

INVESTMENT / USER OPPORTUNITY - FOR SALE

Long Term Care Hospital or Behavioral Health Conversion **Offering Memorandum**

1401 Ezell Street, Ruston, Louisiana 71270



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Table of Contents

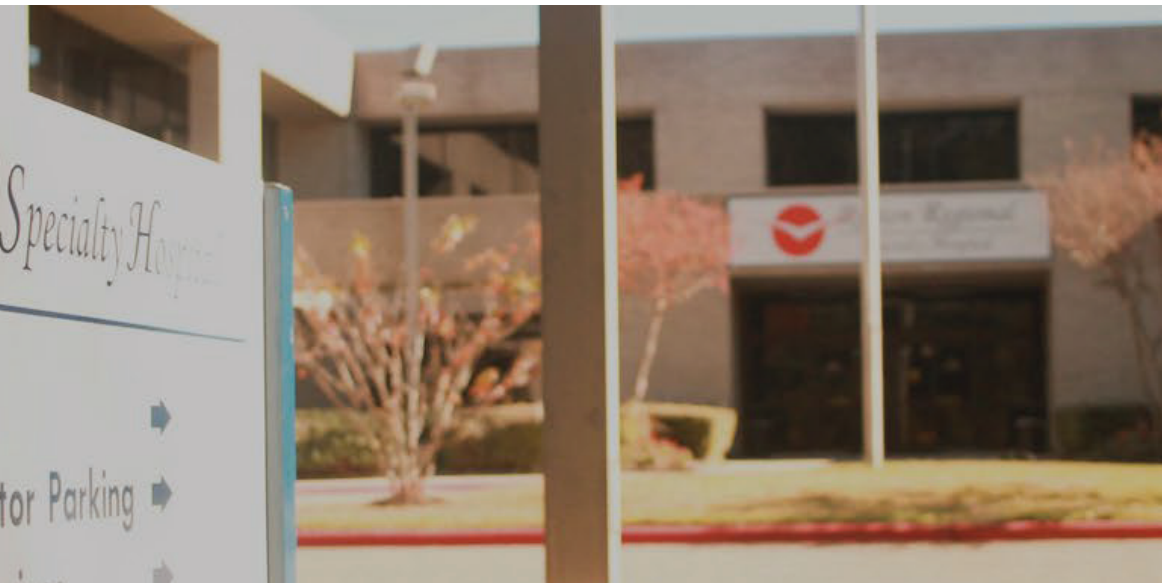
Executive Summary	3	Market Area	
		Ruston Overview	12-13
Property		Demographics	
Property Profile	4	Market Area Demographics	14-15
Zoning Summary	5	Market Area Health Expenditures	16
Site Plan	6		
Floorplan	7	Confidentiality & Disclaimer	17
Aerials			
Property Aerial	8		
Local Aerial	9		
Healthcare Aerial	10		
Photos			
Property Photos	11		



Executive Summary

Colliers is proud to exclusively present 1401 Ezell Street, a 90 bed long term acute care hospital located in Ruston, LA. This well maintained building is located just minutes from I-20 and blocks from downtown Ruston and Louisiana Tech University – Louisiana’s second largest university as well as Grambling State University. This 2 story building presents a unique opportunity to treat a largely underserved market of patients with sub-acute needs or behavioral health disorders such as in-patient psychiatry, substance use disorders or primary Mental health.

The NW Louisiana corridor of Ruston/Shreveport/Monroe MSA contains over 1.2MM residents and a multitude of large companies and is home to Barksdale Air Force Base. This facility is well positioned to serve the NW Louisiana corridor with superior access to I-20 and is just 5 blocks from Northern Louisiana Medical Center. In addition to Louisiana Tech University, Ruston is also home to Grambling State University and is in close proximity to Northwestern State University of Louisiana, and University of Louisiana Monroe representing more than 27,000 college students within 80 miles.



PROPERTY SNAPSHOT

Address	1401 Ezell Street Ruston, LA
Building Area	86,210 SF
Site Area	6.48 Acres
Units	45
Beds	90
Year Built	1988
Floors	Single-Story

PROPERTY HIGHLIGHTS

Two inpatient rehab gyms

Above ground indoor therapy
pool

Imaging suite

Group rooms

Commercial kitchen

Covered drop off area



Property Profile

The Ruston facility is a purpose-built inpatient rehab hospital that was completed in 1988 and converted to LTACH use in 1997. The facility contains two inpatient rehab gyms (inpatient and outpatient), an above-ground indoor therapy pool, an imaging suite, cafeteria with commercial kitchen, and other therapy rooms. The LTACH is adjacent to Northern Louisiana Medical Center, a Community Health Systems hospital. The medical campus is surrounded primarily by vacant land, commercial, and industrial facilities.



