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CONFIDENTIAL OFFERING MEMORANDUM

SEPTEMBER 2026

HR CROSSING
SHOPPING CENTER

5645-5685 NELSON ROAD | LAKE CHARLES, LA

HR CROSSING
SHOPPING CENTER

5645-5685 NELSON ROAD

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JUSTIN LANGLOIS, CCIM, SIOR
225-329-0287
jlanglois@stirlingprop.com

BENJAMIN GRAHAM, CCIM
Regional Vice President
225-329-0268
bgraham@stirlingprop.com

SETH CITRON
Senior Advisor
337-572-0273
scitron@stirlingprop.com

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16675 E. Brewster Rd.
Suite 100
Covington, LA 70433

985.898.2022 office
985.898.2077 fax
StirlingProp.com

EXECUTIVE SUMMARY

HR Crossing is a Rouses Market-anchored development in Lake Charles, Louisiana. This grocery-anchored development is located approximately three (3) miles south of Interstate 210 (I-210) and only a five (5) minute drive from McNeese State University. The surrounding area consists of single-family residential neighborhoods boasting an average household income of $80,650. The area is in the midst of an economic boom with more than 10,000 new homes expected to be built over the next five (5) years. In recent years, Lake Charles, Louisiana has added more than 20,000 new jobs as a direct result of the on-going $97 Billion industrial expansion taking place in Southwest Louisiana.

The investment opportunity includes the Rouses Market and three (3) individual retail centers and a pad site that are available for purchase within the development. A partial list of tenants includes Club Pilates, PJ's Coffee, Tokyo Japan, & Ja'Noir Nail Lounge.

INVESTMENT HIGHLIGHTS

- Anchored by Rouses Market, a 44,000 SF regional grocery store
- NNN Leases with minimal landlord responsibility
- 0.60 Acre retail pad site available for development sale or for lease
- Surrounded by residential rooftops and five (5) minutes from McNeese State University
- Centrally located within fastest growing area in the region
- Average Daily Traffic on Nelson Road: Approximately 12,000 vehicles per day
- Newer construction limits near term capital expenditures

NOI	$1,336,466
Occupancy	96.3%
WALT	11.6 Years

Location	5645-5685 Nelson Rd, Lake Charles, LA
Size	Approximately 68,911 SF
Year Built	2018
Land Size	10.25 Acres

EXECUTIVE SUMMARY

Rouses Market is one of the largest independent grocers and fastest growing family-owned companies in the U.S. with estimated revenues of **$1.5 billion in 2025.**

