



Cajun Heights RV Sites

3401 E Prien Lake Road, Lake Charles, LA 70615



OPPORTUNITY REPORT

2026

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In Association with

Scott Reid & ParaSell, Inc.

A Licensed Louisiana Broker

#BROK.995707070-CORP

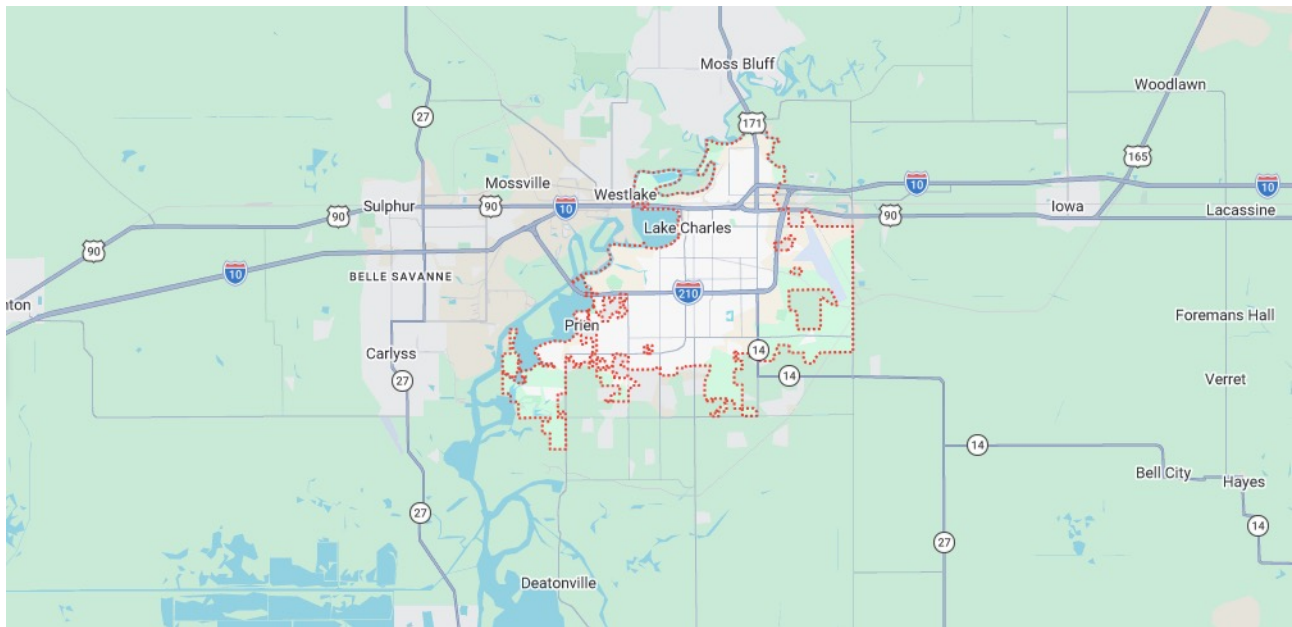
Costa Mesa, California



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LOCAL AREA



- **Lake Charles** is the [fifth-most populous city](#) in the [U.S. state](#) of [Louisiana](#), and the [parish seat](#) of [Calcasieu Parish](#), located on the [namesake lake](#), [Prien Lake](#), and the [Calcasieu River](#). Founded in 1861 in Calcasieu Parish, it is a major industrial, cultural, and educational center in the [southwest region](#) of Louisiana. As of the [2020 U.S. census](#), Lake Charles's population was 84,872.^[8]
- The city and metropolitan area of **Lake Charles** is considered a significant center of [petrochemical](#) refining, gambling, tourism, and education, being home to [McNeese State University](#) and [Sowela Technical Community College](#). Because of the lakes and waterways throughout the city, [metropolitan Lake Charles](#) is often called the "Lake Area"
- **Lake Charles**, located on a level plain about 30 miles (48 km) from the [Gulf of Mexico](#), has an elevation around 13 feet (4.0 meters) above sea level,^[17] and is located on the banks of the [Calcasieu River](#) in [southwestern Louisiana](#). It borders both [Lake Charles](#) and [Prien Lake](#). [Contraband Bayou](#), [Henderson Bayou](#), and [English Bayou](#) flow through the city. Oak and pine trees dot the landscape; the lumber industry was once the main economic engine of the area. The [Calcasieu Ship Channel](#), which allows large, ocean-going vessels to sail up from the gulf, also borders the city. The 2010 census recorded Lake Charles' total land size was 48.6 sq mi . According to the [United States Census Bureau](#),^[18] the city has a total area of 44.8 square miles (116.0 km²), of which 2.7 square miles (7.1 km²), or 6.12%, is covered by water.
- A **seven-year** bridge project is underway along with the major **LNG Plants** nearby, make Lake Charles a prime location.