Roof Materials

Flat, rolled asphalt surface

Parking Lot

Asphalt paved parking area

Sprinkler

Automatic dry sprinkler system. Standpipes are also located in the stairwells.

Alarm System

Fire alarm system and smoke and fire detectors, as well as a Fisher Berkley nurse call system.

Power

Typical and adequate with a 1,200-amp GE switchboard. There is a 300KW diesel-powered Kohler emergency generator on site with 4,000-gallon underground fuel storage tank.

Elevators

Three two-stop Dover hydraulic elevators, 2-passengers and 1 freight

Building Exteriors

Steel framing with brick veneer exterior and insulated aluminum windows.

Water Heaters

Two Mammoth gas water heaters with an independent storage tank. Hot water recirculation pumps and thermostatic mixing valves are included.

HVAC

Mammoth water source heat pumps located above the ceiling, (2) Ajax hot water boilers, (2) centrifugal pumps and an Evapco closed circuit fluid cooler.



Zoning Summary

The subject property contains the following zoning and permitted use:

Current Zoning Summary	
Type	Description
County	Lincoln County
Current Zoning	B-3 (General Business)
Existing Land Use	Medical Facility
Adjacent Property Zoning Classification	North: B-3 East: Right of Way South: B-3 West: Right of Way
Special Permitting, Conditions, Variances, Ordinances	There are no special permits, conditions, variances, or ordinances associated with the property