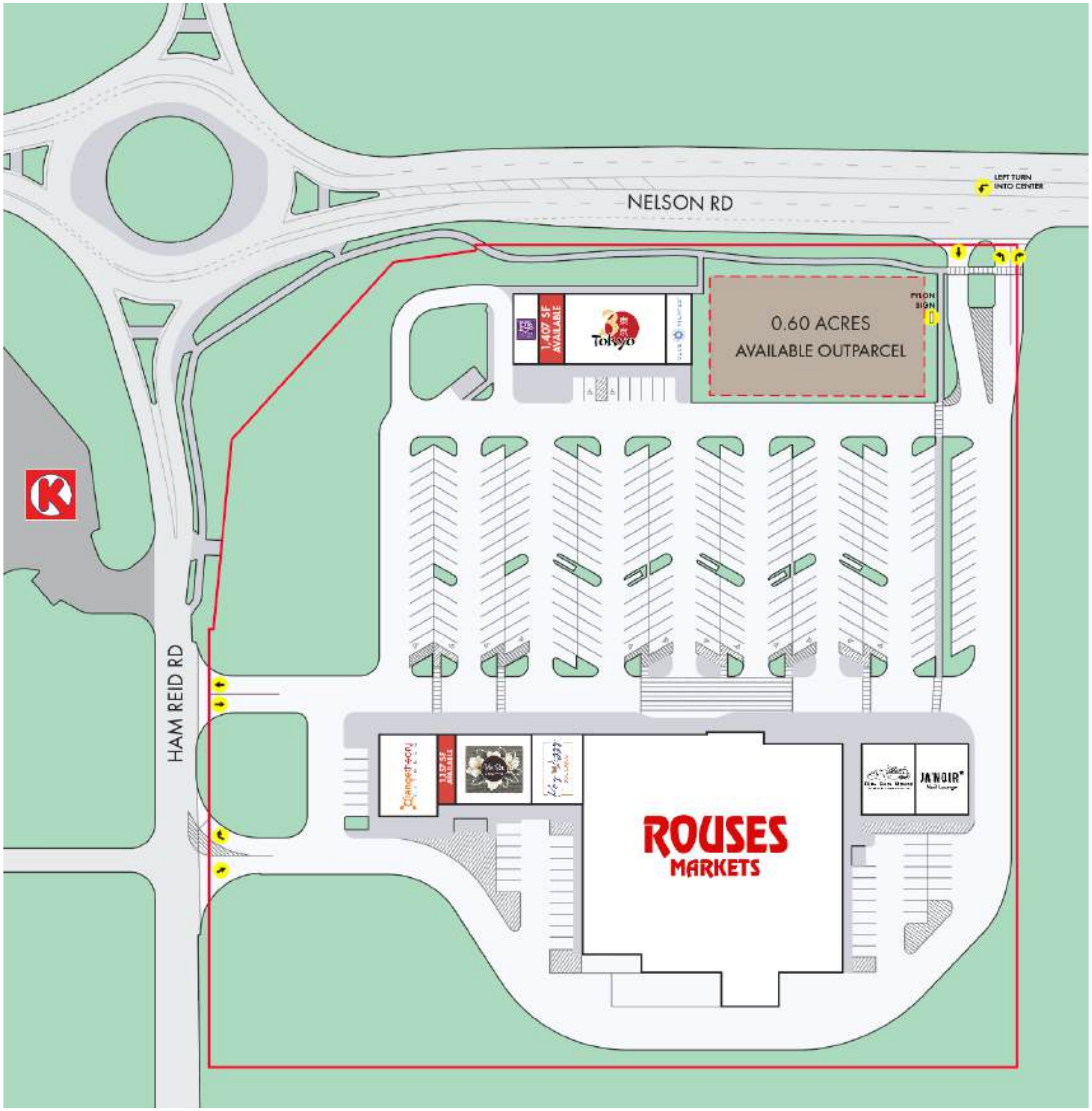
Rouses Market has approximately **14.5 years of remaining term** and occupies 64% of the GLA of HR Crossing.

Rouses Market is the **highest volume grocery store chain in Louisiana with more than 7,000 employees and operates 76 stores** across three states: Louisiana, Mississippi, and Alabama.

Rouses Market is the dominant grocer in Louisiana with **2.1 MM monthly visitors** frequenting its stores according to Placer.ai. In the last 12 months, Rouses at **HR Crossing experienced an estimated 677,000 visitors.**

Rouses Market offers one of the largest wine and spirit selections in Louisiana (and that's saying something!). This location also provides grocery pickup, as well as prepared food, seasoned meats and a café.

SITE PLAN



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Start Date: 11/1/2026

For the Year Ending	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
RENTAL REVENUE					
Scheduled Base Rent	$1,359,531	$1,385,584	$1,393,793	$1,412,552	$1,438,885
Total Expense Recoveries	$391,856	$404,079	$414,181	$424,536	$435,149
Effective Gross Revenue	$1,751,387	$1,789,663	$1,807,974	$1,837,088	$1,874,034
OPERATING EXPENSES					
Common Area Maintenance	$96,970	$99,394	$101,879	$104,426	$107,037
Utilities	$85,800	$87,945	$90,144	$92,397	$94,707
Management	$45,311	$46,444	$47,605	$48,795	$50,015
Property Taxes	$154,896	$158,768	$162,738	$166,806	$170,976
Property/Liability Insurance	$31,944	$32,743	$33,561	$34,400	$35,260
Total Operating Expenses	$414,921	$425,294	$435,927	$446,824	$457,995
Net Operating Income	$1,336,466	$1,364,369	$1,372,047	$1,390,264	$1,416,039

