

# VICTORY TOWER & VILLAGE

## SPACE FOR LEASE

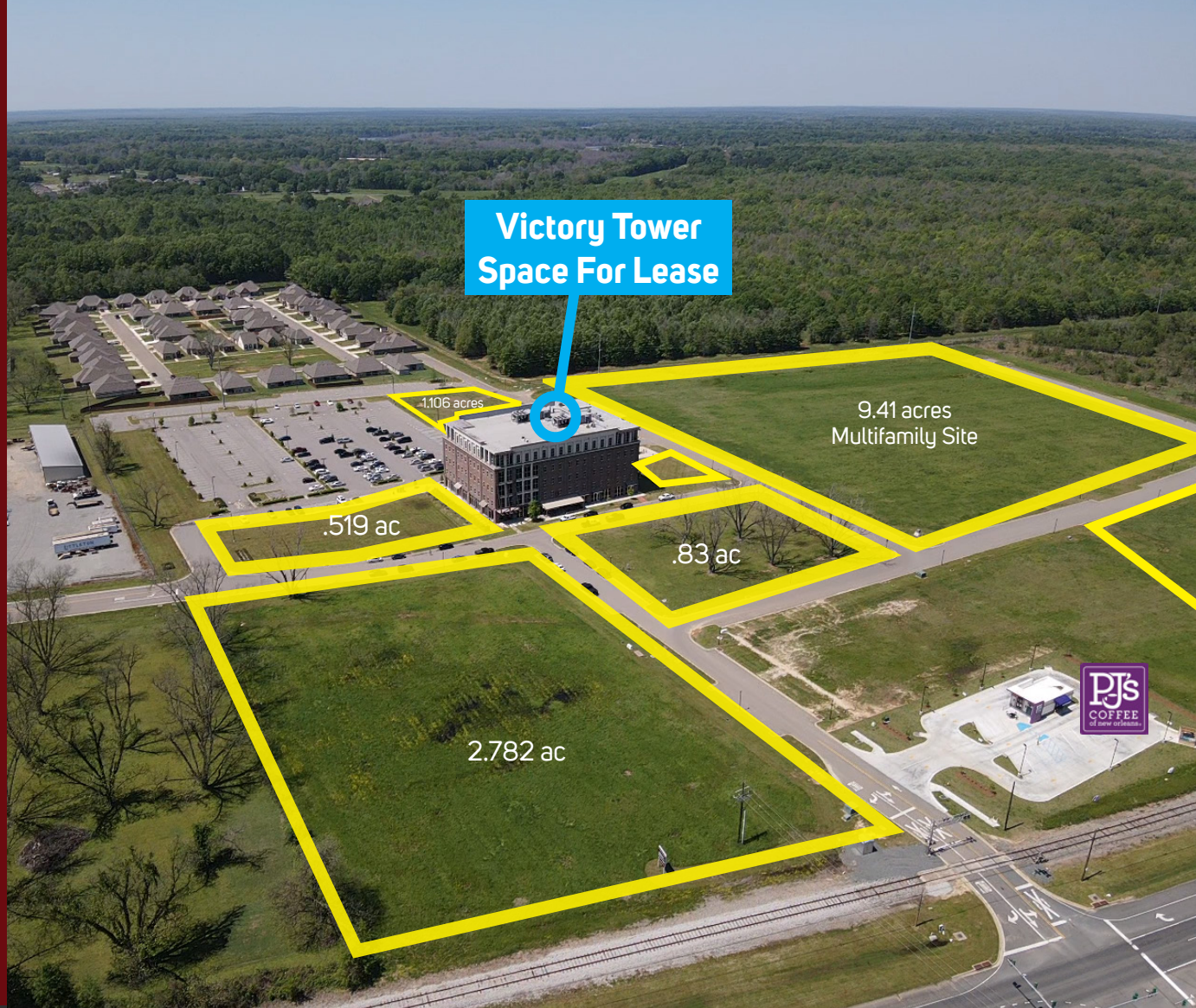
OFFICE/RETAIL/RESTAURANT

## COMMERCIAL LAND FOR SALE

MULTIFAMILY SITE  
DEVELOPMENT SITES  
MAY BE SUBDIVIDED

## MASTER PLANNED COMMUNITY

201 VICTORY BLVD.,  
MONROE, LA 71203



*Exclusively Listed by:*

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**PRIME COMMERCIAL PROPERTY NEAR ULM AND AMID NORTH LOUISIANA TECH CORRIDOR**





