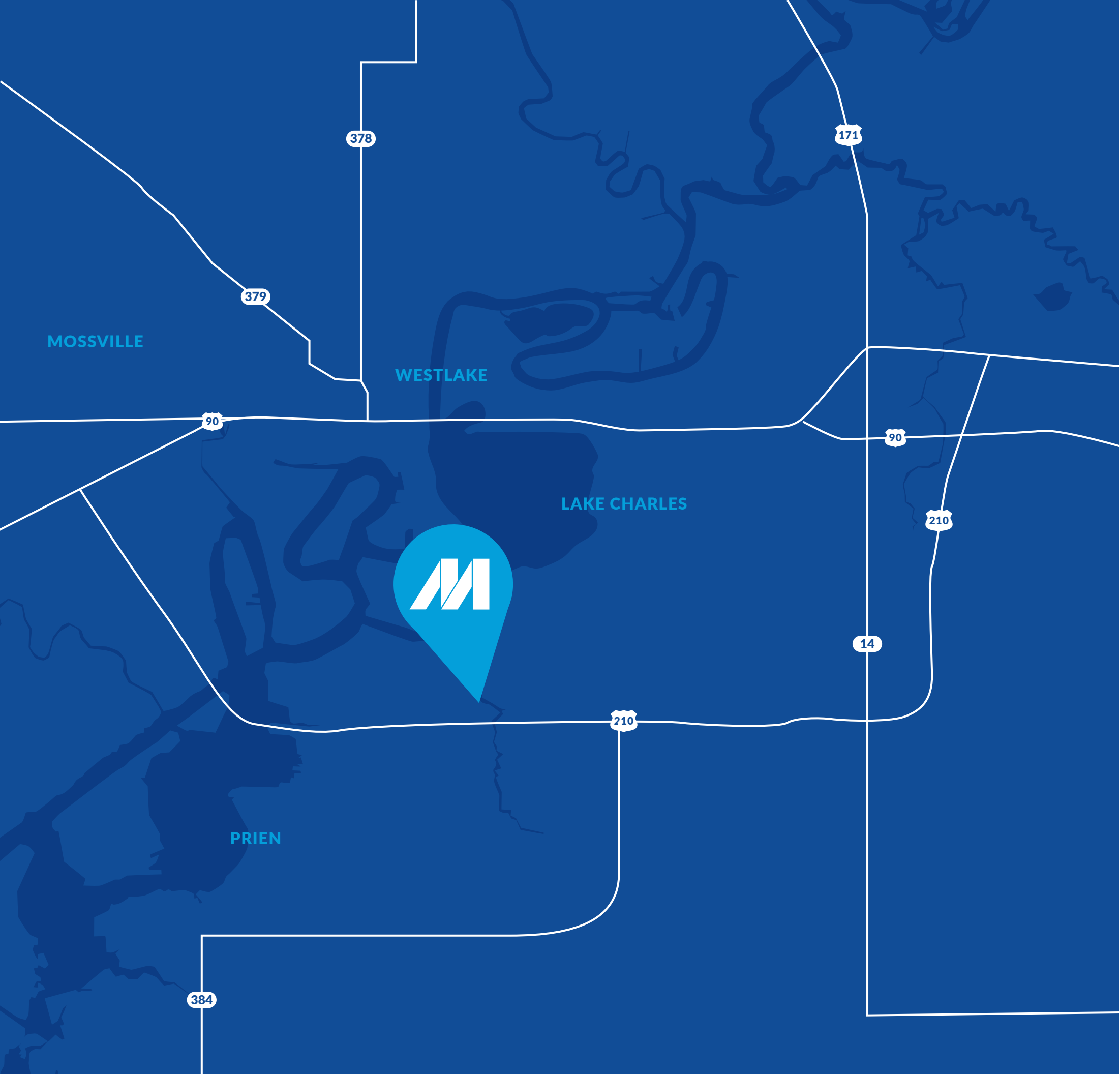
# MARCEL

THE PLACES THAT BRING US TOGETHER

**MARCEL CONTRABAND POINTE**

LAKE CHARLES, LA





# 01

## WELCOME TO MARCEL CONTRABAND POINTE

### LOCATED IN LAKE CHARLES, LA

Marcel Contraband Pointe delivers an update on the suburban mixed-use development model, one that integrates creative lifestyle amenities and a fresh take on the community retail experience.