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FINANCIAL ANALYSIS

RENT ROLL

Tenant	Suite	SF	PRS	Status	Lease Begin	Lease End	Annual	Monthly	$/PSF	Reimbursements
Ja'Noir Nail Lounge	5645-A	3,000	4.35%	Primary	9/15/2022	2/28/2028	$81,000	$6,750	$27.00	CAM: PRS including Mgmt
				Step	3/1/2028	2/28/2033	$89,100	$7,425	$29.70	TAX: PRS
				Option	3/1/2033	2/28/2038	$98,010	$8,168	$32.67	INS: PRS
				Option	3/1/2038	2/28/2043	$107,811	$8,985	$35.94	
Dim Sum House	5645-C/D	2,355	3.42%	Primary	1/1/2027*	12/31/2031	$54,165	$4,514	$23.00	CAM: PRS including Mgmt
					1/1/2032	12/31/2036	$58,875	$4,906	$25.00	TAX: PRS
				Option	1/1/2037	12/31/2041	$62,172	$5,181	$26.40	INS: PRS
				Option	1/1/2042	12/31/2046	$68,389	$5,699	$29.04	
Rouses Market	5665-ROU	44,059	63.94%	Primary	12/1/2020	11/30/2030	$783,810	$65,317	$17.79	CAM: PRS
				Step	12/1/2030	11/30/2035	$805,839	$67,153	$18.29	TAX: PRS
				Step	12/1/2035	11/30/2040	$827,869	$68,989	$18.79	INS: PRS
				Option	12/1/2040	11/30/2045	$871,928	$72,661	$19.79	
				Option	12/1/2045	11/30/2050	$915,987	$76,332	$20.79	
				Option	12/1/2050	11/30/2055	$960,046	$80,004	$21.79	
				Option	12/1/2055	11/30/2060	$1,004,105	$83,675	$22.79	
Club Pilates	5675-A	1,414	2.05%	Primary	6/15/2024	6/30/2029	$38,178	$3,182	$27.00	CAM: PRS including Mgmt
				Step	7/1/2029	6/30/2034	$43,905	$3,659	$31.05	TAX: PRS
				Option	7/1/2034	6/30/2039	$50,494	$4,208	$35.71	INS: PRS
				Option	7/1/2039	6/30/2044	$58,073	$4,839	$41.07	
3 Tokyo	5675-C	4,479	6.50%	Primary	1/1/2025	1/31/2030	$107,496	$8,958	$24.00	CAM: PRS including Mgmt
				Step	2/1/2030	1/31/2035	$120,933	$10,078	$27.00	TAX: PRS
				Option	2/1/2035	1/31/2040	$133,026	$11,086	$29.70	INS: PRS
				Option	2/1/2040	1/31/2045	$146,329	$12,194	$32.67	

* *Estimated Rent Commencement Date*

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Tenant	Suite	SF	PRS	Status	Lease Begin	Lease End	Annual	Monthly	$/PSF	Reimbursements
Vacant	5675-F	1,407	2.04%							
PJ's Coffee of New Orleans	5675-G	1,540	2.23%	Primary	12/3/2021	12/31/2026	$46,200	$3,850	$30.00	CAM: PRS including Mgmt
				Step	1/1/2027	12/31/2031	$50,050	$4,171	$32.50	TAX: PRS
				Option	1/1/2032	12/31/2036	$53,130	$4,428	$34.50	INS: PRS
Kay Lizzy Boutique	5685-A/B	2,400	3.48%	Primary	11/6/2026	11/30/2027	$48,000	$4,000	$20.00	CAM: PRS including Mgmt
				Step	12/1/2027	11/30/2031	$60,000	$5,000	$25.00	TAX: PRS
				Option	12/1/2031	11/30/2036	$66,000	$5,500	$27.50	INS: PRS
				Option	12/1/2036	11/30/2041	$72,600	$6,050	$30.25	
YaYa & Co.	5685-C	3,600	5.22%	Primary	6/4/2023	7/31/2027	$85,680	$7,140	$23.80	CAM: PRS including Mgmt
				Step	8/1/2027	7/31/2028	$89,100	$7,425	$24.75	TAX: PRS
				Step	8/1/2028	7/31/2029	$92,664	$7,722	$25.74	INS: PRS
				Step	8/1/2029	7/31/2030	$96,372	$8,031	$26.77	
				Step	8/1/2030	7/31/2031	$100,224	$8,352	$27.84	
				Option	8/1/2031	7/31/2036	$104,233	$8,686	$28.95	4% annual increase
				Option	8/1/2036	7/31/2041	$126,792	$10,566	$35.22	4% annual increase
Vacant	5685-F	1,157	1.68%							
Orangetheory Fitness	5685-G	3,500	5.08%	Primary	5/9/2022	5/31/2027	$105,000	$8,750	$30.00	CAM: PRS including Mgmt
				Step	6/1/2027	5/31/2032	$115,500	$9,625	$33.00	TAX: PRS
				Option	6/1/2032	5/31/2037	$127,050	$10,588	$36.30	INS: PRS
				Option	6/1/2037	5/31/2042	$139,755	$11,646	$39.93	
Totals		68,911								

