

AVAILABLE FOR SALE OR LEASE



Built as a Micro-Hospital Medical Facility

3730 Nelson Road, Lake Charles, LA 70605



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Property Overview

Address	3730 Nelson Road
City, State, Zip	Lake Charles, Louisiana 70605
Original Property Use	Micro-Hospital
Bed Count	10 Private Emergency Rooms, 10 Private Inpatient Rooms
Year Built	2017
Building Size (SF)	32,982 SF
Lot Size (AC)	+/- 7.34 AC



1. Claritas. 2. RevistaMed. 3. Southwest Louisiana economic overview supplement, 9/13/2023

Highlights

Rare plug and play opportunity in a fast growing market among aging competitors

- Remarkable population growth within a 5 minute drive time from Property of 19.2% since 2010 (compared to the national average of 5.8%)¹
- Located in the thriving Lake Charles medical corridor, offering a wealth of referral possibilities, and only 0.7 miles from CHRISTUS Ochsner Lake Area Hospital
- 91% of population within a 3 mile radius is insured, of which 77% is private insurance²
- Southwest Louisiana employs approximately 23% of its residents in high-paying (2x average earnings) manufacturing, construction, and utilities jobs compared to 14% nationally³
- 1.7 miles from the famous L'Auberge Casino Resort and Golden Nugget Casino
- Direct Access to I-210. Only Hospital in Lake Charles less than 0.5 miles from I-210
- Property constructed to hospital/institutional-grade standards
- Expandable design with contiguous property available for future expansion

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Property Description

Situated in central Lake Charles, Louisiana, this pristine medical facility was developed as a micro-hospital that was licensed and opened in 2017. A Class A structure spanning ~33,000 square feet on a 7.34-acre parcel located at 3730 Nelson Road, its institutional-grade construction and robust infrastructure can serve additional expansion space.

Currently, the facility comprises 10 private emergency room beds, 10 private inpatient beds, a laboratory, radiology including CT and digital X-ray, pharmacy, a cardiac suite, and a lobby area amongst other features. MRI was planned and can be easily added to the property.



Property Use / Adaptive Reuse

Originally operating as a micro-hospital, the property's utility is not limited to micro-hospital service. With modest modification, the facility could capably serve as a freestanding emergency facility, urgent care or physician practice clinic. With an additional level of retrofit, the almost 33,000 square foot footprint could serve as an inpatient rehabilitation facility, behavioral health hospital, or long-term acute care hospital.

The rear ~3.2 acres are undeveloped and usable to expand the facility via a streamlined Lake Charles approval process. Additionally, contiguous land parcels may be available for further campus expansion if desired.

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Location Overview

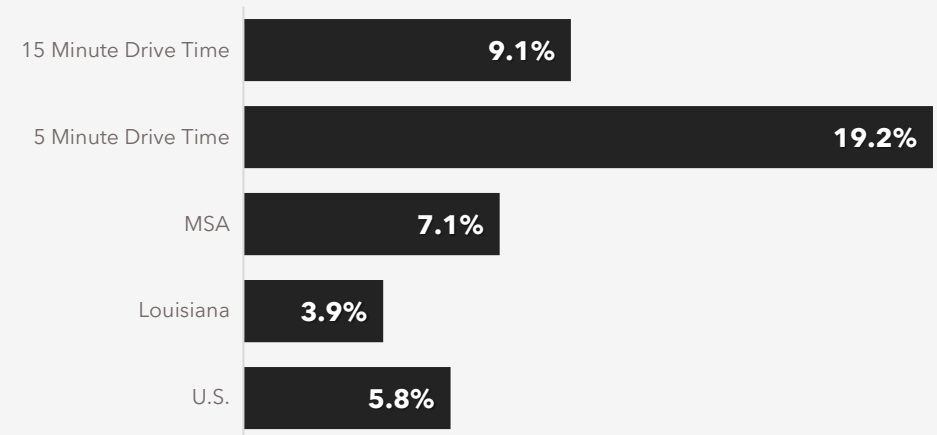
As the fifth-largest city in Louisiana, Lake Charles graces the shores of Lake Charles, Prien Lake, and the Calcasieu River. Founded in 1867, it has evolved into a vibrant industrial, cultural, and educational hub. A bustling center for petrochemical refining, gaming, and tourism, the city's lakeside charm has earned it the moniker "Lake Area."

