

OFFERING MEMORANDUM

FLEX BUILDING

128 N. Railroad Ave., Brookhaven, MS 39601



9,668 SF | 0.67 ACRES | CLASS C | AMPLE PARKING

FOR MORE INFORMATION:

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OFFERING MEMORANDUM

128 N. RAILROAD AVE., Brookhaven, MS 39601

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.

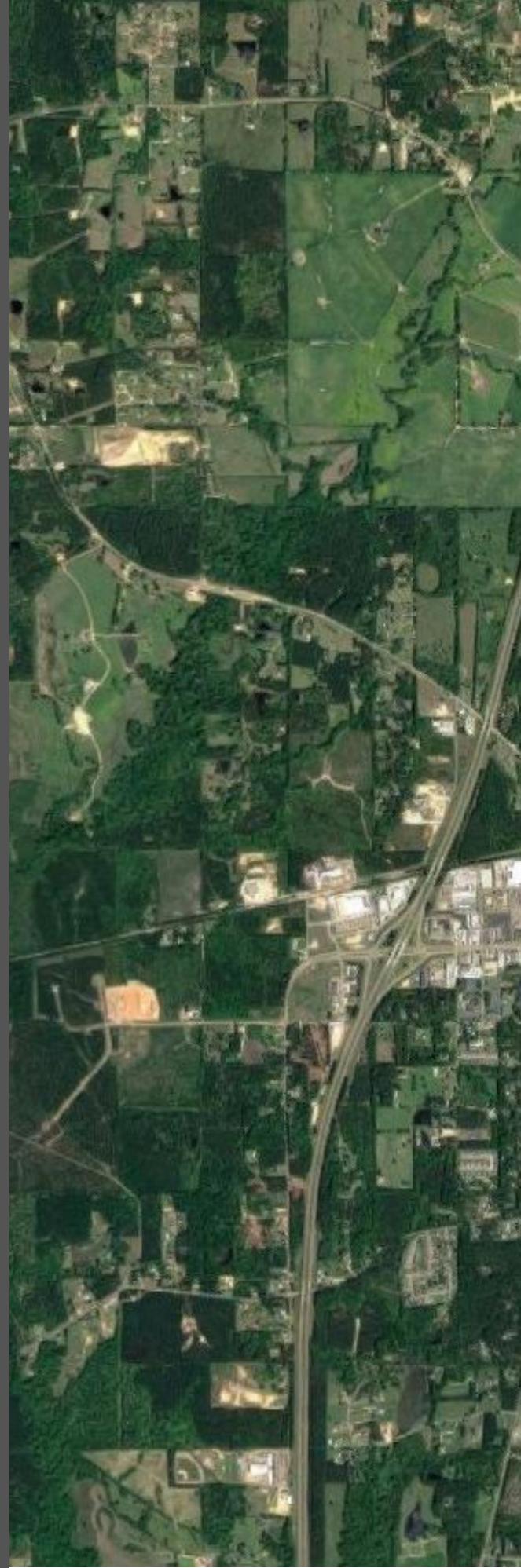




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EXECUTIVE SUMMARY

128 N. RAILROAD AVE., Brookhaven, MS 39601

128 N. Railroad Ave., in Brookhaven, MS, is a well-positioned flex property, totaling 9,668 square feet and situated on a 0.67-acre lot. The property presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.