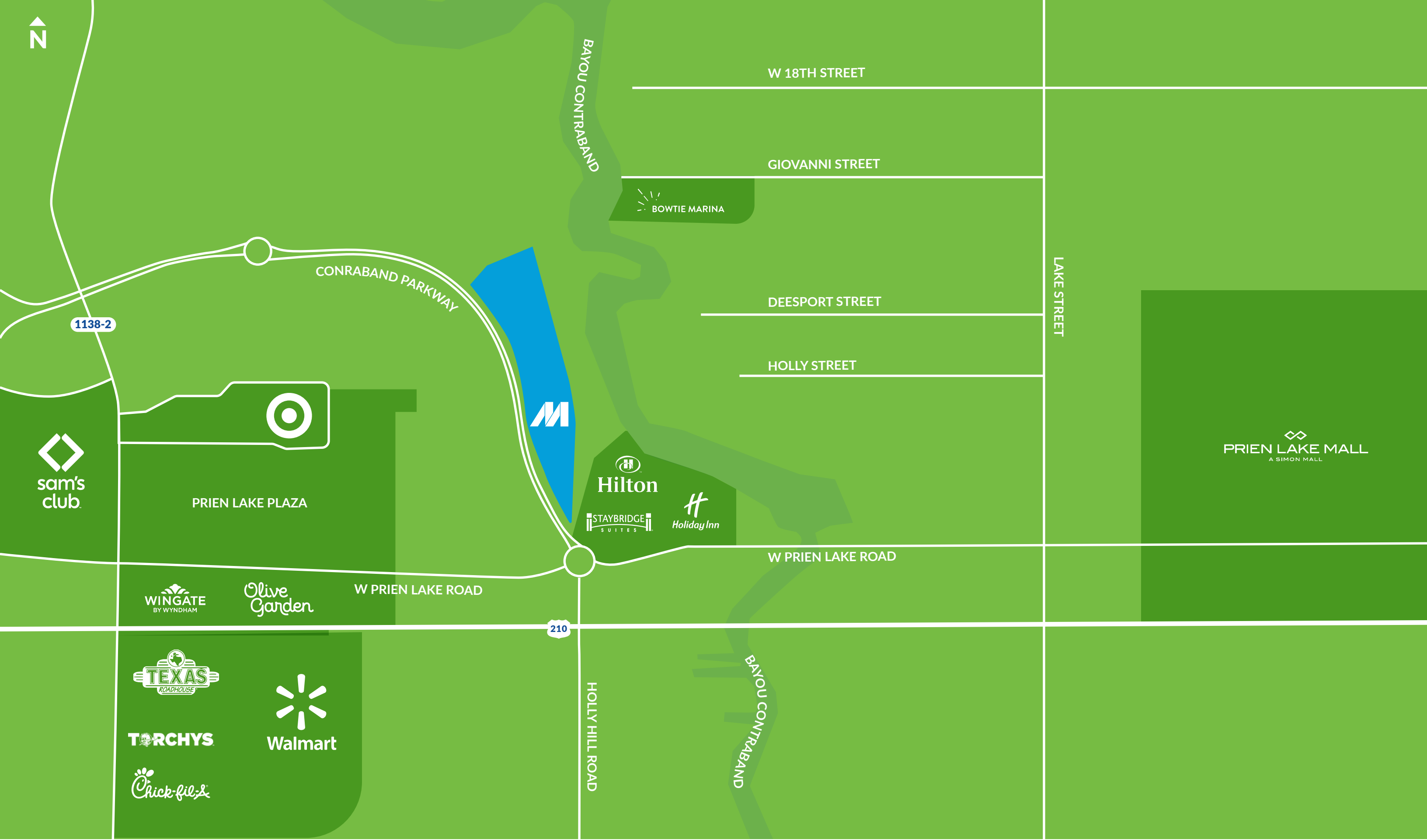
An extension of an award-winning master planned community celebrating community with connectivity to arts and culture hubs, five public golf courses, weekly farmers markets and the Creole Nature Trail, which boasts boating, fishing and birdwaching experiences year-round. A collection of shops and restaurants provides visitors spaces and experiences that flow inside to outside and connect with pristine landscaped spaces that weave together local residential communities. These open-air spaces will host entertainment and special events to foster unique experiences and opportunities for interaction and discovery.

