

# OWNER/USER MEDICAL OFFICE BUILDING IN GROWING MARKET

3995 STERLINGTON RD, MONROE, LA 71203



CONFIDENTIAL INVESTMENT MEMORANDUM



## Important Information Concerning this Memorandum


This Confidential Investment Memorandum (the “Memorandum”) has been prepared by Zeustra, LLC (“Zeustra”) on behalf of the ownership and is being provided to a select group of potential investors who may be interested in evaluating a possible transaction involving the property.

The Memorandum is intended solely for informational purposes to assist recipients in determining whether they wish to proceed with further investigation of the opportunity. It is provided subject to the execution of a Confidentiality Agreement, and the information contained herein is based on data obtained from sources believed to be reliable. However, neither the Company nor Zeustra makes any representations or warranties, express or implied, as to the accuracy or completeness of the information provided.

This Memorandum contains certain statements, estimates, and projections regarding the anticipated performance of the Property. These forward-looking statements reflect various assumptions that may or may not prove to be accurate. Recipients should conduct their own independent investigations and analysis. Nothing contained herein should be considered a guarantee or representation of future results.

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Neither the delivery of this Memorandum nor any subsequent communications shall be deemed to imply that there has been no change in the business, condition, or affairs of the Company or the Property since the date of this Memorandum. Zeustra and the Company expressly disclaim any obligation to update this Memorandum or to correct any inaccuracies that may become apparent. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, any securities in any jurisdiction where such offer or solicitation would be unlawful. Parties who do not wish to pursue the opportunity, or who are requested to do so by Zeustra or the Company, must promptly return or destroy all materials received, including this Memorandum and any related information, without retaining any copies.



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Any questions or requests for additional information should be addressed to ZEUSTRA, LLC, to the attention of the following individuals.

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**ZEUSTRA**

Medical Real Estate Advisors

I. EXECUTIVE  
SUMMARY



# EXECUTIVE SUMMARY

## OVERVIEW

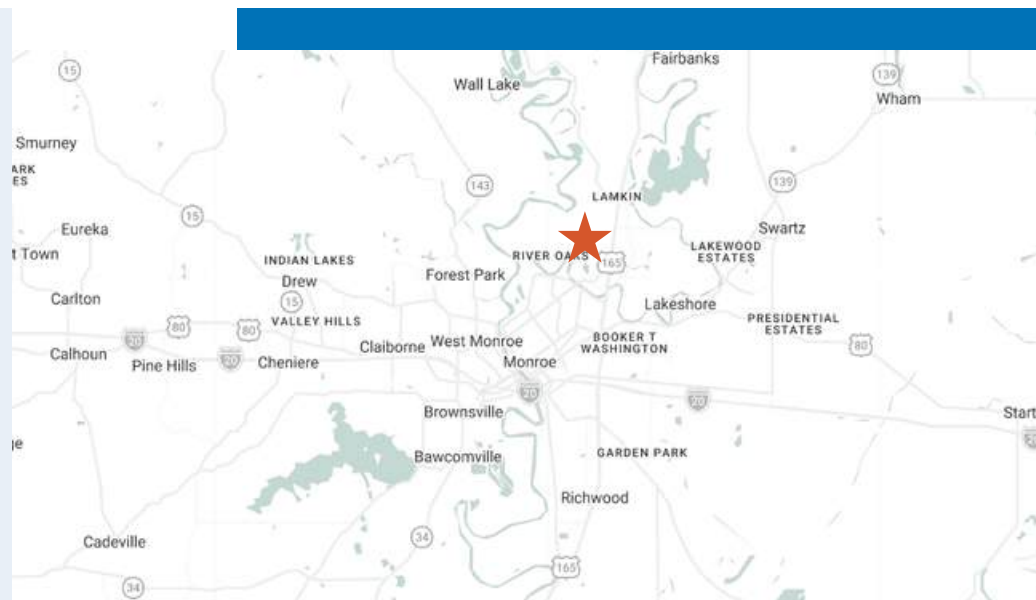
Zeustra Healthcare Real Estate Advisors is pleased to present a rare opportunity to acquire a purpose-built, institutional-grade medical office facility strategically located at 3995 Sterlington Road on the Highway 165 North corridor in Monroe, Louisiana. Originally constructed in 2011 for Glenwood Regional Medical Center, this property was engineered to clinical standards featuring lead-lined walls, a dedicated MRI suite, and clinical-grade infrastructure throughout. Situated on ±1.19 acres with abundant surface parking, the asset is being offered fee simple and includes all furniture, fixtures, and equipment remaining on-site, providing a qualified buyer with an accelerated path to operational readiness.

