

CALL FOR OFFERS

**5.35± Acre Commercial Development Opportunity
Adjacent to the 18+ Acre Glenwood Medical Mall Campus**

Bell Lane | Parcels 23308 and 106670 | West Monroe, LA 71291



Presented by John Rea Realty

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by John Rea Realty solely for the purpose of providing preliminary information to prospective purchasers evaluating the Bell-Cypress Retail Park Development Opportunity.

The information contained herein has been obtained from sources believed to be reliable but has not been independently verified and is not guaranteed. Prospective purchasers are responsible for conducting their own investigation and verification of all matters relating to the Property, including acreage, boundaries, zoning, access, utilities, drainage, environmental conditions, title, servitudes, development capacity, governmental approvals, and suitability for the purchaser's intended use.

The Property is being offered subject to prior sale, withdrawal, modification of the offering process, and Seller approval.

Nothing contained within this Offering Memorandum shall constitute an offer to sell or create any obligation upon Seller unless and until a mutually acceptable purchase agreement has been fully executed.





Executive Summary

John Rea Realty is pleased to present an opportunity to acquire approximately **5.35 acres** of development land located at **201 Bell Lane in West Monroe, Louisiana**.

The Property is positioned immediately adjacent to the ±18.85-acre Glenwood Medical Mall campus and within West Monroe's established Glenwood healthcare and commercial corridor.

The tract offers potential for a variety of commercial, healthcare, professional office, institutional, hospitality, service-oriented, mixed-use, or complementary development concepts, subject to zoning, governmental approvals, utility availability, access, and purchaser due diligence.

The Property may be acquired as a standalone development opportunity or in conjunction with the separately offered Glenwood Medical Mall, subject to Seller approval.

For purchasers evaluating both offerings, the Bell-Cypress Retail Park tract provides additional acreage that may support new construction, expanded site planning, complementary commercial uses, additional parking, improved circulation, or phased redevelopment.

The Bell Lane parcel is being offered through a Call for Offers process with Seller Guidance of approximately \$1,050,000.

Qualified purchasers are invited to submit their highest and best proposal for consideration.

PROPERTY OVERVIEW

Bell-Cypress Retail Park Development

201 Bell Lane | Parcels 23308 & 106670
West Monroe, LA 71291

Size: ±5.35 Acres (≈233,226 SF)

Zoning: B-3 General Business

Current Use: Vacant Commercial Land

Access: Bell Lane & Jesse S. Heard Dr

The adjacent Glenwood Medical Mall is being offered through a separate Call for Offers process. The tracts may be purchased independently as a standalone development site; or in conjunction with the Glenwood Medical Mall, subject to Seller approval.





Standalone Value & Assemblage Potential

The Bell Lane parcels are being offered as a separate individual acquisition opportunity and should be evaluated based upon its independent development potential.

The tracts may be purchased:

- Independently as a standalone development site; or
- In conjunction with the Glenwood Medical Mall, subject to Seller approval.

For buyers pursuing a combined acquisition, the additional acreage may provide greater flexibility for:

- New construction
- Expanded development concepts;
- Complementary retail or service uses;
- Additional parking • Improved site circulation;
- Service and loading areas • Future expansion;
- Phased redevelopment or larger coordinated campus plan.

Any proposal involving both properties should separately identify the value allocated to the Bell Lane parcel.

Relationship to the Glenwood Medical Mall Offering

The adjacent Glenwood Medical Mall is being offered through a separate Call for Offers process.

The Medical Mall offering includes:

- ±18.85 acres
- ±203,716 SF of existing improvements
- Existing medical and healthcare occupancy
- Significant vacancy and lease-up potential
- Adaptive-reuse and redevelopment flexibility
- Direct adjacency to Glenwood Regional Medical Center

The Bell Lane parcel is not included in the Medical Mall offering unless specifically incorporated into an accepted combined proposal.

Prospective purchasers interested in both properties should submit:

- A purchase price for Bell Lane;
- A purchase price for the Medical Mall;
- A combined purchase price;
- A statement indicating whether acquisition of one property is contingent upon acquisition of the other;
- A summary of the proposed combined development strategy.