A city of cultural richness and natural beauty, Lake Charles is witnessing a thriving economy with recent developments worth \$11 billion and a promising future of announced projects valued at \$64 billion. Since 2012, completed investments have totaled \$44 billion, generating over 40,000 jobs. The Lake Charles Port opened in 1926 and today is the 12th-busiest port district in the nation, based on tonnage, as ranked by the U.S. Army Corps of Engineers. It also was named by Forbes magazine as the seventh-fastest growing seaport in America.

Enhanced by substantial traffic on Nelson Road and convenient connections to Interstate 210 and Interstate 10, the site boasts exceptional convenience for local residents. Nelson Road features many healthcare providers and medical uses, including the CHRISTUS Ochsner Lake Area Hospital, Imperial Health (the largest multi-specialty medical group in the Lake Charles area), and Lake Charles Memorial Hospital for Women.

At the Heart of Rapid Growth

Source: Claritas - Population Growth from 2010 - 2023



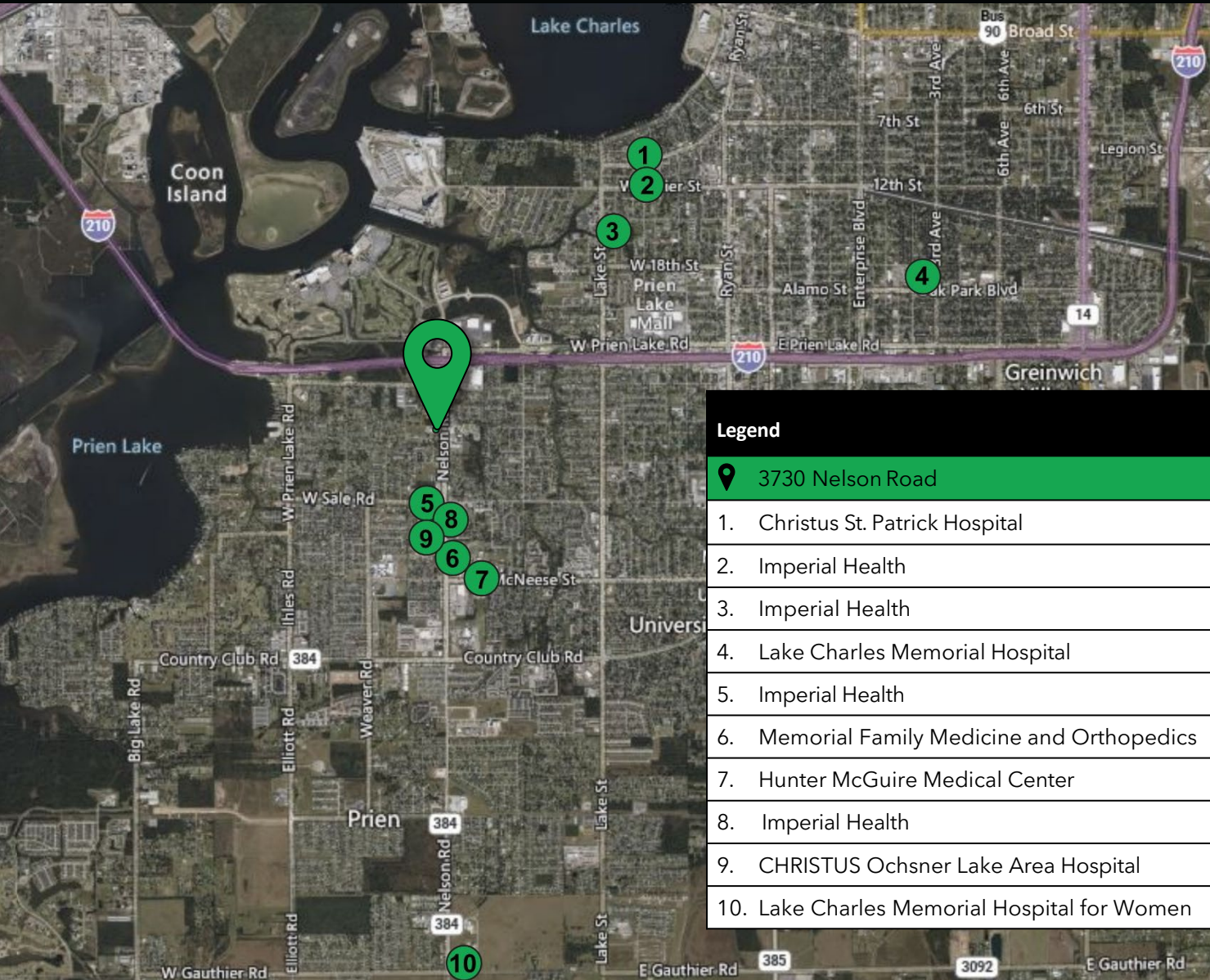
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Area Medical Facilities



