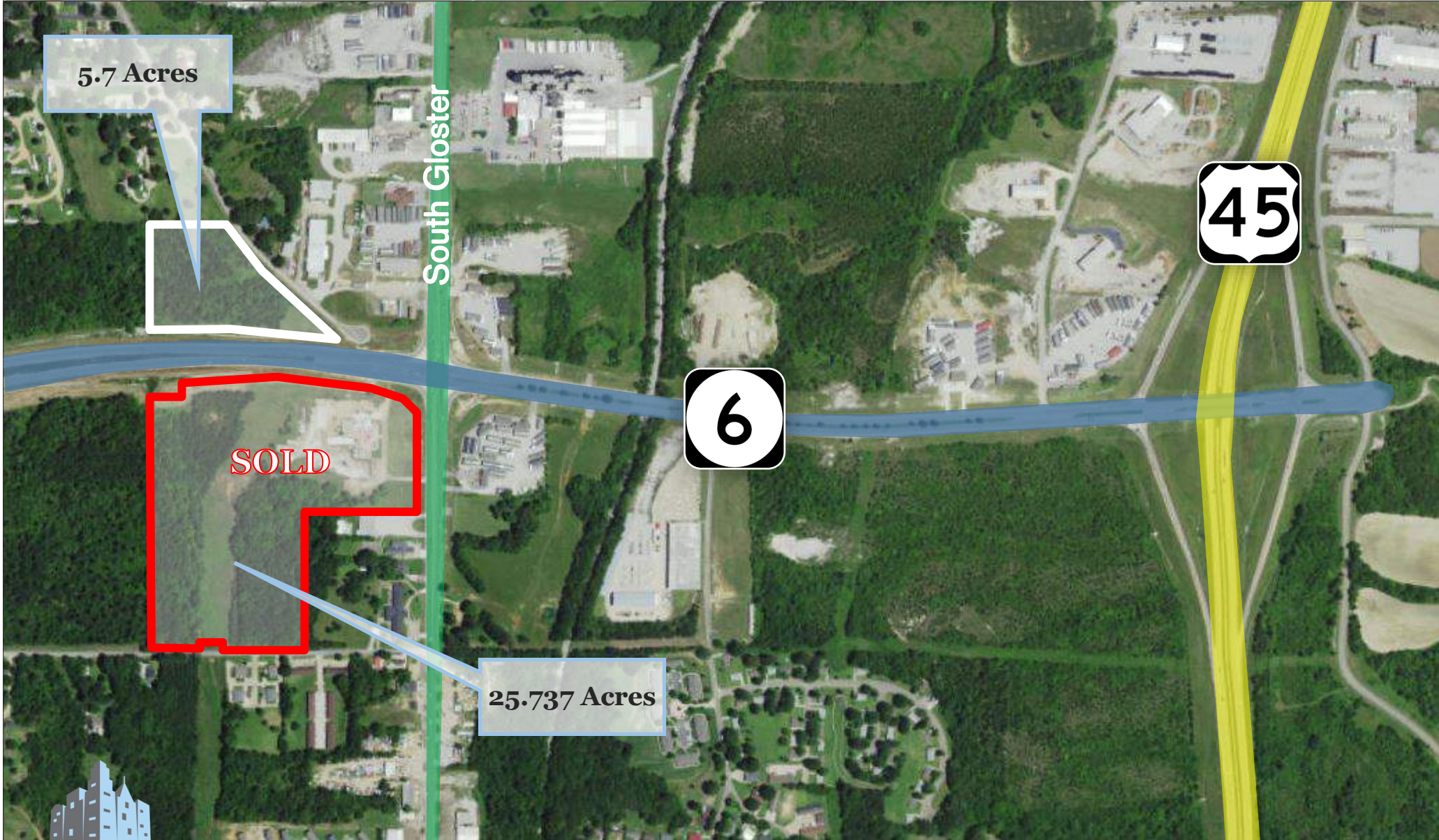




DEVELOPMENT LAND | +/- 5.7 ACRES

Former White Dairy Company | FOR SALE

Intersection of Highway 6 & South Gloster | Tupelo, Mississippi



www.randallcommercialgroup.com



Disclaimer/Terms of Use for Offering Memorandum: Intersection of Hwy 6 & South Gloster

The information provided within this Marketing Package has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever re-garding the accuracy or completeness of the information provided. The information has been may be estimated or generalized and is prepared to provide a sum-mary of highlights and only a preliminary level of information regarding the project. Any interested party must inde-pendently investigate the subject property, particularly from a physical, financial, tenant, and overall development stand-point. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the finan-cial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past performance, expected or projected performance do not guarantee future performance. Property owners/buyer bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. **By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.**

Exclusively Listed by:
**Randall Commercial
Group, LLC**

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Property Description:

The subject property is strategically located along the north side of Highway 6 with access off S. Green St. The property is just 0.67 from Highway 45. It was formally used for the White Dairy Co. of Mississippi. The Subject Property was once one parcel, but was split by Mississippi Department of Transportation to extend Highway 6 to Highway 45. The property is ideal for a transportation hub, industrial use or retail.