Floorplan - 2nd Floor

46 Patient Rooms; 75 Beds

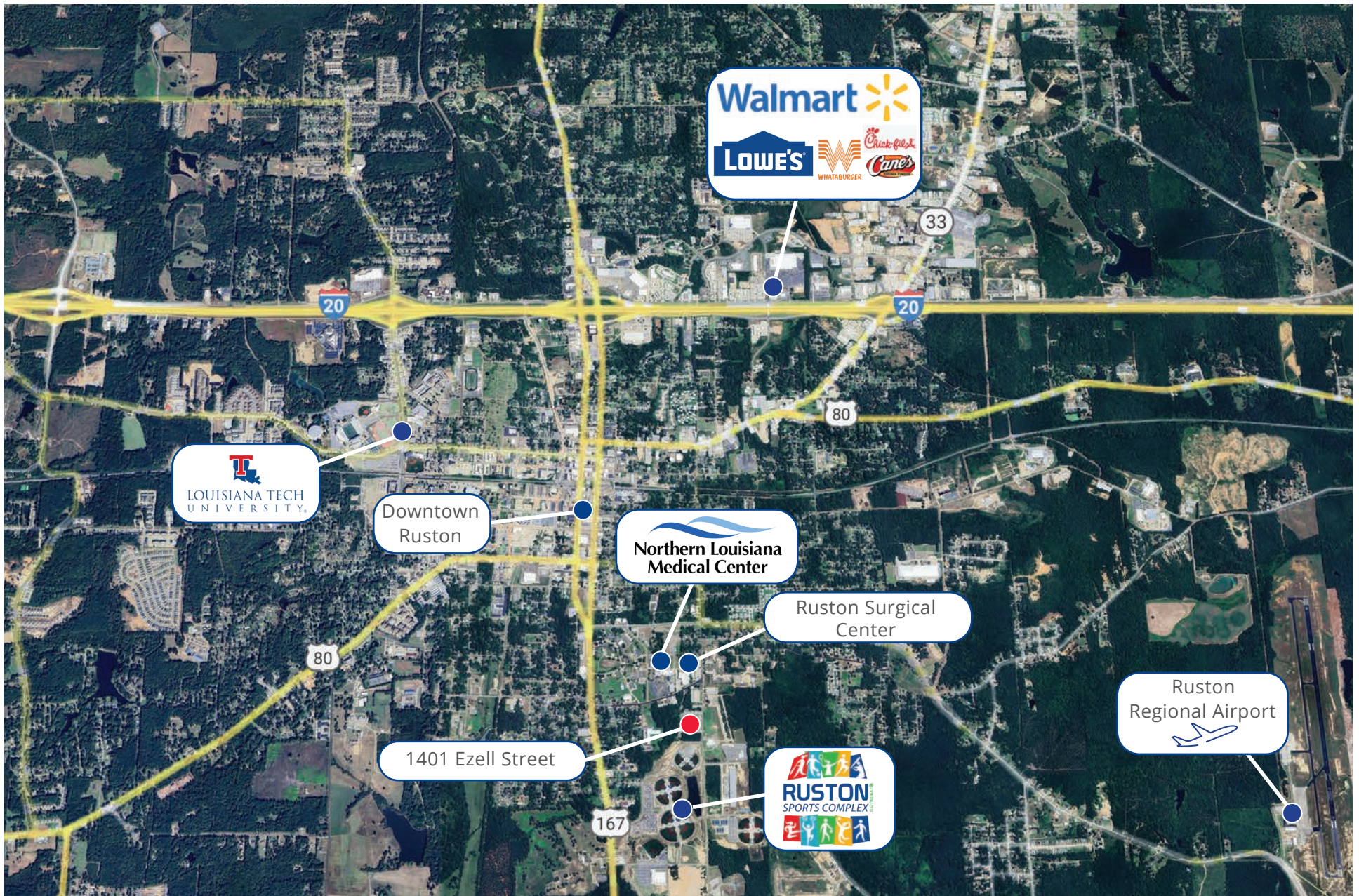




Property Aerial



Local Aerial





Property Photos





Area Overview

Ruston

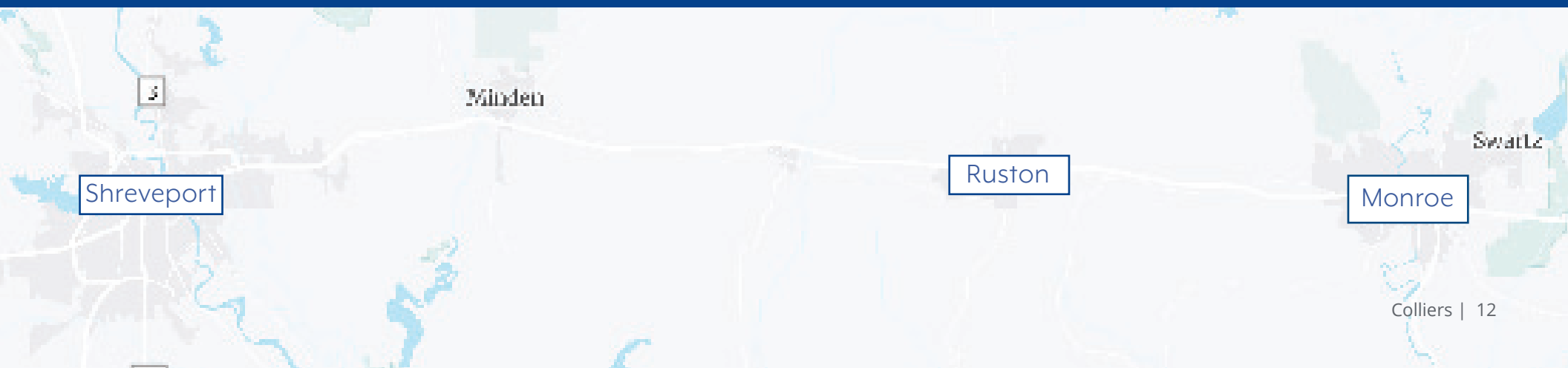
Located in North Louisiana, Ruston & Lincoln Parish is known for its lively college-town atmosphere, 25-block historic downtown district, thriving arts culture, and scenic outdoor attractions.

Shreveport

1 hour west of Ruston sits the third-most populous city in Louisiana after New Orleans and Baton Rouge. Ochsner LSU Health Shreveport - Academic Medical Center serves as the largest hospital in Shreveport and is North Louisiana's only Level 1 trauma center

Monroe

30 minutes east of Ruston is the largest city in Northeast Louisiana, and is the home to the University of Louisiana at Monroe, and situated on Interstate Highway I-20. Ochsner LSU Health - Monroe Medical Center is the largest hospital in Monroe. St Francis Medical Center serves the area as a Level 3 trauma center.



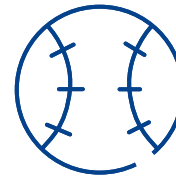


Ruston Overview



Education

The area is home to two public 4-year universities, Louisiana Tech University and Grambling State University. The total student population in Ruston is 16,762.



Ruston Sports Complex

The Ruston Sports Complex is the premier sports facility in the southern region. The state-of-the-art complex resides on a sprawling 185-acre site.



Area Hospital

Northern Louisiana Medical Center is a 130-bed acute care hospital providing an array of medical services including a women's center, cardiology, cardiac rehab, intensive care, orthopedics, pulmonology, and the Circle program. Affiliated facility includes Ruston Surgical Center, which offers outpatient surgery, pain management and sleep studies.