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SUSHI - HIBACHI & HOT POT
ALL YOU CAN EAT
CLUB PILATES


5685


ROUSES
MARKET
9 HR CROSSING


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PJ's COFFEE
of new orleans


HR
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ROUSES
MARKET
10 HR CROSSING


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TRY A
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AREA OVERVIEW

AERIAL

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AREA OVERVIEW

* The Ham Reid extension is designed to improve traffic flow and reduce congestion by providing a direct connection between Big Lake Road and Lake Street. Phase I of the project was completed in Quarter 4 of 2024. Phase II of the project is scheduled to be completed in Quarter 1 of 2027.

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AREA OVERVIEW

DEMOGRAPHICS

KEY FACTS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	17,101	47,614	89,262
MEDIAN AGE	36.2	37.8	37.0
HOUSEHOLDS	7,165	19,742	36,608
MEDIAN HOUSEHOLD INCOME	$83,308	$78,621	$66,138

EDUCATION

	5 MINUTES	10 MINUTES	15 MINUTES
HIGH SCHOOL GRADUATE	27%	27%	31%
SOME COLLEGE	27%	30%	30%
BACHELOR'S/GRAD/ PROF DEGREE	44%	39%	31%

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AREA OVERVIEW

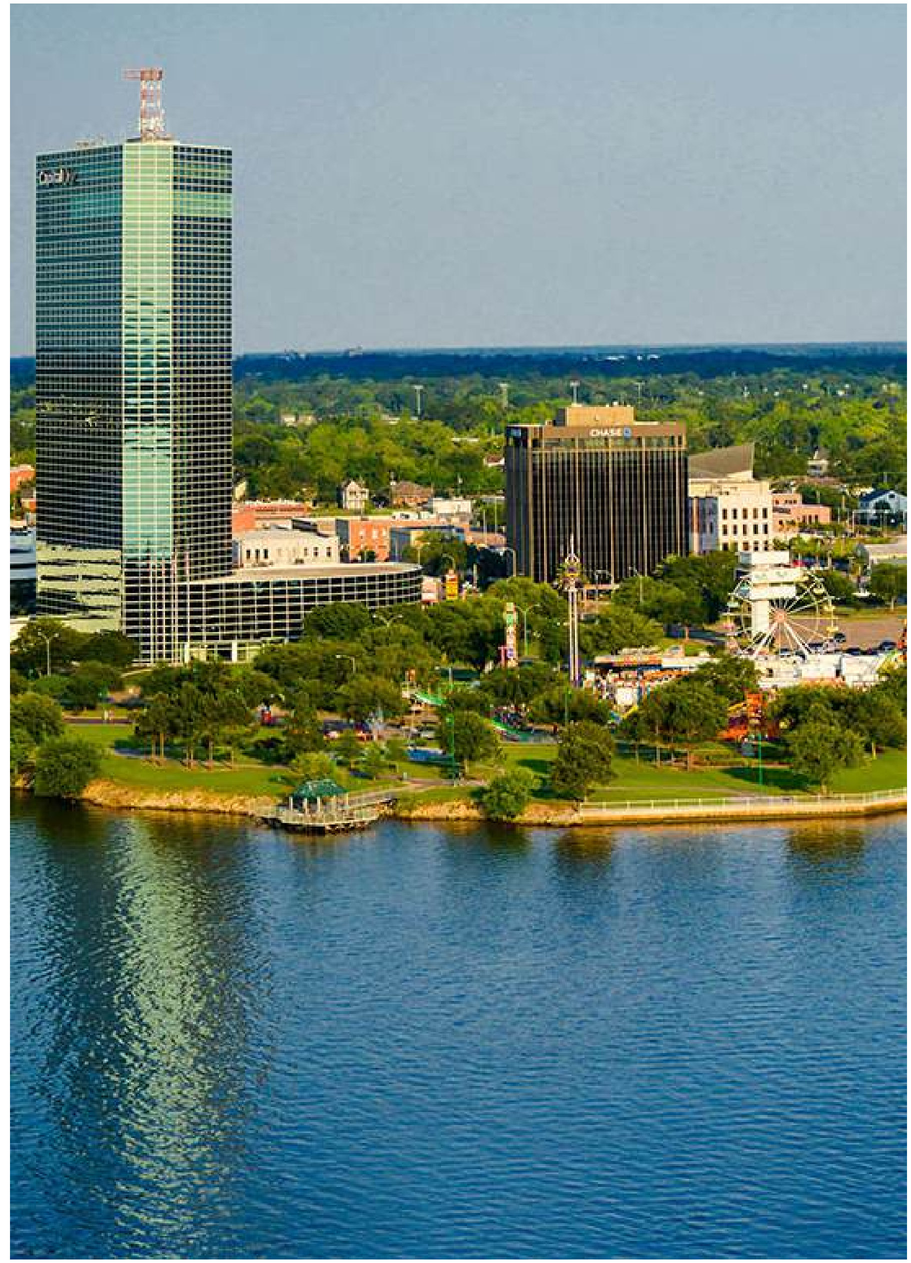
6TH LARGEST MSA IN LOUISIANA

240+ THOUSAND RESIDENTS

The Port of Lake Charles is one of the largest ports in the United States, ranked among the top 15 by tonnage. It plays a key role in the region's economy, generating billions in state and local spending and supporting tens of thousands of jobs across Southwest Louisiana.

Lake Charles has a robust healthcare sector anchored by major providers such as Christus Ochsner St. Patrick Hospital, Lake Charles Memorial Health System, and West Calcasieu Cameron Hospital. Together they employ thousands of healthcare professionals and serve as one of the largest employment bases in the area.

Lake Charles is home to McNeese State University, a leading regional university with more than 7,500 students, along with Sowela Technical Community College, one of Louisiana's top-ranked community colleges. The Calcasieu Parish School Board oversees one of the state's largest public-school systems, serving over 30,000 students.