3995 Sterlington Road is uniquely positioned to benefit from a historic economic transformation underway in Northeast Louisiana. Meta has selected Richland Parish — just 30 miles east of Monroe — as the site of its \$10 billion AI data center, the company's single largest data center globally, spanning over 4 million square feet on a 2,250-acre campus. The project is driving approximately 6,000 peak construction workers into the region through 2030, with 500 or more permanent high-wage positions to follow. Monroe is already experiencing the effects: sales tax collections are up 10% year-over-year, housing demand has surged, and national investors and developers are entering the market. A growing workforce population with employer-sponsored insurance represents a direct, durable driver of patient demand for the specialty and diagnostic services this facility is designed to support.

With its institutional construction pedigree, irreplaceable imaging infrastructure, and position in a market experiencing genuine and measurable economic momentum, 3995 Sterlington Road represents a compelling owner-user acquisition for a physician practice or specialty group seeking to establish or expand its presence in Monroe.

### Property Information

Total SF	9,799 Sf +/-
Price	\$1,659,000
Cost Basis	\$169 PSF
Year Renovated	2011
Parking	58 Spaces
Lot Size	1.2 AC
Zoning	B3







# PHOTOS







# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS



### Irreplaceable Medical-Grade Infrastructure

- Lead-lined rooms capable of supporting X-ray, fluoroscopy, and related modalities are in place — no retrofit required
- On-site MRI unit (currently demagnetized) included in the sale
- Constructing equivalent shielding and imaging infrastructure from scratch would require a significant investment in, plus a 12-to-24-month permitting and build timeline
- Sale includes all remaining FF&E — further reducing capital outlay and time-to-open vs. a conventional shell



### Prime Hwy 165 North Corridor — Monroe's Growth Address

- High-traffic suburban corridor with strong daytime population and retail anchors
- Surrounded by growing residential neighborhoods; ±53,000 residents within 5 miles
- Minutes from Monroe Regional Airport, University of Louisiana Monroe, and major hospital systems



### Monroe Market Momentum — Powered by \$10B Meta Investment

- Meta's \$10B AI data center — its largest globally — is under construction 30 miles east, driving ~6,000 peak workers into the region
- Monroe sales tax collections up 10% YoY; hotels, housing, and air travel all surging
- 500+ permanent high-wage jobs and 1,000+ indirect jobs projected upon full build-out through 2030
- Growing workforce population with employer-sponsored insurance translate to durable, expanding patient demand for specialty and imaging services



# LOCATION & ECONOMIC OVERVIEW

Monroe, Louisiana is anchored by a diversified regional economy spanning healthcare, education, agriculture, and a rapidly expanding technology and logistics sector. Situated on the Highway 165 North corridor in suburban North Monroe, 3995 Sterlington Road is strategically positioned along one of the city's primary commercial arteries — offering high visibility, strong access, and a patient-draw area encompassing over 53,000 residents within five miles.

The property sits within close proximity to Glenwood Regional Medical Center and St. Francis Medical Center, two of the region's leading acute care providers. The University of Louisiana Monroe — with over 8,000 students and a growing health sciences program. Monroe Regional Airport is approximately 10 minutes away.

Northeast Louisiana is in the early stages of a generational economic transformation driven by Meta's selection of Richland Parish — 30 miles east of Monroe — as the site of its \$10 billion AI data center, the company's single largest data center globally. Spanning over 4 million square feet on a 2,250-acre campus, the project broke ground in January 2025 and is expected to remain under active construction through 2030.

The economic impact is already measurable on the ground in Monroe. Sales tax collections are up 10% year-over-year. Hotel and restaurant demand has surged. American Airlines added service to Monroe Regional Airport. National developers are actively pursuing projects in the city. An independent economic impact study commissioned by Grow NELA projects billions in cumulative regional benefit over the construction and operational life of the project.

As Monroe's population, workforce, and economic base continue to expand, demand for high-quality outpatient healthcare will grow in step. 3995 Sterlington Road is uniquely positioned to serve that demand, offering a buyer the infrastructure to begin operations immediately and a market that is only getting larger.