PROPERTY PROFILE



Name of Park: Cajun Heights RV Sites

Location: Lake Charles, Louisiana

Land Size: 1.09 Acres

Type of Park: All Age Community

of Spaces: (29) RV Spaces – with Adapters
to Accommodate for (3) More Spaces

Utilities: Electric, Water, Sewer – Park Paid

Trash & Internet (upon request) – Tenant Paid

Amenities: Picnic Benches



**NEAR MAJOR STORES,
RESTAURANTS,
ATTRACTIONS,
LNG PLANTS,
& 7-YEAR BRIDGE PROJECT**

**ADJACENT RV PARK
& SURROUNDING LAND
AVAILABLE**

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PROPERTY PROFILE

BUSINESS RATE
2375 E CAMELBACK RD STE 600
PHOENIX AZ 85016-3493

0000141965
P4 T258 R55402

55402 AV 0.372
CAJUN HEIGHTS RV SITES
3401 E Prien Lake Rd
Lake Charles, LA 70615-5408



Cajun Heights RV Sites Top RV Park in Lake Charles, 70615 for 2026

RECENT WINNERS



Dear Cajun Heights RV Sites Team,

We are pleased to inform you that Cajun Heights RV Sites has been officially recognized as a TOP 3 of 2025 Lake Charles, 70615 Award Winner in the RV Park category - an honor based on verified data from Google Reviews, as analyzed and certified by BusinessRate. BusinessRate provides intelligent ranking solutions and comprehensive review management services to help local businesses thrive in competitive markets through data-driven insights and proven strategies.

This recognition is part of the BusinessRate TOP 3 of 2025 Awards, which identify local leaders in customer satisfaction, brand reputation, and service excellence. Your BusinessRate Score is a complete performance metric that combines all factors with a simple, easy-to-understand score. This comprehensive rating shows how your business ranks against local competitors.

TRUSTED BY LEADING BRANDS



Congratulations again on this outstanding achievement; earned not by application or nomination, but by the authentic feedback of your own customers.

Warm regards,

Kyle Pittman
TOP 3 of 2025 Lake Charles, 70615 Awards

Powered by Google Reviews

NEXT STEP:

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view the rankings, awards
and digital images



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PROPERTY PROFILE

Cajun Heights RV Sites

3401 E. Prien Lake Road, Lake Charles, LA, 70615

SUMMARY

Date Surveyed: May-26
 Total Spaces: 29
 Vacant Spaces/Homes: 0
 Year Built: 1991
 Sewer / Septic: City
 Well / City Water: City
 Type of Park: AA
 Units Owned: 0

AMENITIES

Picnic Tables

	# of Spaces			
HOW MANY TOTAL MHP SPACES	0			
HOW MANY RV SPACES	29			
HOW MANY APT	0			
HOW MANY SFR	0			
HOW MANY OTHER	0			
HOW MANY OTHER	0			
Total/Average	29			

		Utilities	Paid By	Direct/ Sub
APN	01352066B	DIRECT OR SUB-METERED ELECTRICITY	Park	Direct
Zoning	0	DIRECT OR SUB-METERED GAS	Tenant	Sub
Acreage	1.09	DIRECT OR SUB-METERED WATER	Park	Direct
Density	26.61	DIRECT OR SUB-METERED TRASH	Park	Direct
Rental Agreement	0	DIRECT OR SUB-METERED SEWER	Park	Direct
Rent Control	0	DIRECT OR SUB-METERED CABLE/INTERNET	Park	Direct