3730 Nelson Road is the prime location in a growing market surrounded by aging medical facilities. This state-of-the-art facility allows for a rare plug and play opportunity to immediately occupy and commence operations, minimizing downtime and maximizing profits.

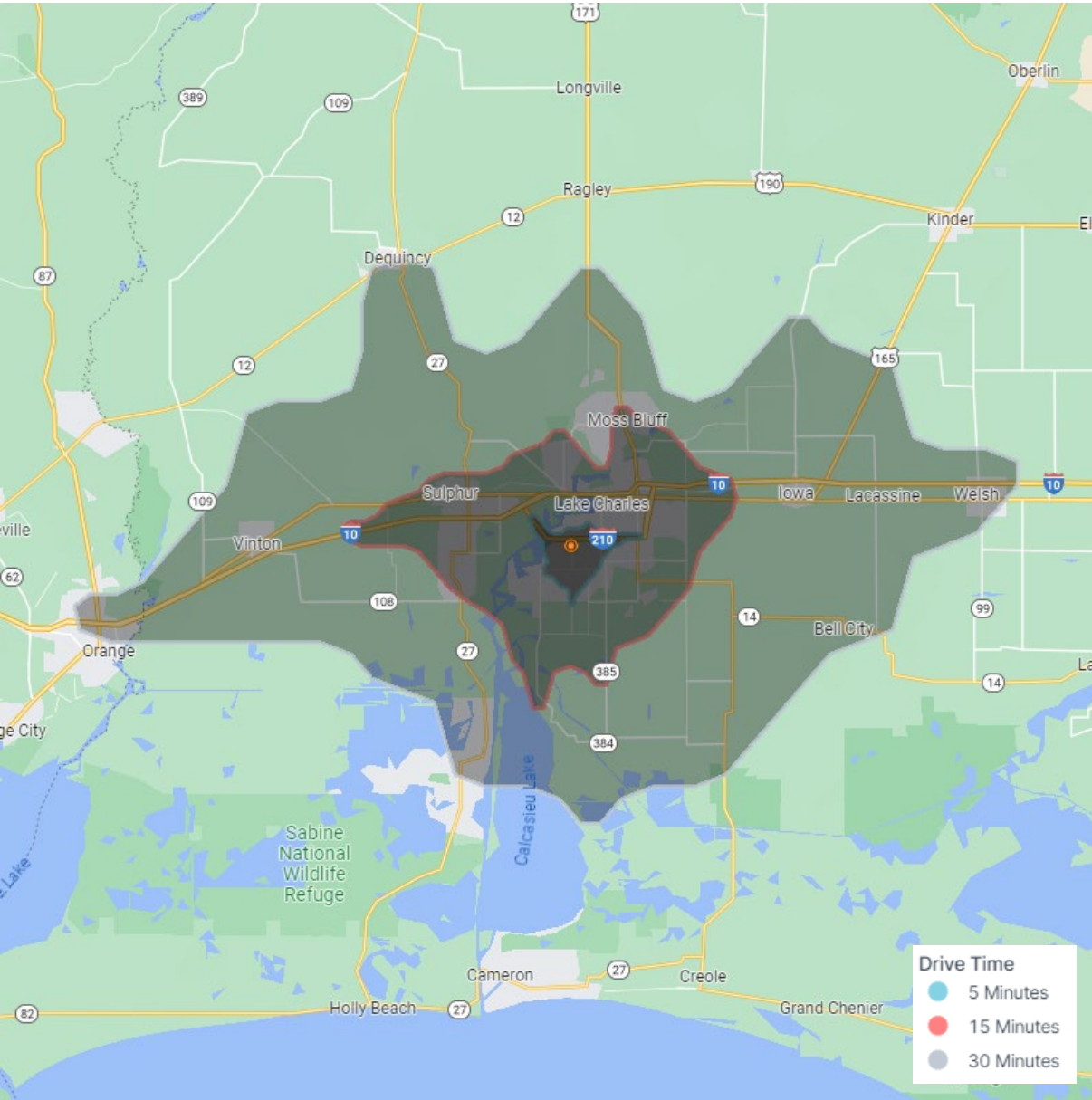
Legend	Year Built	Beds	ER Beds
3730 Nelson Road	2017	10	10
1. Christus St. Patrick Hospital	1908	160	16
2. Imperial Health			
3. Imperial Health			
4. Lake Charles Memorial Hospital	1952	306	20
5. Imperial Health			
6. Memorial Family Medicine and Orthopedics			
7. Hunter McGuire Medical Center			
8. Imperial Health			
9. CHRISTUS Ochsner Lake Area Hospital	1984	88	9
10. Lake Charles Memorial Hospital for Women	2003	52	