Marcel Contraband Pointe includes five restaurant and retail sites, as well as one of the only waterside restaurants in Lake Charles, and a dedicated building space to house an APEX Executive Suites, a flexible community co-working facility.



Household incomes over \$120,000 within a 1-mile radius

Less than 15 minutes from Prien, Westlake, and downtown Lake Charles

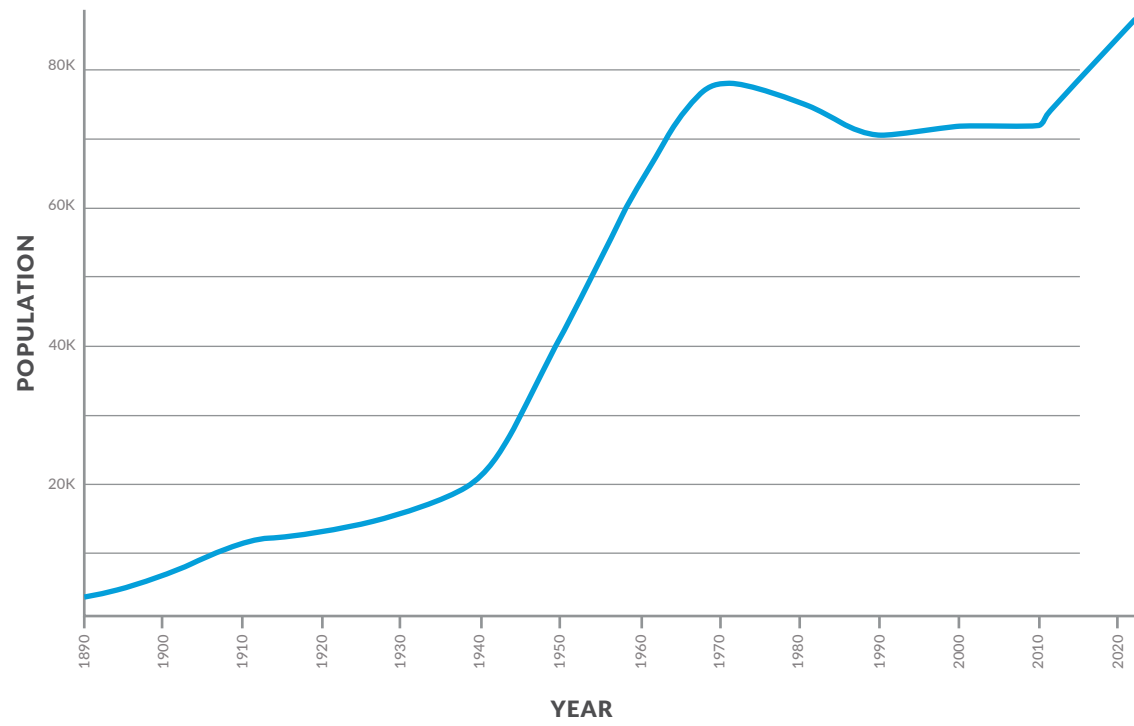




CREATING THE  
PLACES THAT BRING  
US TOGETHER

## 2022 POPULATION

87,448



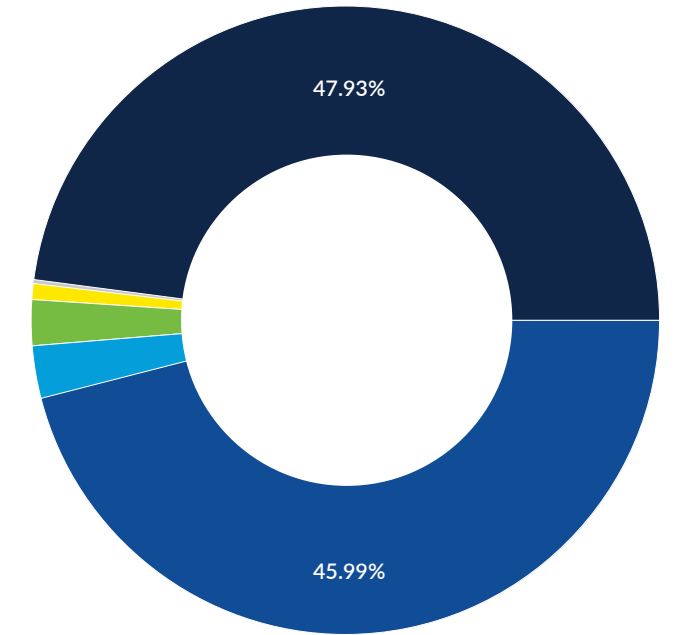
## POPULATION BY RACE

### POPULATION BY RACE

Black	37,306	47.93%
White	35,792	45.99%
Two or More Races	2,135	2.74%
Asian	1,827	2.35%
Some Other Race	637	.82%
American Indian and Alaska Native	135	0.17%
Native Hawaiian & Other Pacific Islander	0	0.00%

