

**STATE-OF-THE-ART
HOSPITAL &
EMERGENCY ROOM**

37358 MARKET PLACE DRIVE
PRAIRIEVILLE, LA

stirling





PROPERTY DESCRIPTION

Class A Medical Office Building / Hospital / 24-Hour ER constructed in January 2019, offers 10,264 square feet of modern medical space on a 1.291-acre lot. The facility includes ten (10) in-patient beds, an operating (bariatric) room, and dedicated radiology lab including an X-ray room and a separate MRI room, among other specialized medical rooms. The property is fully equipped with \$800,000+ worth of furniture, fixtures, and equipment (FF&E), including an MRI machine, X-ray machine, backup generator, and additional medical apparatus. The FF&E is negotiable, however, at this time, the FF&E is not part of the sale of the property. Previously serving as a 24-hour emergency room, this state-of-the-art facility is designed to meet the highest standards of medical care.

The medical office building presents a unique opportunity for medical practitioners and investors looking for a ready-to-use facility in a prime location modernly equipped. Immediate availability/occupancy with potential for expansion on adjacent lot (not included in sale).

PROPERTY HIGHLIGHTS

- Like-New Construction | State-of-the-Art, Modern Amenities
- FF&E is worth \$800K+ and is negotiable | Presently not included in sale
- Facility includes ten (10) in-patient beds and an operating (bariatric) room
- Radiology Lab with separate MRI room and dedicated X-ray room
- Forty-nine (49) on-site parking spaces and porte-cochère
- Adjacent 1.526-acre lot available for additional development (not included in sale)
- *The subject property is also available for lease *

OFFERING SUMMARY

Sale Price:	\$7,954,600
Lot Size:	1.291 Acres
Building Size:	10,264 SF

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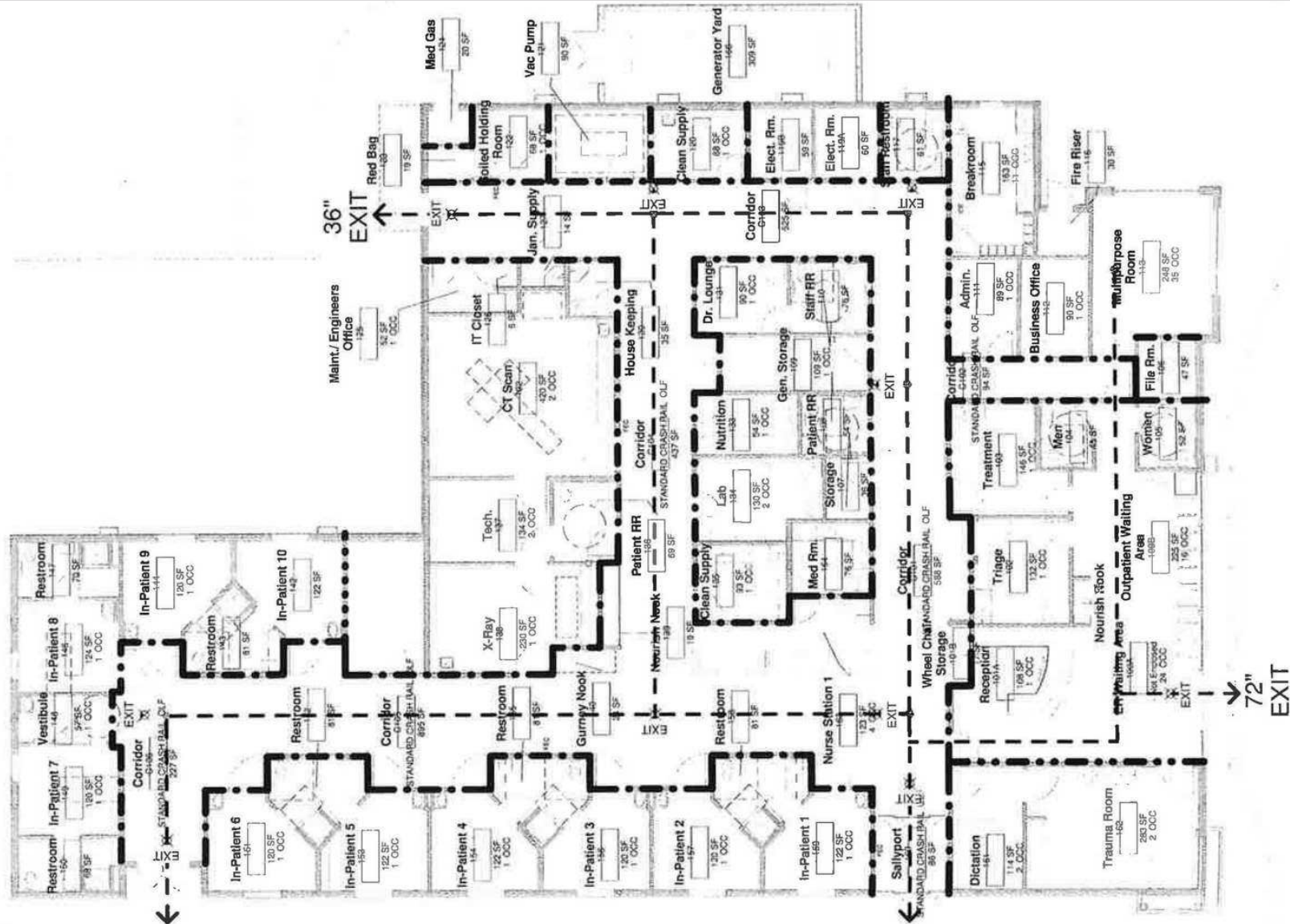
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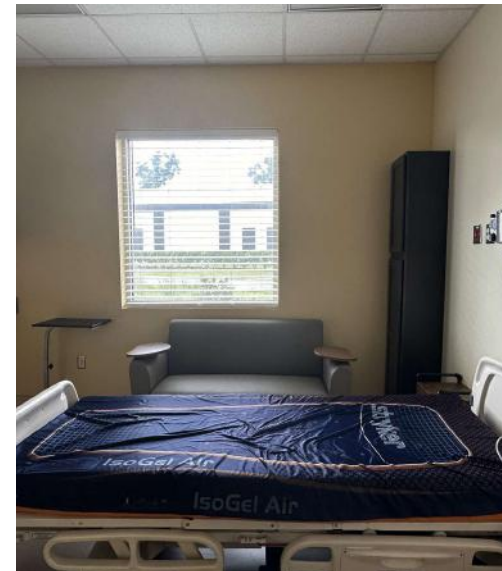
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LOCATION OVERVIEW: PRAIRIEVILLE, LA