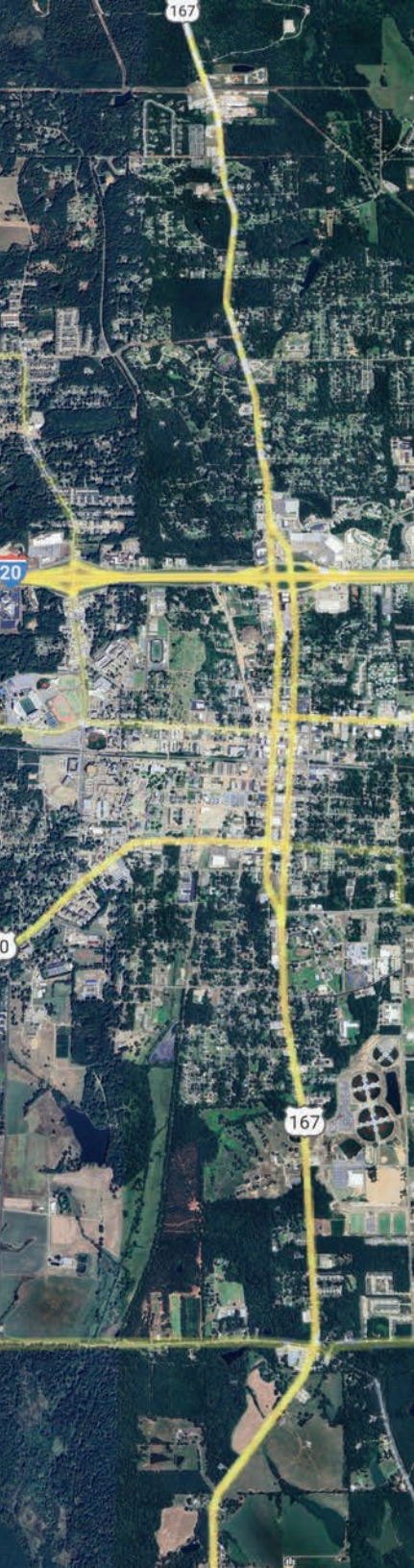
Downtown

Ruston's historic downtown is the local hub for all things food, art, and entertainment. Discover more than 50 local shops, restaurants, and attractions.



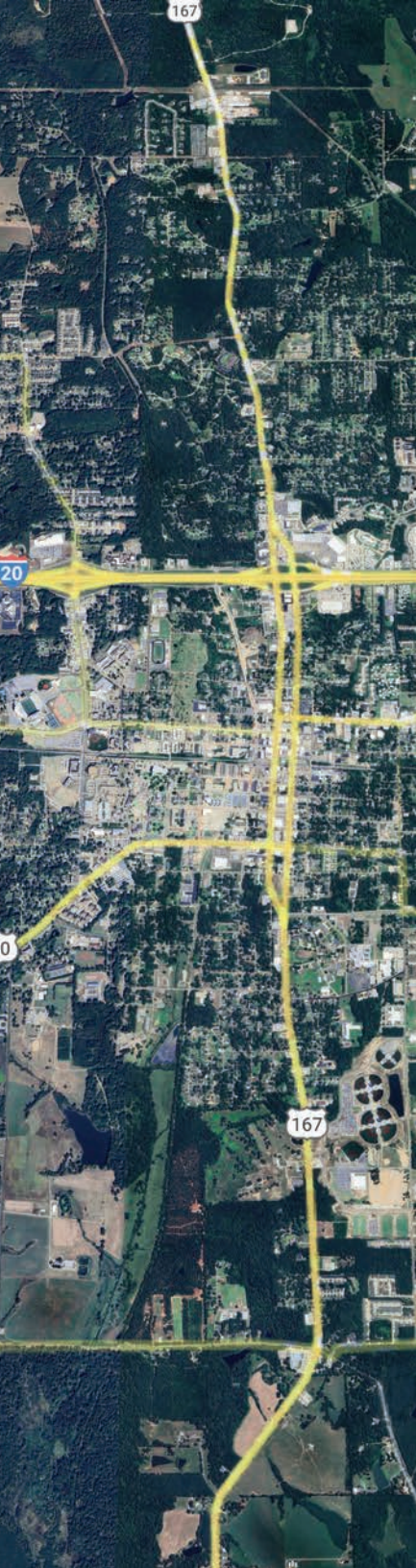


Market Area Demographics



Demographic	3 Mile Radius	10 Mile Radius	30 Mile Radius
Population Summary			
2024 Estimated Population	24,827	44,503	157,573
2029 Projected Population	24,862	44,568	156,115
2010-2020 Annual Pop Change (CAGR)	0.13%	0.37%	0.17%
Household Summary			
2024 Estimated Households	9,706	16,639	63,033
Income and Home Value			
2024 Average Household Income	\$54,335	\$62,288	\$72,250
2029 Average Household Income	\$60,725	\$70,712	\$83,477
2024 Median Household Income	\$33,503	\$39,534	\$50,203
2029 Median Household Income	\$38,889	\$49,619	\$57,678
2024 Disposable Income, Net Worth, Wealth			
Average Disposable Income	\$45,099	\$51,034	\$58,171
Average Net Worth	\$305,728	\$465,805	\$684,959