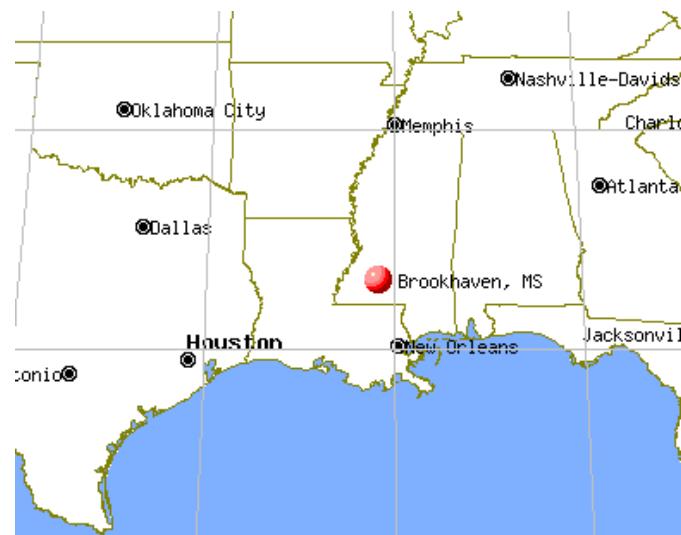
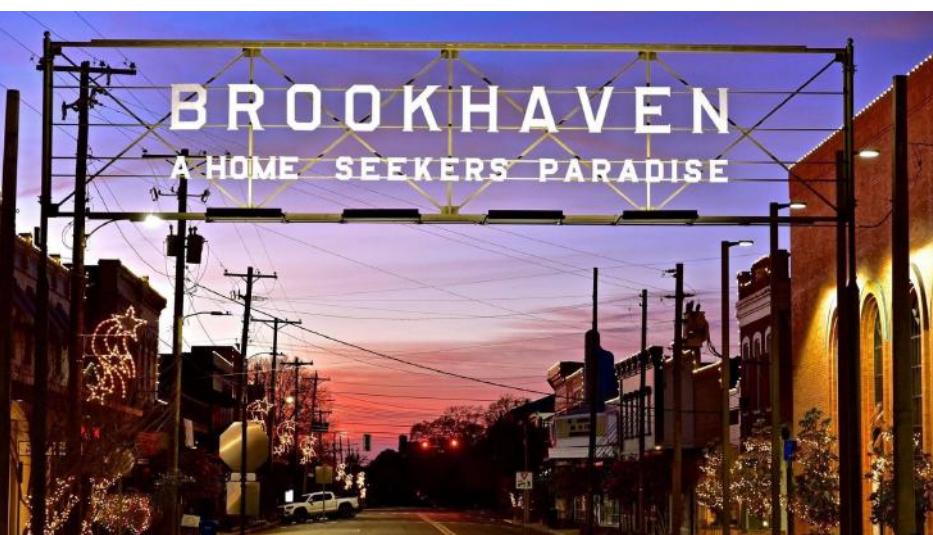


MARKET OVERVIEW



Brookhaven, Mississippi

Brookhaven is a small city located in the southwestern part of the U.S. state of Mississippi. It serves as the county seat of Lincoln County. The city played a significant role in the region's development, particularly in the timber and railroad industries. Brookhaven has diversified its economic base over the years and now includes sectors such as healthcare, education, and retail. The city hosts various cultural events and festivals throughout the year, celebrating its heritage and promoting community engagement. The area's cultural diversity is reflected in its cuisine, music, and art. As its name implies, Brookhaven is surrounded by natural beauty, with nearby lakes, parks, and forests offering opportunities for outdoor activities like hiking, fishing, and camping. Overall, Brookhaven, Mississippi, is a charming and welcoming city that celebrates its history and offers a comfortable, community-oriented lifestyle for its residents.



POPULATION

City: Brookhaven

11,812

State: Mississippi 2,967,297

| | 2 Mile | 5 Mile | 10 Mile |
|----------------------|----------|----------|----------|
| Population 2023 | 3,036 | 17,123 | 27,579 |
| Total Households | 1,169 | 6,576 | 10,531 |
| Avg Household Size | 2.4 | 2.5 | 2.6 |
| Avg Household Income | \$88,492 | \$62,838 | \$64,425 |

MEDIAN AGE

City: Brookhaven

39.2 Years

State: Mississippi 37.7 Years

AVERAGE HOUSEHOLD INCOME

City: Brookhaven

\$41,355

State: Mississippi \$68,636

HOUSEHOLDS

City: Brookhaven

4,968

State: Mississippi 1,342,831



Average Household Size

ECONOMIC INDICATORS

5.7%

Brookhaven
Unemployment Rate

3.8%

U.S.
Unemployment Rate

Population 22+ by Educational Attainment

Highest level of education among people aged 25 years and older as 80% more or less than Illinois at large.

| | |
|------------------------------|-----|
| Some High School, No Diploma | 13% |
| High School Grad | 33% |
| Some College, No Degree | 31% |
| Associate's Degree | 5% |
| Bachelor's Degree | 11% |
| Advanced Degree | 7% |

LOCATION OVERVIEW

HIGHWAY ACCESS

Brookhaven, Mississippi, is well-connected by a network of highways, providing convenient access to the city and the surrounding areas. These highways play a crucial role in facilitating transportation in and around Brookhaven, making it accessible to both residents and visitors.