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Demographics



Population

	5 Minute Drive Time	15 Minute Drive Time	30 Minute Drive Time
Total Population 2023	31,254	149,035	221,437
Population Age 15-44	58.5%	60.9%	60.4%
Population Age 65+	19.2%	16.8%	16.6%
Population Age 85+	2.4%	1.8%	1.7%
Pop. Growth 2010-2023	19.2%	9.1%	7.7%
Pop. Growth 2023-2028	0.8%	-0.3%	-0.2%

Income

Median HH Income	\$63,368	\$52,823	\$56,473
Average HH Income	\$93,070	\$79,058	\$82,488

Housing

Median Housing Value	\$239,815	\$189,441	\$194,845
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Source: Claritas

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Exterior Photos



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Interior Photos



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Floor Plan



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- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so both clients may make educated buying/selling decisions.
- To disclose financial qualifications of the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections.
- To explain closing costs and procedures.

A dual agent **may not** disclose:

- Confidential information of one client to the other, without the client's permission.
- The price the seller/lessor will take other than the listing price, without the permission of the seller/lessor.
- The price the buyer/lessee is willing to pay, without the permission of the buyer/lessee.

CONFIDENTIAL INFORMATION

Confidential information means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occurs:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information becomes public from a source other than the licensee.

Confidential information **shall not** be considered to be about the physical condition of the property.

Confidential information **can** be disclosed by a designated agent to his broker for the purpose of seeking advice or assistance for the benefit of the client.

CONCLUSION

The Louisiana Real Estate License Law and the Louisiana Real Estate Commission Rules and Regulations require a real estate licensee to provide you with this informational pamphlet on brokerage agency relationships. For additional information on agency disclosure matters, visit the Louisiana Real Estate Commission website at:

www.lrec.gov



Louisiana Real Estate Commission
9071 Interline Avenue
Baton Rouge, LA 70809
1-800-821-4529 (LA only)
1-225-925-1923

CUSTOMER INFORMATION PAMPHLET

What Customers Need to Know When Working With Real Estate Brokers or Licensees

As real estate transactions have become more complex and varied, real estate brokerage arrangements have evolved to meet the changing needs of customers entering this market. This pamphlet provides a description of the different types of brokerage arrangements available to customers, so that they may choose the brokerage services best suited to their needs.