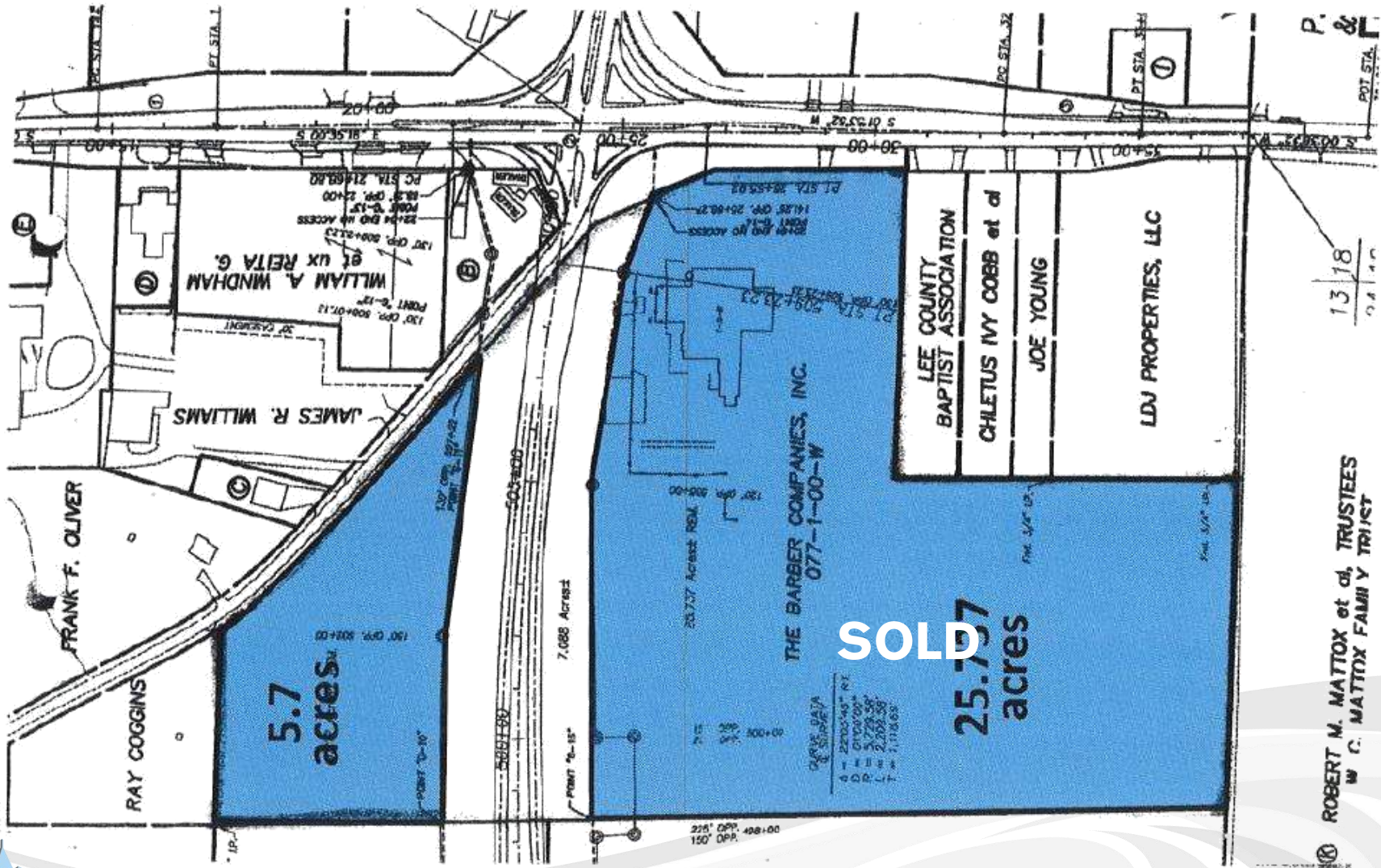
Asking Price	\$300,000 (5.7 Acres)
Price/Acre	\$52,631.57
Property Name	White Dairy Co. of Mississippi
Address	Between Highway 6 & S. Green Street
Location	Tupelo, Mississippi 38801
Total Land Area	5.7 acres*
Parcel Number (Parcel #1)	106H-13-017.01
Zoning	Mixed Use Commercial Corridor
Utilities	<ul style="list-style-type: none"> • Natural Gas—yes • Water & Sewer—yes • Electric: 3-phase power
Topography	Generally Level