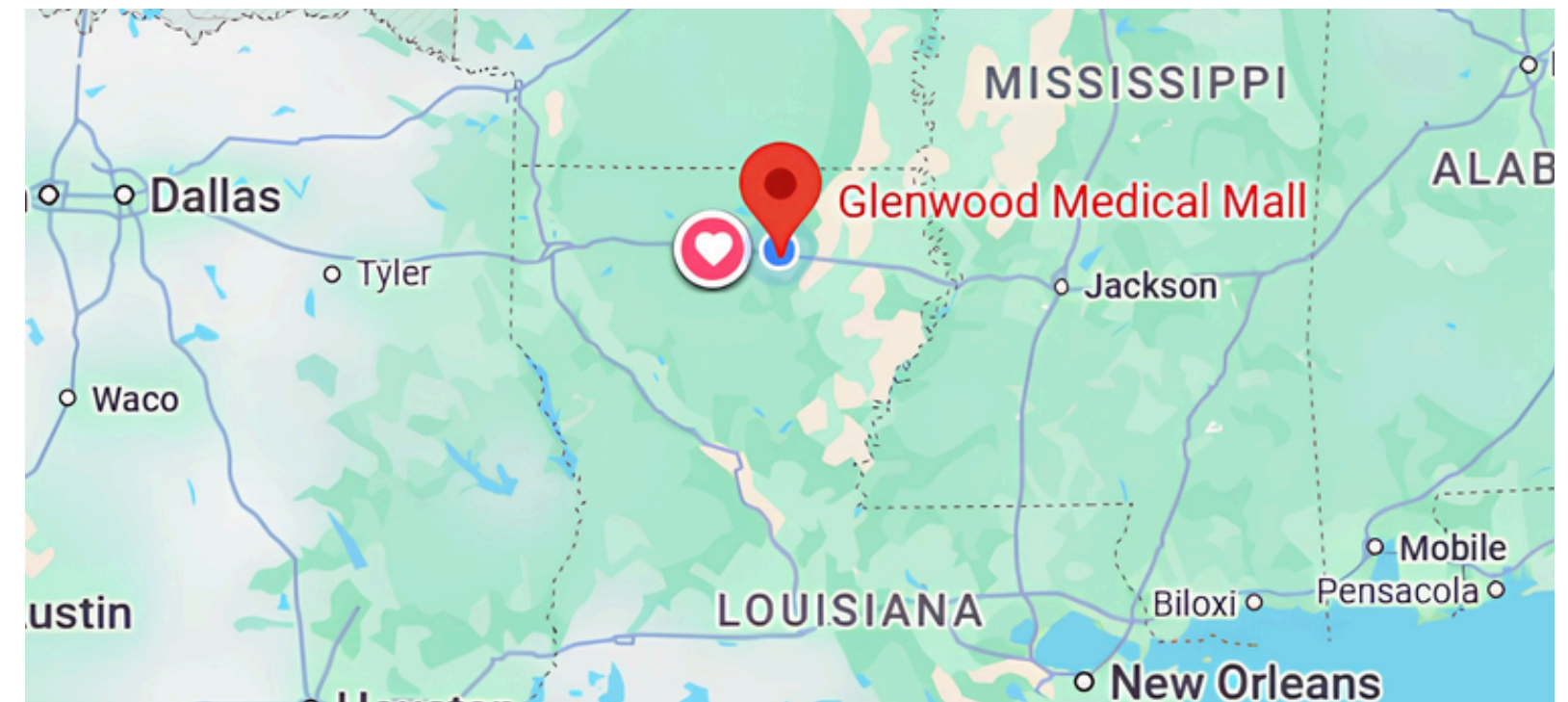
Regional Market Position

Located in the Monroe–West Monroe market, serving a combined city population of approximately 59,000 residents and a regional metropolitan population exceeding 222,000.

The market draws patients, employees, customers, students, and businesses from throughout Northeast Louisiana and surrounding portions of Southeast Arkansas and Western Mississippi.

The immediate corridor supports over 1,500 jobs within a one-mile radius.

The Property's position within an established healthcare and commercial corridor provides potential access to a broad regional customer and employment base.



Interstate 20 provides direct east-west access through North Louisiana and connects the market with Shreveport–Bossier, Dallas–Fort Worth, Jackson, Birmingham, and Atlanta.

This transportation network supports workforce mobility, patient access, regional commerce, freight movement, distribution, and business recruitment.

Access, Utilities & Development Considerations

Prospective purchasers should independently investigate and verify:

- Legal and physical access
- Road frontage
- Existing curb cuts
- Utility availability and capacity
- Water and sewer service
- Electric and natural gas service
- Telecommunications
- Drainage
- Flood-zone status
- Soil and geotechnical conditions
- Environmental conditions
- Wetlands, if applicable
- Title exceptions
- Easements and servitudes
- Zoning and permitted uses
- Building setbacks
- Parking requirements
- Stormwater requirements
- Development approvals



Any conceptual use or development discussion contained within this Offering Memorandum is illustrative only and does not represent governmental approval or confirmation of development feasibility.



Seller Guidance: \$1,050,000

Seller Guidance is provided to communicate Seller expectations and assist prospective purchasers in evaluating the opportunity.

Seller Guidance:

- Is not a fixed asking price;
- Does not constitute an appraisal or representation of value;
- Does not obligate Seller to accept an offer at or above the indicated amount;
- May be modified or withdrawn at any time; and
- Does not prevent purchasers from submitting alternative pricing or transaction structures.

Seller will evaluate the overall strength and certainty of each proposal.



Call for Offers Process

The Property is being offered through a formal Call for Offers process.

Offers should include:

- Proposed purchase price;
- Earnest money deposit amount and terms;
- Due diligence period requirements;
- Financing Structure;
- Evidence of financial capability;
- Buyer Qualifications and Experience;
- Proposed Use and/or Redevelopment Plan;
- Proposed Closing Timeline;
- Requested contingencies; and
- Any other material transaction terms.

Seller may evaluate proposals based upon:

- Purchase price;
- Financial capability;
- Certainty of closing;
- Due-diligence requirements;
- Closing timeline;
- Intended use;
- Development strategy;
- Requested contingencies; and
- Overall transaction structure.



Seller is not obligated to accept the highest offer, the best-priced offer, or any offer submitted.



Call For Offers

****Timeline & Conditions****

This is a sealed bid 30-day Call-for-Offer process.

- Launch: Monday, June 22, 2026
- Questions Deadline: Wednesday, July 8, 2026 (16 days after launch)
- Seller Responses Posted: Friday, July 10, 2026
- Offers Due: Wednesday, July 22, 2026 (30 days after launch)
- Seller Review / Short List: Friday, July 24, 2026
- Best & Final (if requested): Friday, July 31, 2026

****General Guideline. Seller Conditions May Apply.****



Conditions

- Property sold AS-IS, WHERE-IS with no warranties expressed or implied.
- Buyer responsible for all due diligence, inspections, and environmental assessments.
- Seller reserves the right to accept, reject, or counter any and all offers.
- Seller reserves the right to modify the Call for Offers timeline at any time.



Bell Lane Redevelopment Offering

Bell Lane Redevelopment Parcel | 201 Bell Lane, West Monroe, Louisiana 71291



READY TO MAKE AN OFFER?

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