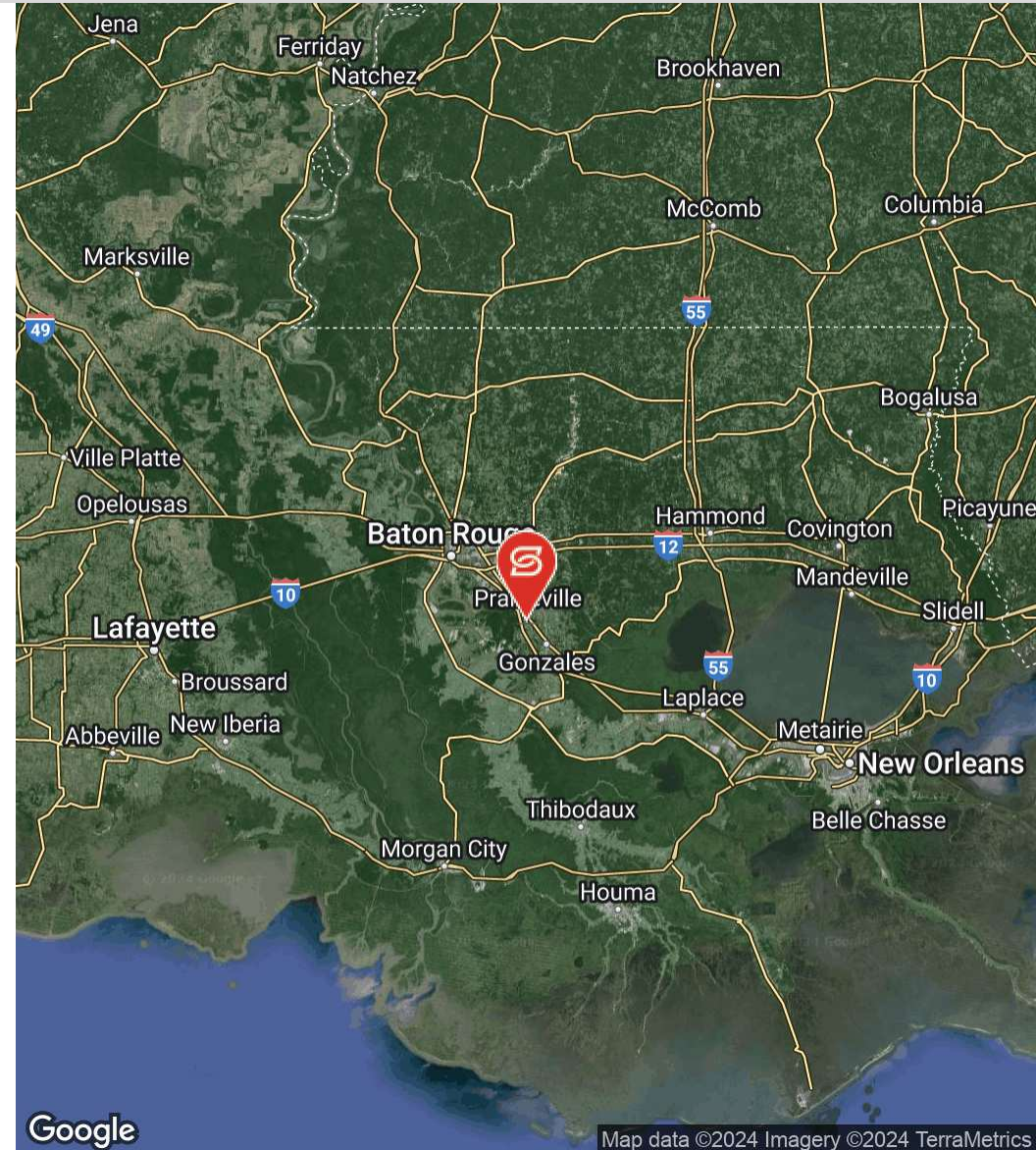
The property at 17097 Airline Hwy., Prairieville, LA, is strategically located in a thriving suburban community within Ascension Parish. Prairieville is known for its family-friendly neighborhoods, excellent schools, and convenient access to both Baton Rouge and New Orleans. The location benefits from strong demographics and a robust local economy, making it an ideal spot for a medical office building. Conveniently situated on Airline Highway (US 61), the property offers easy access to Interstate 10, connecting Prairieville to Baton Rouge, approximately 15 miles north, and New Orleans, approximately 70 miles southeast. While public transportation options are limited, the property boasts ample parking with forty-nine (49) dedicated spaces on-site.