**Source: Owner provided data and Tri-State Consulting, Inc.*

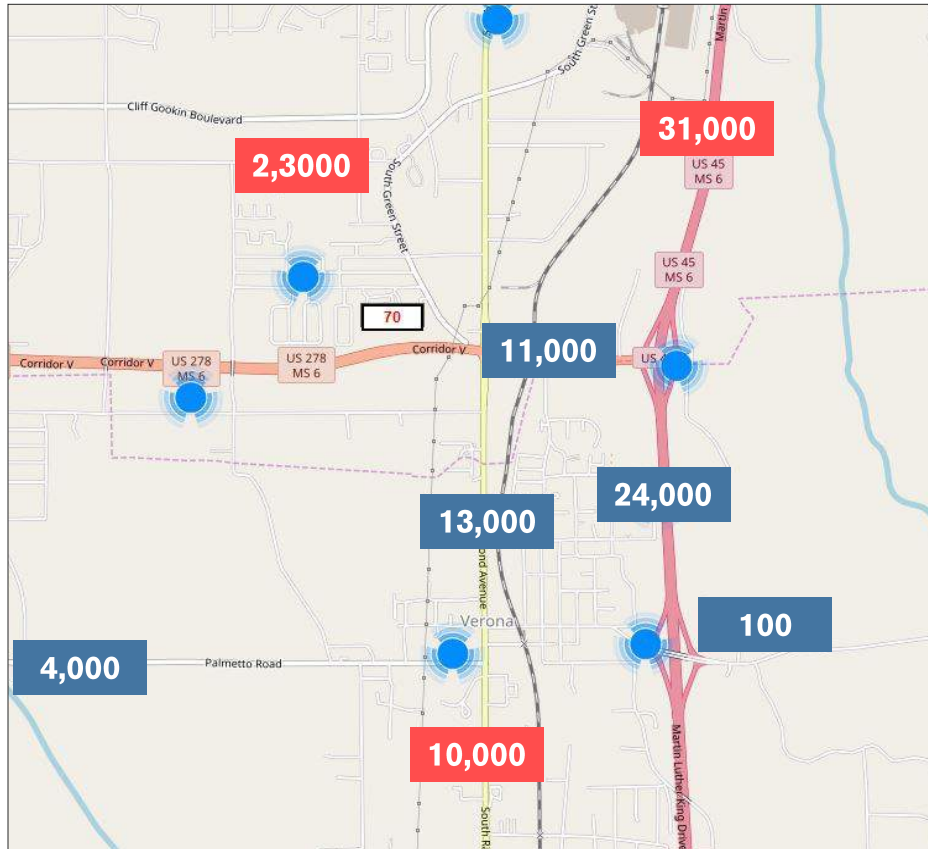






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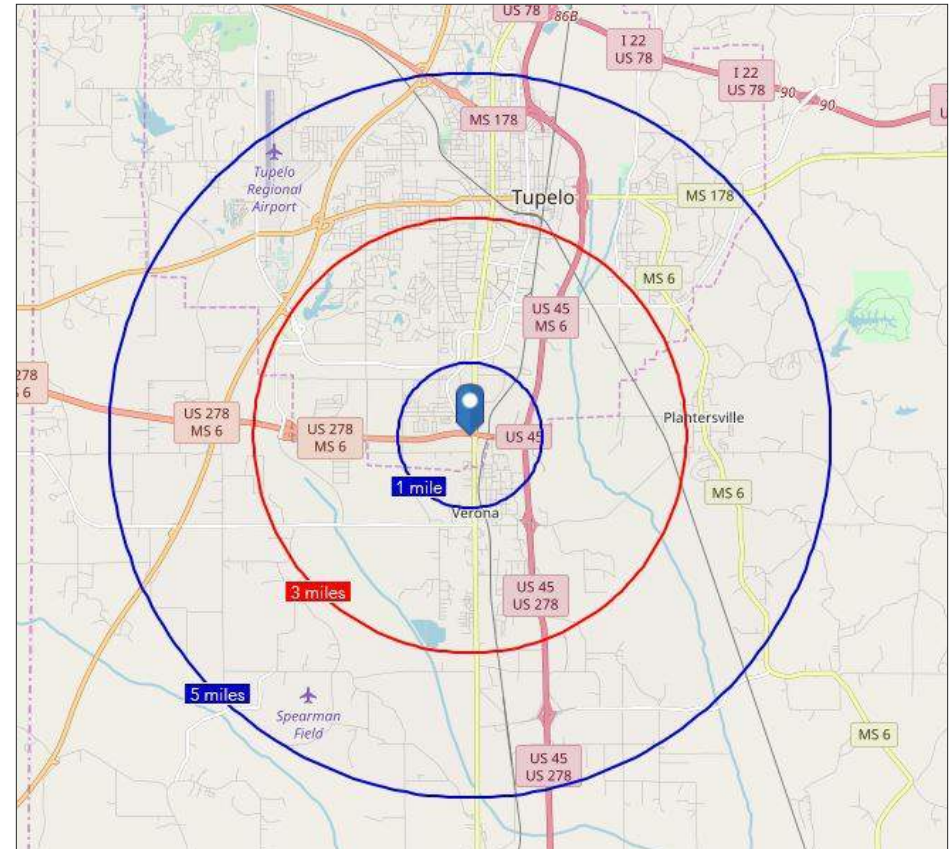
ROBERT M. MATTOX et al, TRUSTEES
W. C. MATTOX FAMILY TRUST