Under Louisiana's real estate agency law, a licensee engaged in any real estate transaction shall be considered to be representing the person with whom he/she is working, unless there is a written agreement between the broker and the person providing that there is a different relationship or the licensee is performing only ministerial acts on behalf of the person.

A real estate broker and his/her associated licensees can provide valuable real estate services, whether in the form of basic customer services, or through client-level agency representation. The services you expect will depend upon the legal relationship you establish with the company. It is important for you to discuss the information contained inside with the real estate licensee, and to agree on whether your business relationship will be that of a customer or a client, and if a client, the type of agency relationship that will be in your best interest.

This information is provided in accordance with R.S. 37:1455 (A)(21) and R.S. 37:1467 to help you be more informed in the buying, selling, or leasing of real estate. In whatever manner you choose to be represented, the goal is generally the same. The real estate licensee is trying to assist you in the sale, purchase, or lease of real estate upon terms acceptable to all parties. For additional information, you may contact the Louisiana Real Estate Commission at 1-800-821-4529 or 1-225-925-1923.



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CUSTOMER

The **customer** is a person who is provided services by a real estate licensee, but who is not a client of the real estate licensee because the licensee is only performing ministerial acts. In this case, the real estate licensee is not acting as an agent. The actual services you receive from a real estate licensee depend on the arrangement that is established between you and the licensee.

Licenses are allowed to provide ministerial acts to customers without creating an agency relationship; ministerial acts are acts that a licensee may perform for a person that are informative in nature. Examples include, but are not limited to:

- Responding to phone inquiries by persons as to the availability and pricing of brokerage services or pricing on a particular piece of property or location of a property.
- Conducting an open house and responding to questions about the property from a person.
- Setting an appointment to view a property.
- Responding to questions from persons walking into a licensee's office concerning brokerage services offered or particular properties.
- Accompanying an appraiser, inspector, contractor, or similar third party on a visit to a property.
- Describing a property or the property's condition, in response to a person's inquiry.
- Completing business or factual information for a person represented by another licensee on an offer or contract to purchase.
- Showing a person through a property being sold by an owner on his/her own behalf.
- Referral to another broker or service provider.

CLIENT

A **client** is one who engages a licensee for professional advice and services as their agent.

AGENCY

Agency means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY

Designated agency means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUTIES THE DESIGNATED AGENT OWES A CLIENT

- To obey all lawful requests
- To promote your best interest
- To exercise reasonable skill and care

- To keep information that could materially harm your negotiation position confidential
- To present all offers in a timely manner
- To seek a transaction at the price and terms acceptable to you
- To account for all money or property received from the client in a timely manner.

Note: When representing you as a client, your agent does not breach their duty to you by showing alternate properties to the buyers, showing properties in which you are interested to other buyer clients, or receiving compensation based on a percentage of the property sales price.

DUAL AGENCY

Dual agency means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. However, such a relationship shall not constitute dual agency if the licensee is the seller of property that he owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease which does not exceed a term of three years and the licensee is the landlord.

Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.

(cont. on back)

ACKNOWLEDGMENT

Your signature only confirms that you have received information on agency law and in no way enters you into a contract.

Buyer(s)/Lessee(s)

Signature

Print name and date

Signature

Print name and date

Seller(s)/Lessor(s)

Signature

Print name and date

Signature

Print name and date

Licensee

Signature

Timothy P. Schier 7/13/23
Print name and date

This form will be maintained by the real estate licensee for a period of five years, in accordance with Chapter 37, Section 3703.D of the Louisiana Real Estate Commission Rules and Regulations.

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