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FINANCIAL PROFILE & PRICING RENT ROLL

SPACE	SPACE TYPE	SPACE RENT
1	RV	\$525
2	RV	\$525
3	RV	\$489
4	RV	\$490
5	RV	\$525
6	RV	\$475
7	RV	\$490
8	RV	\$300
9	RV	\$490
10	RV	\$489
11	RV	\$525
12	RV	\$550
13	RV	\$525
14	RV	\$525
15	RV	\$480
16	RV	\$498
17	RV	\$400
18	RV	\$525
19	RV	\$490
20	RV	\$489
21	RV	\$495
22	RV	\$490
23	RV	\$490
24	RV	\$488
25	RV	\$384
26	RV	\$480
27	RV	\$555
28	RV	\$555
29	RV	\$600

VACANT LOT
EMPLOYEE
PARK OWNED COACH
NO SPACE

MOBILE HOME SPACES	0
RV SPACES	29
APT'S	0
SFR'S	0
OTHER	0
OTHER	0
TOTAL SPACES	29
PARK OWNED MOBILE HOMES	0

AVERAGE SPACE RENT	
MHP SPACES	\$0
RV SPACES	\$495
APT	\$0
SFR	\$0
OTHER	\$0
OTHER	\$0
POH	\$0

MONTHLY INCOME TOTALS	
PURE MH SPACE RENT	\$0
RV SPACES	\$14,342
APT	\$0
SFR	\$0
OTHER	\$0
OTHER	\$0
POH	\$0
TOTAL MONTHLY INCOME	\$14,342.00

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RENT-MARKET SURVEY

Cajun Heights RV Sites					3401 E. Prien Lake Road, Lake Charles, LA, 70615
Date	January-26	Utilities	Paid By	Amenities	
Spaces	29	Electric-paid by	Park	Picnic Tables	
Vacant	0	Gas-paid by	Tenant		
Occupancy Rate		Water-paid by	Park		
Sewer/Septic	City	Trash-paid by	Park		
Well/City H2O	City	Septic-paid by	Park		
Type of Park	AA	Cable-paid by	Tenant		
# Park Owned	0				
Rent Control					
POH Rent	\$0				
MIX	Daily				
Mobile Home:	0				
RV:	\$525				

Cooling Springs RV Resort					5400 Highway 90 East, Lake Charles, LA 70615
Date	May-26	Utilities	Paid By	Amenities	
Spaces	39	Electric-paid by	Park	Laundry Room	
Vacant	0	Gas-paid by		Restrooms	
Occupancy Rate	100%	Water-paid by	Park	Showers	
Sewer/Septic	City	Trash-paid by	Park	Cable TV	
Well/City H2O	City	Septic-paid by	Park	Wi-Fi	
Type of Park	AA	Cable-paid by			
# Park Owned	0				
Rent Control	0				
POH Rent					
Mix	Daily				
Mobile Home:	\$0				
RV:	\$630				

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RENT-MARKET SURVEY

Rustic Oak RV Park					3403 Broad St., Lake Charles, LA 70601
Date	May-26	Utilities	Paid By	Amenities	
Spaces	54	Electric-paid by	Park	Laundry Room	
Vacant	0	Gas-paid by		Restrooms	
Occupancy Rate	100%	Water-paid by	Park	Showers	
Sewer/Septic	City	Trash-paid by	Park		
Well/City H2O	City	Septic-paid by	Park		
Type of Park	AA	Cable-paid by			
# Park Owned	0				
Rent Control	0				
POH Rent					
Mix	Daily				
Mobile Home:	\$0				
RV:	\$575				