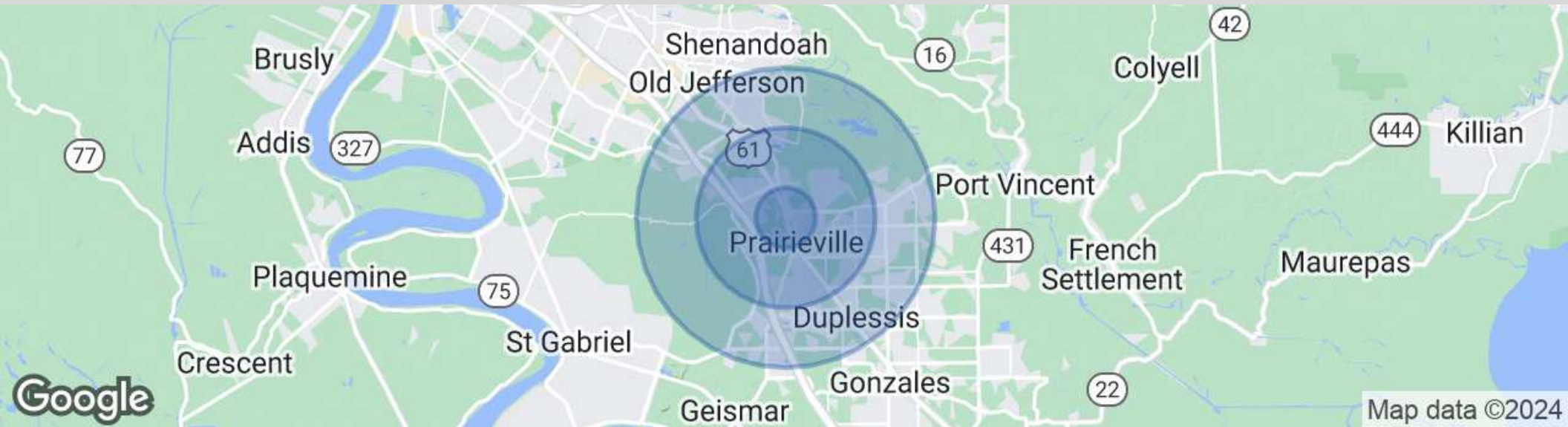
The area is rich in amenities, including retail centers such as the Prairieville Plaza and the Ascension Shopping Center, and a variety of dining options nearby, including local favorites and national chains like Rotolo's Pizzeria, Las Palmas Mexican Restaurant, and Walk-On's Sports Bistreaux. Nearby hotels, such as La Quinta Inn & Suites by Wyndham Gonzales and Clarion Inn & Conference Center, offer convenient accommodations for visiting patients and families. The property is also close to other medical facilities like Our Lady of the Lake Ascension and Baton Rouge General - Ascension Neighborhood Hospital, fostering potential collaborations and referrals.

Education is a highlight in this area, with highly rated schools part of the Ascension Parish School District, including Prairieville Primary School, Prairieville Middle School, and Dutchtown High School. The location is also near higher education institutions like Louisiana State University (LSU) in Baton Rouge. The community features growing residential neighborhoods such as Seven Oaks, Old Dutchtown, and Keystone of Galvez, known for their family-friendly atmosphere and quality housing.

The surrounding area hosts a variety of local businesses and corporate offices, including industrial and commercial enterprises along Airline Highway. Nearby attractions and recreational facilities include Pelican Point Golf & Country Club and local parks like Jambalaya Park. The proximity to Baton Rouge provides access to cultural attractions such as the Baton Rouge Zoo, Louisiana Art & Science Museum, and the LSU Rural Life Museum.

Situated in a region with a stable and expanding economy, driven by both local businesses and larger employers in nearby Baton Rouge, the property benefits from supportive local government policies and incentives for medical and commercial developments. This prime location enhances the property's appeal, making it an ideal choice for healthcare providers seeking a high-quality facility in a well-connected and supportive environment.





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,277	34,644	82,452
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,518	12,437	29,904
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$117,011	\$134,572	\$133,442
Average House Value	\$323,366	\$348,428	\$337,959

Demographics data derived from AlphaMap