### POPULATION

### PERCENTAGE

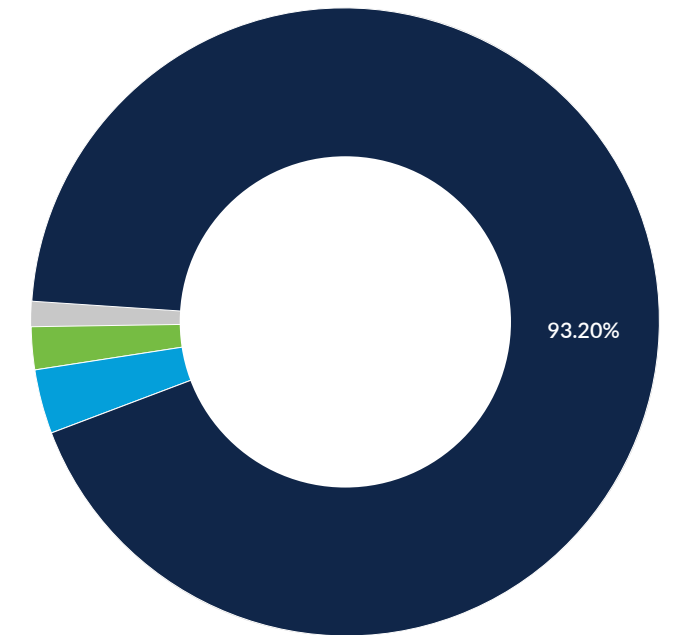


## LAKE CHARLES LANGUAGES SPOKEN

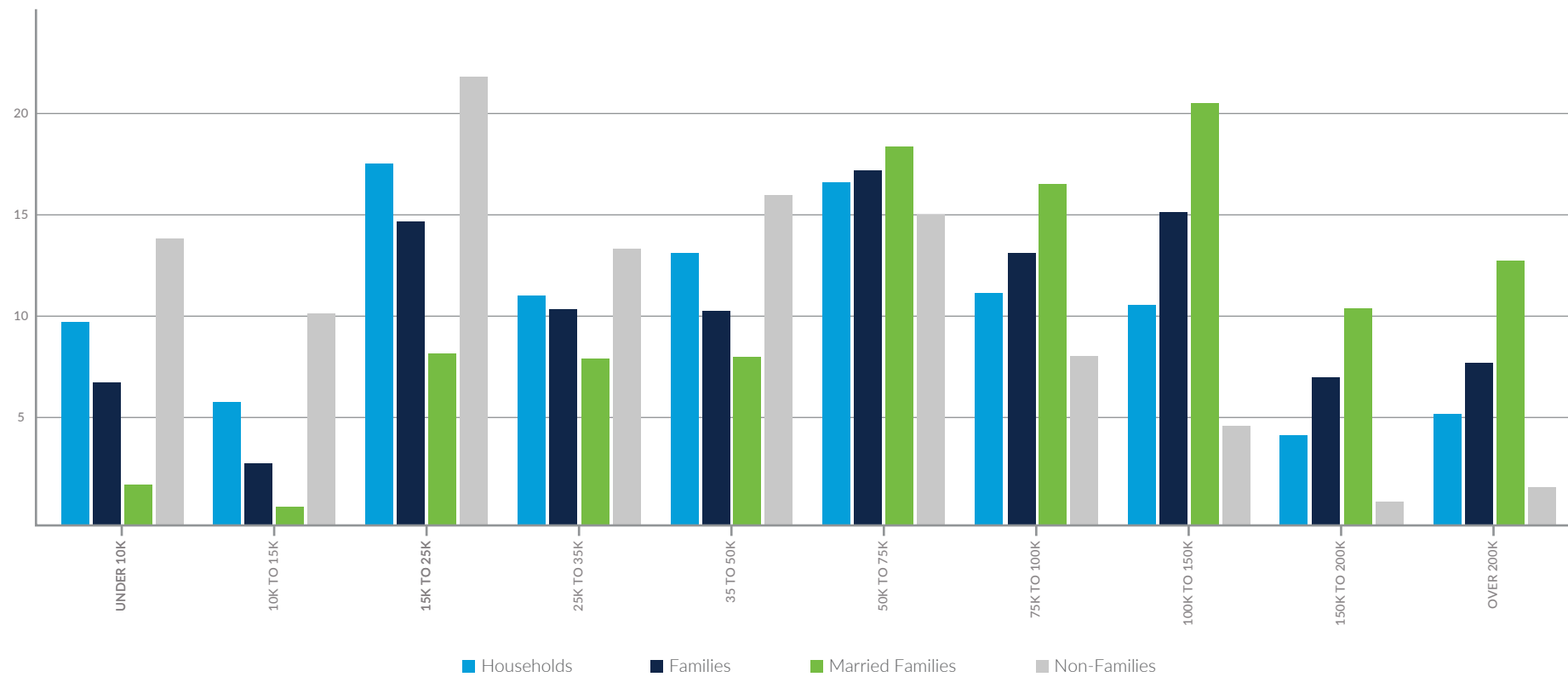
### POPULATION BY LANGUAGE SPOKEN

Only English	93.20%
Other Indo-European Language	3.3%
Spanish	2.2%
Asian & Other Pacific Island Language	0.8%
Other Language	0.5%

### PERCENTAGE

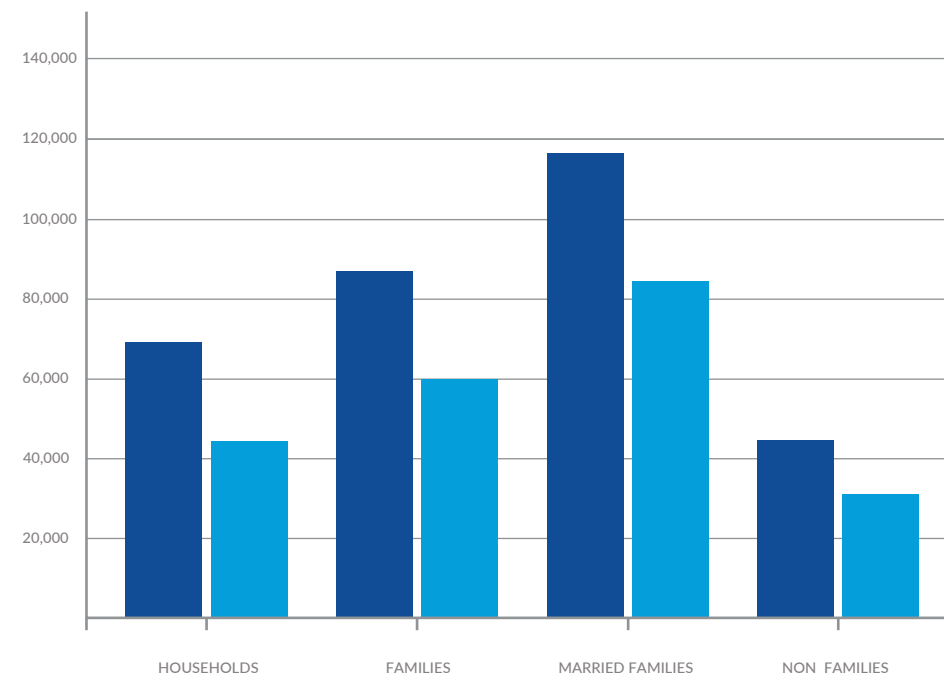


## LAKE CHARLES INCOME BY HOUSE TYPE



## LAKE CHARLES INCOME BY HOUSEHOLD TYPE

NAME	MEDIAN	MEAN
Households	\$ 44,785	\$ 69,554
Families	\$59,921	\$ 87,357
Married Families	\$ 84,571	\$ 116,602
Non Families	\$ 30,643	\$45,017



**3 GOLF COURSES WITHIN  
5 MILES**

## MEDIAN AGE



**35.5**  
TOTAL



**34.2**  
MALE



**37.6**  
FEMALE

**60,112** ADULTS **12,387** WHOM ARE SENIORS

## AGE DEPENDENCY

**64.1** AGE DEPENDENCY RATIO

**26** OLD AGE DEPENDENCY RATIO

**37.1** CHILD DEPENDENCY RATIO



PEOPLE AND  
PLACES IN  
HARMONY.