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# LAND FOR SALE

- ±17.599 acres in land available \$4-\$8 psf entitled with utilities, street lights, and roads to site; site ready
- May Be Subdivided
- Located in mixed-use development Victory Village offering parks, bank, restaurants, shops and medical
- Single Family Neighborhood Victory Park with 58 rooftops now completed
- New 44 unit Legacy Park Townhome development 4.5 miles away in Sterlington, LA
- Average income within 1 mile \$107,490
- Located off Highway 165 North across from former Lumen Headquarters in Tech Corridor
- 25 miles from Rayville, the location of the \$10 Billion Richland Parish Meta Data AI Center
- Highway 165 frontage
- Future Neighborhood Amenities Include Performance Pavilion and Urban parks

<b>Tract 1</b>	±9.414 acre multifamily site
<b>Tract 2</b>	±2.109 acres
<b>Tract 3</b>	±2.782 acres
<b>Tract 4</b>	± 0.519 acres
<b>Tract 5</b>	± 1.106 acres
<b>Tract 6</b>	±0.83 acres
<b>Tract 7</b>	±0.25 acres



[https://id.land/ranching/maps/  
dc6e5354dd6e4f7b7ce96b1c68c186f6/  
share](https://id.land/ranching/maps/dc6e5354dd6e4f7b7ce96b1c68c186f6/share)









# VICTORY TOWER

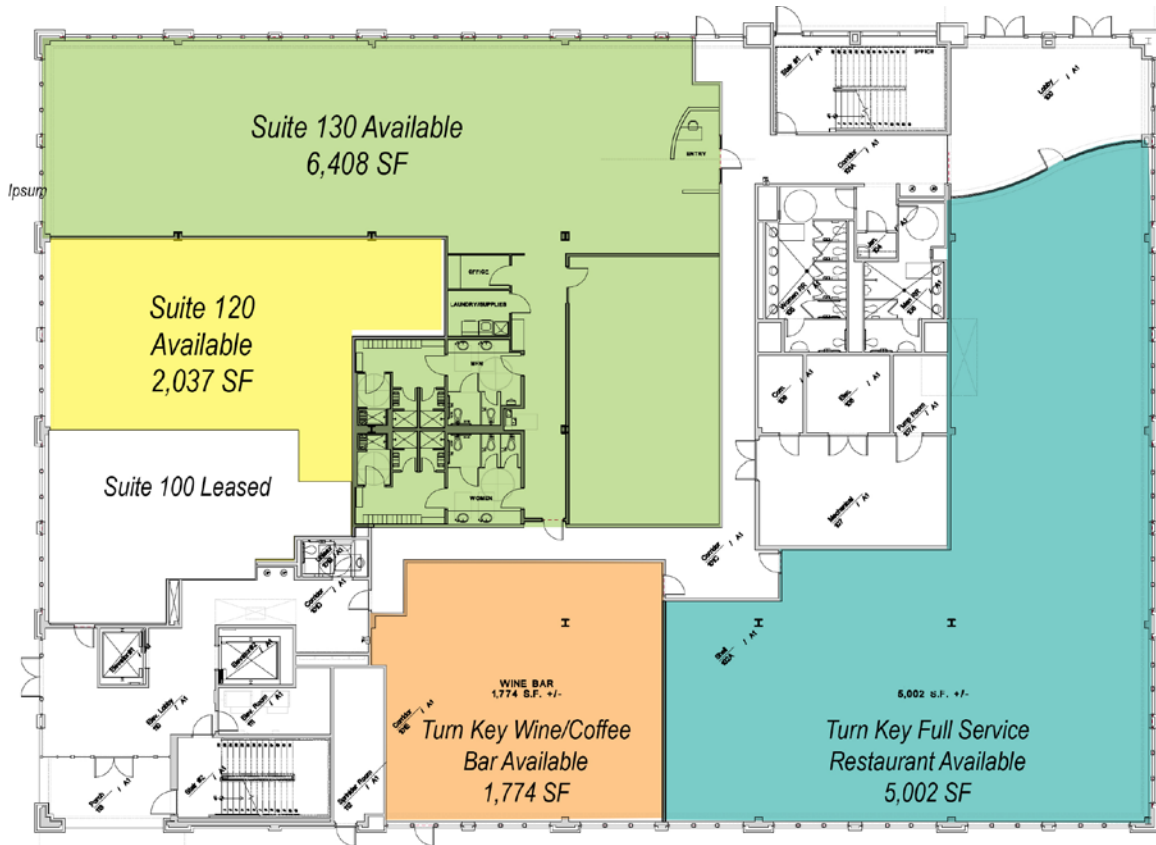
- 5-floor 100,000 square foot building built in 2017
- 1,000 - 15,238 square feet available
- Base Rent \$19/SF
- Tenant improvement allowance is negotiable
- Major tenants include IBM, GSA tenant, Regus Office, Second Circuit Court of Appeal Judge
- Modern Classical architecture, gleaming lobby
- Spectacular views
- Initial space planning at Landlord's expense
- Common area factor: 1.15