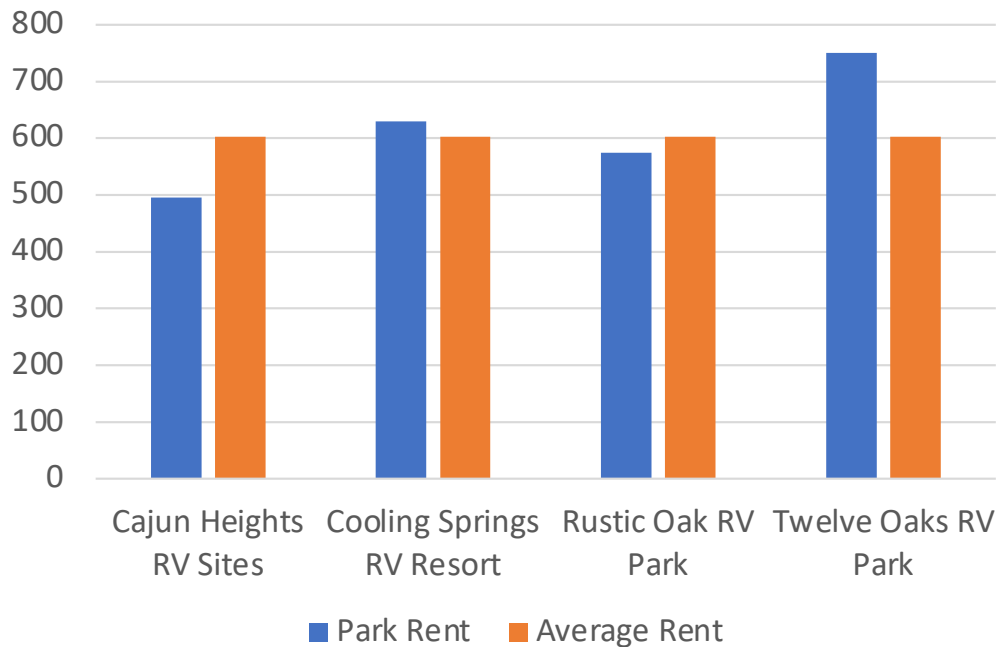
Twelve Oaks RV Park					220 S Elk St, Hemet, CA
Date	May-26	Utilities	Paid By	Amenities	
Spaces	104	Electric-paid by	Park	Pool w/ Poolhouse	
Vacant	0	Gas-paid by	Tenant	Restrooms	
Occupancy Rate	100%	Water-paid by	Park	Showers	
Sewer/Septic	City	Trash-paid by	Park	Meeting Room	
Well/City H2O	City	Septic-paid by	Park	Patio w/ BBQ	
Type of Park	AA	Cable-paid by	Park		
# Park Owned	0				
Rent Control	0				
POH Rent					
Mix	High Rent				
Mobile Home:	\$0				
RV:	\$750				

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RENT-MARKET SURVEY

PARK NAME		AA or 55+ TOTAL SPACES		RENT	OCCUPANCY RATE
Cajun Heights RV Sites		AA	29	\$495	100%
Cooling Springs RV Resort		AA	39	\$630	100%
Rustic Oak RV Park		AA	54	\$575	100%
Twelve Oaks RV Park		AA	104	\$750	100%
SURVEY AVERAGES:			47	\$603	100%

SUMMARY OF SURVEY DATA



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FINANCIAL PROFILE & PRICING INCOME & EXPENSES

INCOME

Gross Scheduled Rents:	\$172,103
Utility Income:	\$0
Laundry Income:	\$0
Gross Income:	\$172,103
Less Vacancy Rate Reserve:	\$0
Total Income:	\$172,103

EXPENSES

Millage Rate:	0.0121	\$9,666	*
Special Asses:		\$0	
Insurance:		\$5,000	
Payroll:		\$3,600	*
Office Expense:		\$0	
Maintenance & Repair:		\$6,456	
Utility:		\$37,217	
Professional Fees:		\$0	
Total Expenses:		\$61,938	

Net Operating Income: \$110,165

* Denotes Expense added by Selling Broker

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FINANCIAL PROFILE & PRICING

PARK ASKING PRICE: \$800,000

* PROPOSED DOWN PAYMENT: \$800,000 100%

PRICE PER SPACE: \$20,000

*PROPOSED FIRST TRUST DEED: \$0

SCHEDULED GROSS INCOME: \$172,103

NET OPERATING INCOME: \$110,165

*PROPOSED DEBT SERVICE: \$0

CASH ON CASH RETURN: 13.77%

RETURN: 13.77%

CAPITALIZATION RATE: 13.77%

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