**MULTI-FAMILY**

**A-D**

4 STORIES  
1&2 BEDROOM UNITS  
AMENITIES  
CLUBHOUSE

**TOTAL** 6,500 SF  
150 UNITS  
+ AMENITIES

**PARKING** 232 SPACES  
MIX OF GARAGE  
AND SPACES

**OFFICE/RETAIL**

**E**

OFFICE 16,416 SF

**F**

RETAIL 8,208 SF

**G**

RETAIL 8,208 SF

**TOTAL** 32,832 SF

**PARKING** 121 SPACES

**RETAIL/RESTAURANT**

**H**

RESTAURANT 6,000 SF

**I**

RESTAURANT 6,000 SF

**J**

RETAIL 12,160 SF

**K**

RESTAURANT 2,760 SF

**TOTAL** 26,920 SF

**PARKING** 123 SPACES

**L**

SECURE ENTRANCE

# 02

## WELCOME TO OUR TOWN CENTER

GROUNDBREAKING  
SEPTEMBER 15, 2022



BUILDING/USE	PARKING RATIO	AREA (SF)	PARKING REQ.
<b>E - OFFICE</b>	3.3	16,416	55
<b>F - RETAIL</b>	4	8,208	66
<b>G - RETAIL</b>	4	8,208	66
<b>H - REST</b>	5	6,000	30
<b>I - REST</b>	5	6,000	30
<b>J - RETAIL</b>	4	12,160	49
<b>K - REST</b>	5	2,760	14

**TOTAL REQUIRED SPACES 244**

STANDARD SPACES

COMPACT SPACES

ADA SPACES

**TOTAL PARKING PROVIDED 301**

**TOTAL REQUIRED SPACES 20**

# PHASE 01

EARLY LEASING



BUILDING/TENANT	AREA (SF)
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**S - SHUCK'S**

ONE OF THE ONLY RESTAURANTS IN LAKE CHARLES ON THE WATER

<b>E - APEX EXECUTIVE SUITES</b>	20,200
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<b>G - ATELIER SALON</b>	6,000
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<b>J - PERFECT ROUND</b>	5,000
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OPEN FOR LEASE

**F - RETAIL**

**H - RESTAURANT**

**I - RESTAURANT**

**K - RESTAURANT**





# 03

## COMMUNITY LIVING

GROUNDBREAKING  
JUNE 15, 2023

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BUILDING/USE	AREA (SF)
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<b>A-D - 4 STORIES</b>	6500
150 UNITS	
1&2 BEDROOMS	
AMENITIES	
CLUBHOUSE	

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<b>TOTAL PARKING PROVIDED</b>	232
MIX OF GARAGE AND SPACES	



## ABOUT MARCEL

MARCEL is an innovative small cap commercial real estate (CRE) development firm. We focus on creating unique, transformative experiences in CRE development that improve the quality and richness of retail shopping, business, entertainment, and community living for our customers, partners, and tenants. Our specialty is smaller, neighborhood destination centers that create a transformational experience for the people who visit them.

We create exciting new opportunities with every project. MARCEL always considers the CRE experience through the eyes of the people, families, and communities who shop, work, and live in the spaces that we create.

AT MARCEL, WE BELIEVE IN  
THE POWER OF PEOPLE AND  
PLACES IN HARMONY.





MARCEL

THE PLACES THAT BRING US TOGETHER

**MARCEL CONTRABAND POINTE**  
LAKE CHARLES, LA

BROKER

[LEASING@MARCELGROUP.COM](mailto:LEASING@MARCELGROUP.COM)

281-363-1336

[MARCELGROUP.COM](http://MARCELGROUP.COM)

All information contained is subject to change. Maps may not be drawn to scale, and prices, land, builders and specifications are subject to change without notice. Locations of existing buildings, roads, paths and amenities are approximate and additional facilities not yet shown may be added in the future.

August 2022