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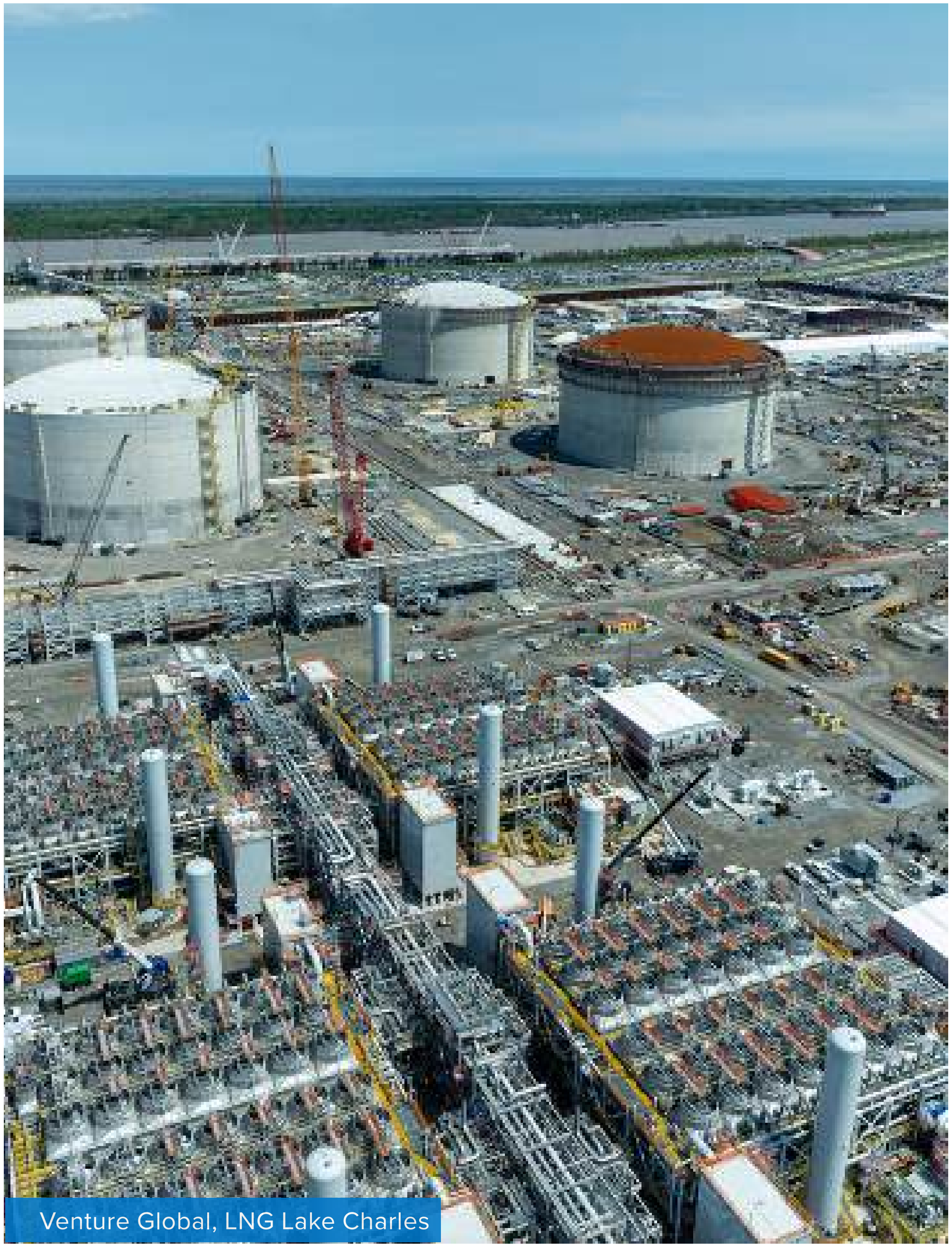
AREA OVERVIEW

According to Dr. Loren C. Scott, the Lake Charles MSA is positioned for one of the strongest economic growth cycles in Louisiana, with projected employment growth of approximately 8% over the next two years. The region continues to benefit from a robust pipeline of LNG and industrial development projects, including Woodside Energy's $17.5 billion LNG facility, which has been described as the largest foreign direct investment announcement in Louisiana history. These projects, combined with activity at Chennault International Airport and the area's established gaming and energy sectors, are expected to support sustained economic momentum throughout Southwest Louisiana.

Dr. Loren C. Scott & Associates, Inc., "Gazing into the Crystal Ball: Outlook for the Economy," presented at the CID Trends Seminar, April 30, 2026.