Interstate 55 (I-55) runs through Brookhaven, connecting the city to larger metropolitan areas like Jackson to the north and New Orleans, Louisiana, to the south.

U.S. Route 51 (US 51) passes through Brookhaven and runs parallel to I-55. It serves as a primary route for local traffic and provides additional connectivity within the city and to nearby towns.

Mississippi Highway 84 (MS 84) intersects with I-55 in Brookhaven. It offers access to various parts of the city and serves as a route east towards Natchez and west towards McComb and beyond.

Mississippi Highway 51 (MS 51) is a state highway that runs through Brookhaven, providing another north-south route for local and regional traffic. It intersects with US 51, offering additional connectivity options.

PROXIMITY

There are two airports near Brookhaven, Mississippi providing options for private, domestic, and international flights.

Brookhaven-Lincoln County Airport (Heron Lake Airport) is located in Brookhaven itself. This airport is a public-use general aviation facility located just a few miles northeast of the city center. It primarily serves private and small aircraft.

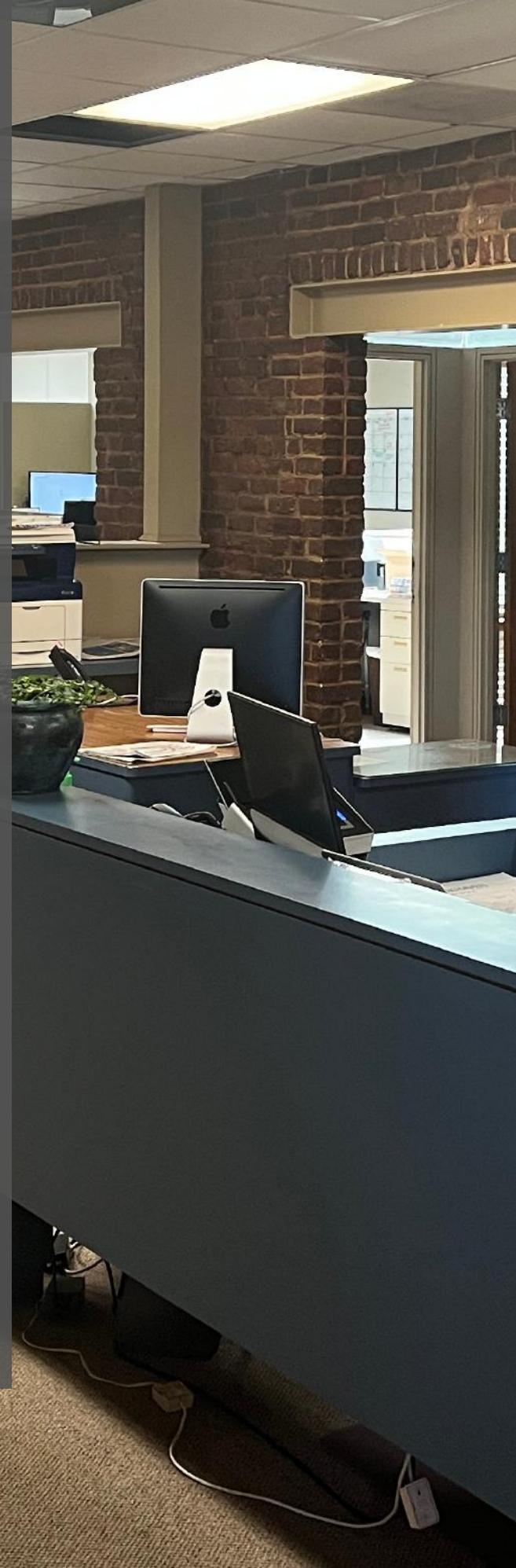
The Jackson-Medgar Wiley Evers International Airport (JAN) in Jackson, Mississippi, is the nearest major airport. JAN is approximately 50 miles north of Brookhaven, and it offers a range of domestic flights to various destinations within the United States.