Population by Age and Sex	3 Mile Radius		10 Mile Radius		30 Mile Radius	
Age 18+	20,277	81.7%	35,902	80.7%	123,985	78.7%
Age 65+	3,141	12.8%	6,335	14.2%	28,741	18.3%
2024 Median Age	27.2 yrs		29.4 yrs		38 yrs	



Market Area Demographics Cont.

Demographic	3 Mile Radius		10 Mile Radius		30 Mile Radius	
2024 Educational Attainment						
High School Graduate or GED	3,456	25.8%	7,102	28.1%	38,360	36.0%
Completed or Partial Associates, Bachelor, and/or Graduate/Professional Degree	8,842	65.8%	15,796	62.4%	54,163	52.3%
2024 Labor Force						
2024 Civilian Pop Age 16+ in Labor Force	11,143		20,147		70,598	
2024 Unemployment Rate	4.0%		4.6%		4.5%	
2024 Occupation						
White Collar	56.4%		58.6%		56.9%	
Blue Collar	16.0%		15.8%		18.1%	
Other Occupations	16.1%		17.5%		24.2%	
Healthcare Practitioner/Technician	470	4.4%	1,031	5.4%	5,444	8.1%
Healthcare Support	600	5.6%	999	5.2%	2,538	3.8%
Personal Care/Service	531	5.0%	714	3.7%	1,738	2.6%
2024 Average Household Annual Consumer Expenditures						
Annual Budget Expenditure	\$48,735		\$55,715		\$64,638	
Retail Goods	\$15,793		\$18,457		\$21,999	
Alcoholic Beverages	\$336		\$366		\$399	
Health Care	\$3,710		\$4,442		\$5,450	



Market Area Health Expenditures

	3 Mile Radius		10 Mile Radius		30 Mile Radius	
Annual Expenditures	Avg Household Amount Spent	Total	Avg Household Amount Spent	Total	Avg Household Amount Spent	Total
Health Care	\$3,709.85	\$36,007,823	\$4,442.09	\$73,911,945	\$5,450.01	\$343,530,617
Medical Care	\$1,294.89	\$12,568,161	\$1,537.10	\$25,575,870	\$1,879.05	\$118,442,188
Physician Services, Nonprescription Drugs, Prescription Drugs	\$466.11	\$4,524,102	\$555.63	\$9,245,014	\$679.82	\$42,850,654
Health Insurance	\$2,414.97	\$23,439,662	\$2,904.99	\$48,336,075	\$3,570.96	\$225,088,430
Blue Cross/Blue Shield	\$642.7	\$6,238,471	\$795.67	\$13,239,203	\$984.06	\$62,028,185
Fee for Service Health Plan	\$481.48	\$4,673,246	\$551.63	\$9,178,594	\$643.72	\$40,575,786
HMO	\$330.58	\$3,208,656	\$379.63	\$6,316,628	\$448.83	\$28,291,219
Medicare Payments	\$591.80	\$5,743,999	\$728.60	\$12,123,200	\$930.45	\$58,648,993
Long Term Care Insurance	\$31.88	\$309,434	\$39.05	\$649,677	\$48.94	\$3,084,980
Dental Care Insurance	\$85.05	\$825,454	\$99.05	\$1,648,124	\$116.08	\$7,317,148
Vision Care Insurance	\$23.02	\$223,457	\$26.38	\$438,908	\$30.50	\$1,922,507
Prescription Drug Insurance	\$4.17	\$40,444	\$5.09	\$84,774	\$6.29	\$396,552
Other Single Service Insurance (3)	\$7.91	\$76,814	\$9.04	\$150,403	\$10.84	\$683,332
Medicaid Premiums	\$7.00	\$67,948	\$7.21	\$119,953	\$7.52	\$473,886
Tricare/Military Premiums	\$6.21	\$60,249	\$7.78	\$129,379	\$9.51	\$599,133
Children's Health Ins Program Premiums	\$0.54	\$5,217	\$0.58	\$9,636	\$0.64	\$40,425



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