1st floor	Suite 120	2,037 SF (unfinished)
1st floor	Suite 130 (former athletic club)	6,408 SF (finished)
1st floor	Turn Key Wine Bar / Coffee Shop	1774 SF + 470 SF patio
1st floor	Turn Key Restaurant	5002 SF + 585 SF patio
2nd floor	Full Service Space Flexible terms	67 SF to 410 SF
3rd floor	Can be Subdivided -1,000 SF minimum	15,238 SF





# FIRST FLOOR



## VIDEO/VIRTUAL TOURS:

**Restaurant Space:** <https://my.matterport.com/show/?m=cUPJGcft7cG>

**Wine Bar/Coffee Shop:** <https://my.matterport.com/show/?m=9fduJ3WuCbJ>

**Suite 120:** <https://my.matterport.com/show/?m=3gjjiLFzv8F>

**Suite 130:** <https://www.youtube.com/shorts/a7oScTajwOk>

Restaurant



Suite 120



Wine/Coffee Bar



Suite 130



Suite 130



Suite 180 Wine Bar/Coffee Shop



Full Service Restaurant



Suite 120/Unfinished Space



# RESTAURANT SPACES

- Wine Bar/Coffee Shop and a full service restaurant
- Dual locations would work great under one operator
- Rare opportunity to lease fully equipped new turnkey restaurant facility
- Downstairs from major employers (IBM, GSA, Regus, etc.)
- Perfectly situated in fast growing area near Sterlington
- The space was built out in 2018
- Base Rent: \$19 PSF - NNN
- Ownership willing to entertain percentage rent

## WINE BAR/COFFEE SHOP

- 1774 SF + approx. 470 SF patio
- Approx. 76 seats in current configuration (38 Interior, 10 bar and 28 patio)
- 24 BTL state of the art wine preservation/ serving system
- Fully equipped kitchen and bar with walk-in cooler
- Alarm system, security cameras, stereo

## RESTAURANT

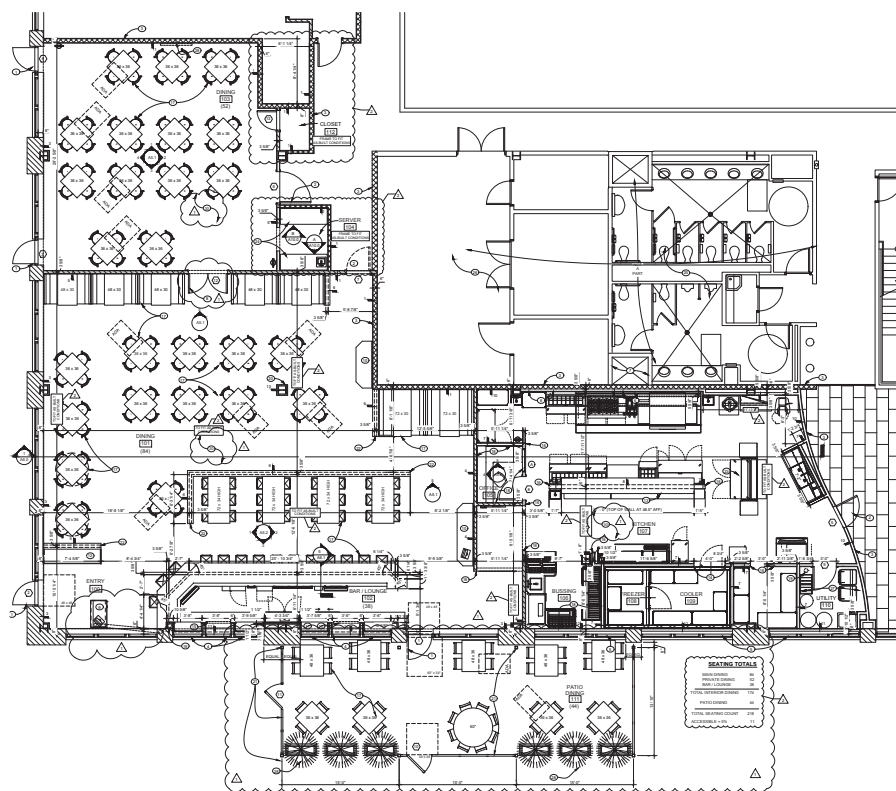
- 5002 SF + approx. 585 SF patio
- Base Rent: \$16-\$20 psf NNN
- Approx. 216 seats in current configuration (160 Interior, 14 bar and 42 patio)
- 850 SF private dining (approx. 50-60 seats)
- Fully equipped kitchen and bar with walk-in cooler
- Alarm system, security cameras, stereo