Chennault International Airport


Venture Global, LNG Lake Charles

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COMPANY OVERVIEW

ABOUT STIRLING INVESTMENT ADVISORS

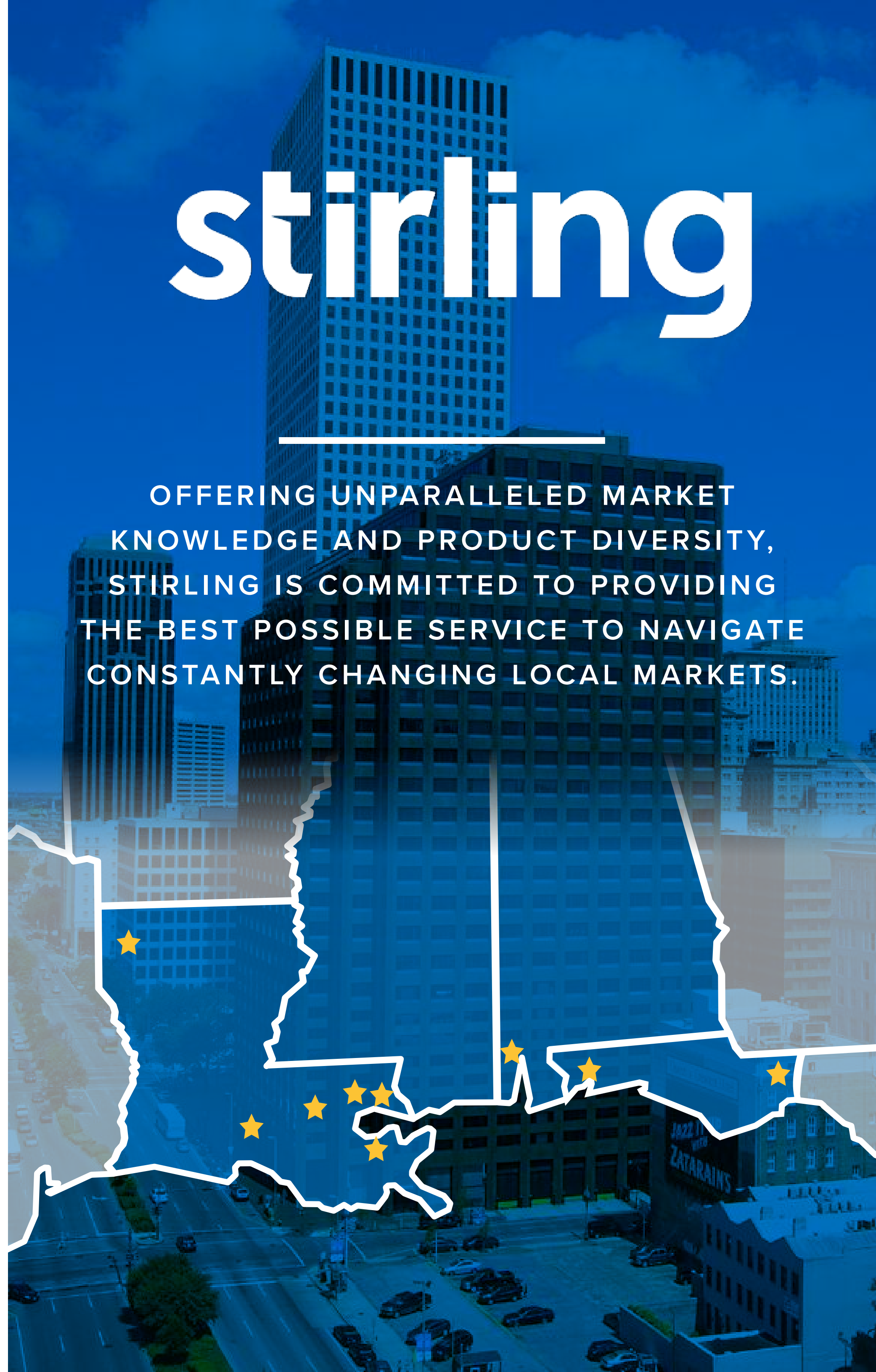
Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values—presenting both problems and opportunities in the market.

Stirling Investment Advisors have the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, banks, loan services and private equity firms, totaling more than $1.7 billion in commercial volume in the last five years.

SERVICES

- Retail, Multifamily, Office, Medical, Industrial, Hospitality
- Single Asset/ Portfolio Dispositions
- Net Lease Investments
- 1031 Tax Deferred Exchanges
- Capital Markets Debt Placement
- Financial & Investment Analysis
- Market Research
- Valuation Services



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DISCLAIMER

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2. The information contained herein shall be held and treated with the strictest of confidence.
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Should you elect to not pursue negotiations in the acquisition of the Property or in the future you discontinue such negotiations, you then agree to purge all materials relating to this Property including this Offering Memorandum.

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