SITE OVERVIEW

SITE

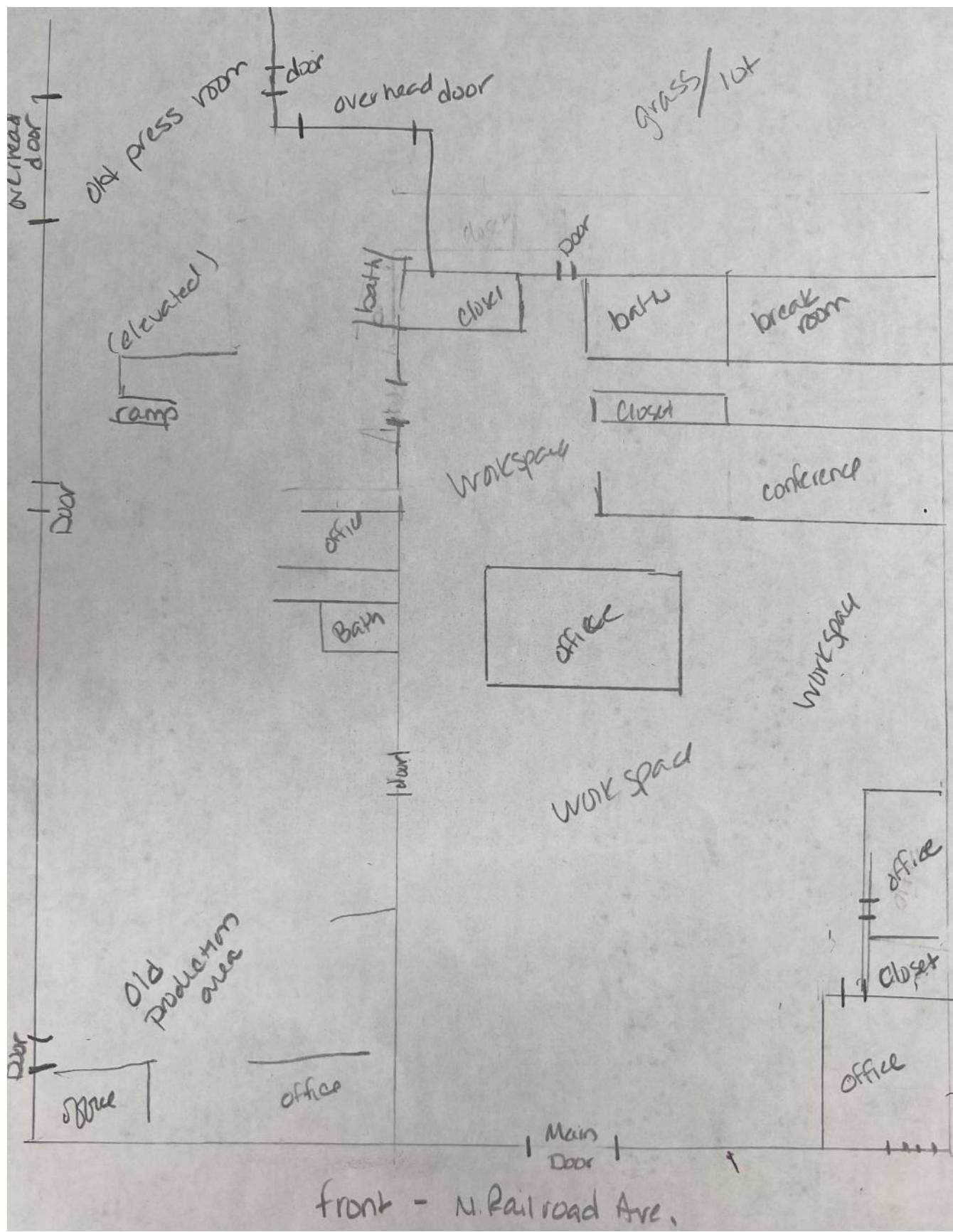
| | |
|-----------------------|-----------------------------|
| Property Type: | Flex |
| Building Class: | Class C |
| Year Built: | Prior to 1960 |
| Total SF: | 9,668 |
| Office Space SF: | 4,600 |
| Warehouse SF: | 5,068 |
| Total Acreage: | 0.67 |
| Building Height: | 1 Story |
| Parking: | Ample |
| Construction: | Class D |
| Walls: | Painted Drywall and Brick |
| Columns: | Steel I-Beams |
| Roof: | 25 Ft. |
| Ceiling Type: | Acoustic Ceiling Panels |
| Clear Ceiling Height: | 12 Ft. |
| Power: | 2nd Floor - 8.0 480V |
| Lighting: | Florescent and Incandescent |
| Docks: | 1 |