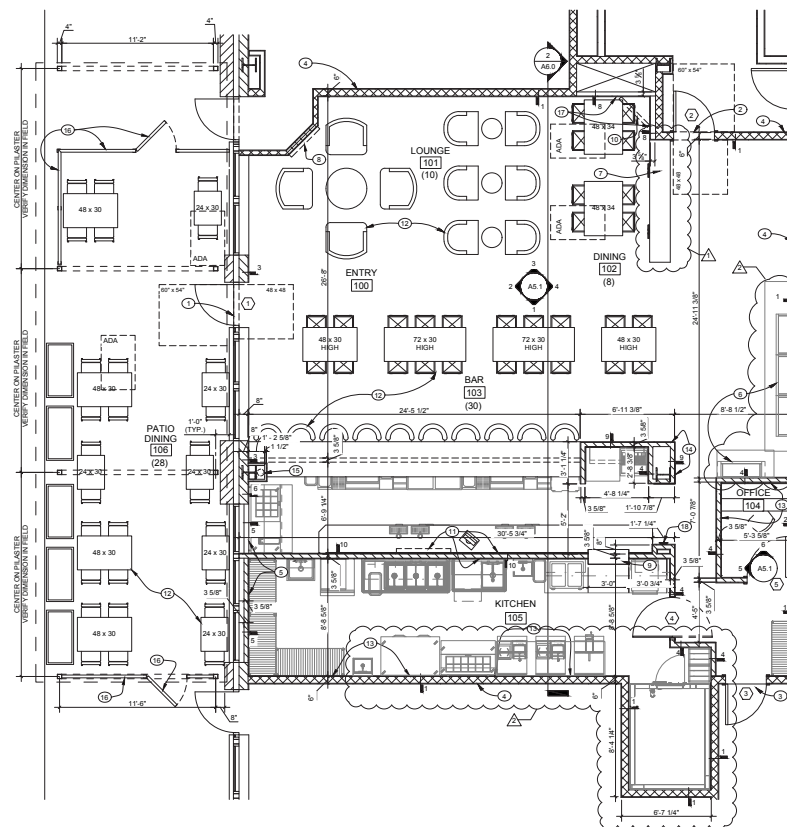




## FULL SERVICE RESTAURANT 5002 SQ FT + 585 SQ FT PATIO

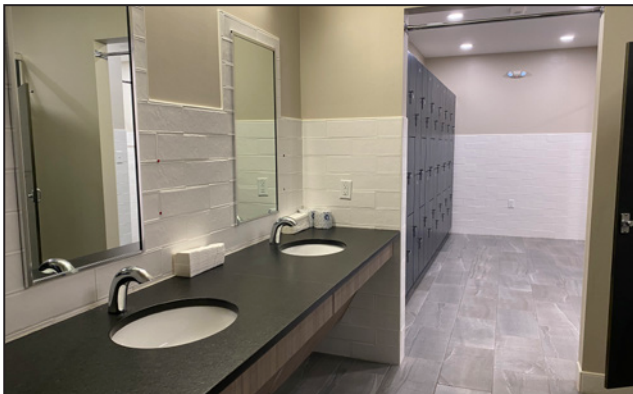
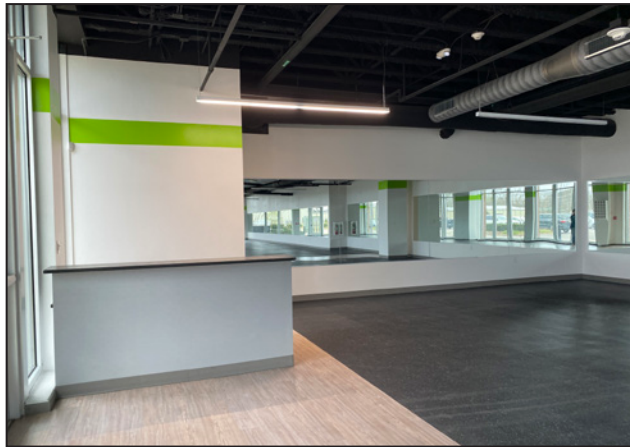


## WINE BAR/COFFEE SHOP 1774 SQ FT + 470 SQ FT PATIO





## FIRST FLOOR SUITE 130 | 6,480 SQ FT (FORMER FITNESS FACILITY)



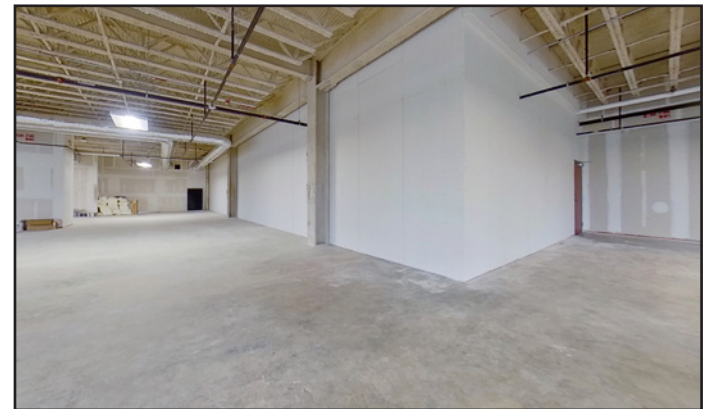
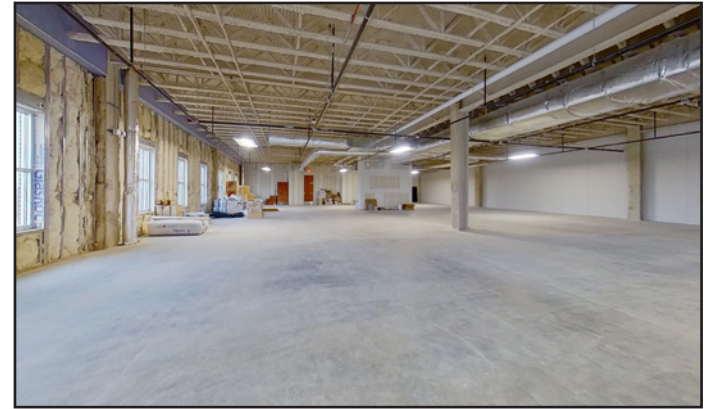


## THIRD FLOOR - 15,238 SQ FT AVAILABLE (CAN BE SUBDIVIDED)



VIRTUAL TOUR:

<https://my.matterport.com/show/?m=cwrX94XAJx9>





# VICTORY VILLAGE MIXED-USE DEVELOPMENT - OFFICE, RETAIL, RESIDENTIAL



**VICTORY VILLAGE** is a unique development which will create the opportunity for residents to live, work and play in convenient proximity. With Victory Tower at its center, land surrounding the office building can be developed for a variety of purposes. Victory Park, a fully built out residential neighborhood is tucked behind the business center. When fully built out, we envision a vibrant, walkable community to include businesses and retailers that blend upscale metropolitan experiences with the charm of a small town. The community will host events featuring local merchants, concerts, and much more for the Monroe and Sterlington residents.