Source: Mississippi Department of Transportation

Red Boxes indicate the count was counted in 2016

Blue text boxes indicate the count was not counted in 2016



2017 Demographics

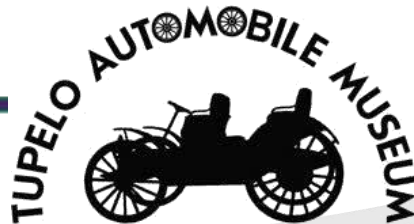
	1 Mile	3 Mile	5 Mile
Population	440	11,161	37,685
Median Age	45.1	38.8	37.9
Ave. HH Income:	\$105,420	\$69,489	\$63,139

About Tupelo

Tupelo is a dynamic southern city easily accessible by Interstate 22 and Highway 45, and the historic Natchez Trace Parkway that criss-cross the city by land. Located in the center of the Mississippi Hills region, Tupelo can serve as the hub of a tour exposing you to music, world-class literary sites, Civil War history and American architecture. Tupelo offers excellent lodging facilities offering over 1,900 quality hotel rooms. There is also an abundance of dining opportunities from upscale to blue-plate with over 150 restaurants in Tupelo, Mississippi. You can sit and relax at one of our local restaurants or choose from a well-known franchise restaurant to curb your appetite. From the Mall at Barnes Crossing, the region's largest mall, to the specialty shops downtown and in Midtown and throughout the city, we can match anyone's taste and desire for shopping. Other shopping options like the Tupelo Flea Market, Tupelo Furniture Market and antique shopping make for a well-rounded shopping excursion.



Visitors soon discover how deep Tupelo roots run when they explore our historic attractions. The Elvis Presley Birthplace is more than a two-room shack – it's an Elvis experience. At the Tupelo Buffalo Park and Zoo, visitors have the opportunity to ride the paths where the buffalo roam and experience the many exotic animals housed on the grounds. Want more things to do in Tupelo, Mississippi? Take a trip through time at the Tupelo Automobile Museum and visit the historic Natchez Trace Parkway headquarters.



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About Randall Commercial Group, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm that focuses on real estate transactional services and development opportunities throughout the southeastern United States for clients based throughout the country. Through our affiliate company, Randall Commercial Advisory, LLC, our clients are provided with real estate consulting, solutions, and financial analysis services to maximize the potential of real estate holdings and to overcome challenges with their properties. We operate with a diligent and specialized ten person team that is committed to exceptional client service and outcome. Our team is structured with intentional diversity in our members' educational backgrounds, professional experiences, and areas of expertise. Through proprietary research, continual education, creativity, and collaborative perseverance, we are focused on creating and preserving client wealth while building meaningful and long-term relationships with our clients.

Through a myriad of brokerage and consulting services, we serve institutional and individual investor clients as well as end users on projects and properties ranging up to \$50 million in estimated market value. By focusing on a range of properties types and uniquely specialized services, we are better able to accommodate diverse client interests whether a small single tenant property or a large mixed-use development. We provide a professional platform for owning and disposing of real estate assets directly. We cover a large geographical area, which allows us to operate with more opportunistic focus rather than one that is tightly bound by a single city or state. *Our corporate strategy is simple: client first.*

Over the years, we have learned that by diligently embodying our "client first" mantra, we have built meaningful client relationships that provide us a thorough understanding of each client's particular circumstances and goals. This has allowed us to become more effective in client outcome and more passionate about our work. *Ultimately, our clients are better served.*