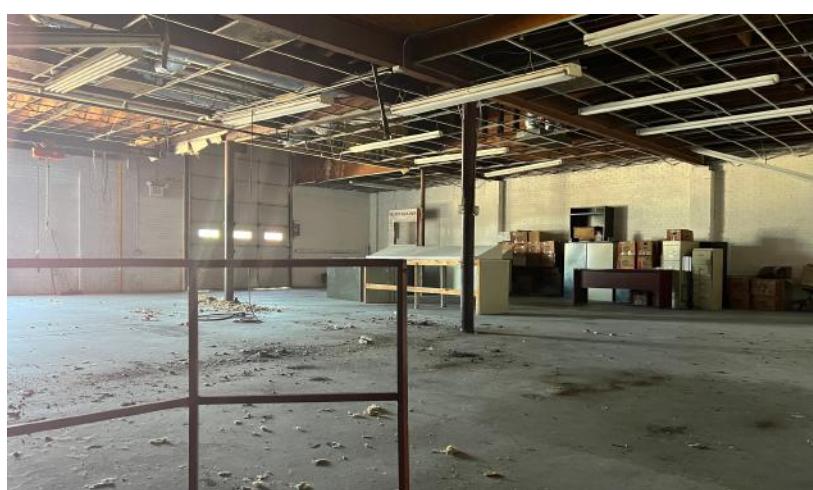
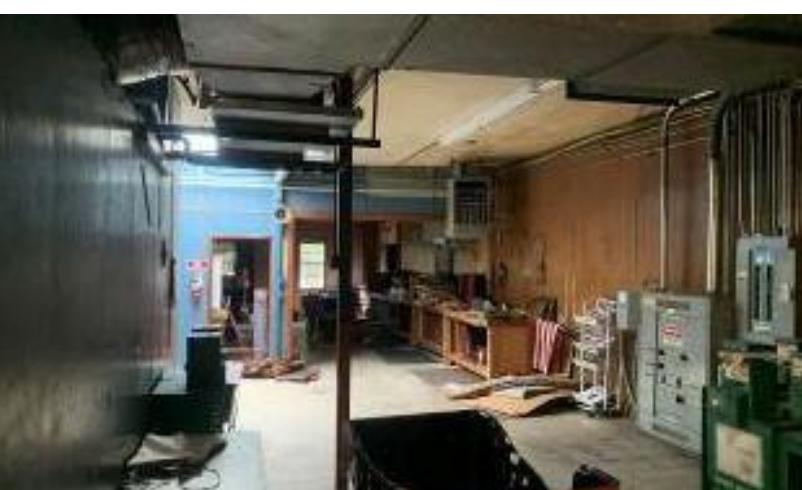


OPERATING EXPENSES (2023)

| | |
|---------------------------------------|----------|
| Maintenance Contracts (Pest Control): | \$1,664 |
| Repairs: | \$1,940 |
| Heat, Lights & Water: | \$12,060 |
| Janitor Supplies & Service: | \$5,043 |
| Property Insurance: | \$8,214 |
| Taxes: | \$7,148 |
| Total: | \$36,069 |

FLOOR PLAN







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