## DEMOGRAPHICS WITHIN 5 MILES OF VICTORY TOWER

POPULATION

**39,309**

HOUSEHOLDS

**16,106**

AVERAGE INCOME

**\$88,867**

AVERAGE INCOME WITHIN 1 MILE

**\$107,490**

## REGIONAL DEMOGRAPHICS



### POPULATION

MONROE, LA DMA

**456,529**

OUACHITA PARISH

**159,927**

STATE OF LOUISIANA

**4.6 MILLION**



### NUMBER OF WHITE COLLAR EMPLOYEES

MONROE, LA DMA

**55.2%**

OUACHITA PARISH

**59.3%**

STATE OF LOUISIANA

**58.3%**



### NUMBER OF HOUSEHOLDS

MONROE, LA DMA

**179,988**

OUACHITA PARISH

**62,880**

STATE OF LOUISIANA

**1.85 MILLION**



### AVERAGE HOUSEHOLD INCOME

MONROE, LA DMA

**\$69,118**

OUACHITA PARISH

**\$75,302**

STATE OF LOUISIANA

**\$85,114**

## HIGHER EDUCATION



ULM

(9,608+ Students)

6555 Undergraduate

1389 Graduate Students

333 Professional Students

803 Out-of-State



LOUISIANA DELTA  
COMMUNITY  
COLLEGE

MAIN CAMPUS  
(4100+ Students total)



### MEDIAN AGE

MONROE, LA DMA **38.8**

OUACHITA PARISH **36.8**

STATE OF LOUISIANA **38.6**





# NORTHEAST LOUISIANA & MONROE LOUISIANA ECONOMIC DRIVERS

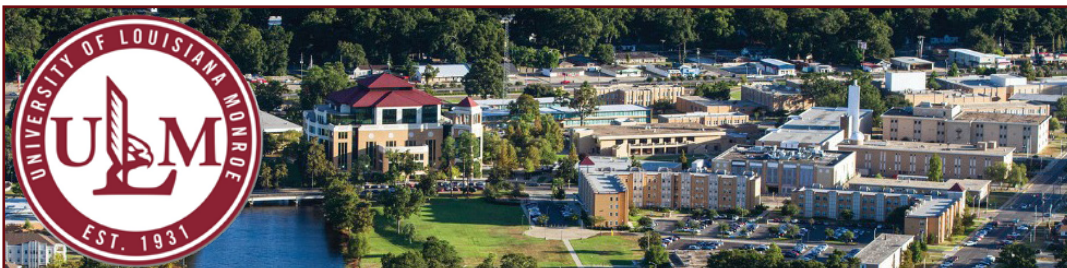


## META \$10 Billion AI Optimized Data Center

Richland Parish - December 2024 - Facebook and Instagram parent company Meta announced it will build a \$10 billion artificial intelligence data center in northeast Louisiana, a transformational investment that cements the state's status as a major innovation hub and puts this picturesque rural community on the leading edge of a global digital revolution. Project is expected to result in 500 or more direct new jobs, more than 1,000 indirect jobs and 5,000 construction workers at peak.

Expansive technology campus will occupy 4 million square feet on the 2,250-acre former Franklin Farm mega site. The facility is the largest of more than 20 Meta data centers around the world.

Rayville, Louisiana in Richland Parish is located approximately 25 miles from Monroe.



## University of Louisiana at Monroe

The University of Louisiana Monroe (ULM), established in 1931, has grown to serve 9,608 students. The University's service region in Northeast Louisiana consists of Caldwell, East Carroll, Franklin, Jackson, Lincoln, Madison, Morehouse, Ouachita, Richland, Tensas, Union, and West Carroll Parishes.

- 1,010 Full Time Employees
- 96 Majors and Minors Offered
- Only Public Pharmacy Program in Louisiana
- NCAA Division I athletic programs

## Northeast Louisiana Current Top Employers

- Drax – Global leader in sustainable biomass energy.
- Lamb Weston – Major producer of frozen potato products.
- Graphic Packaging International – Manufacturer of paperboard packaging.
- Mid South Extrusion – Industry leader in blown films for packaging and consumer goods; announced a \$17 million expansion in 2024.
- Etheridge Pipeline & Conduit – Growing conduit provider with over 100 employees, securing significant government contracts.
- Haring Catfish – Processing over 300,000 pounds of catfish weekly, providing stable local jobs for over 60 years.
- Copeland Electric – Full-service electrical solutions provider for industrial, commercial, and residential projects since 1971.



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