



BUSINESS OPERATIONS & REAL ESTATE PORTFOLIO

110 Highway 30 West, New Albany, MS 38652
1118 N 2nd Street, Booneville, MS 38829

OFFERING MEMORANDUM

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OFFERING MEMORANDUM

EXECUTIVE OVERVIEW



\$3,500,000

LIST PRICE

New Albany



3,016 SF

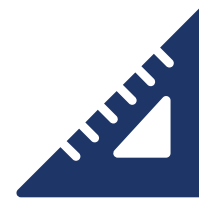
GLA



0.94 AC

LOT SIZE

Booneville



2,604 SF

GLA



0.54 AC

LOT SIZE

INVESTMENT HIGHLIGHTS

- **RARE OPPORTUNITY** – To acquire a highly sought-after turnkey franchise fast food concept
- **HIGH PERFORMING LOCATIONS** – Both locations have strong sales performance
- **STRATEGIC LOCATIONS** – Both locations are in the main retail corridor of the corresponding cities among national retailers such as Walmart Supercenter, Tractor Supply Co, Walgreens, CVS, McDonald's, Hardee's, and Taco Bell to name a few
- **DRIVE-THRU EQUIPPED** – Both sites have Drive-Thru's which are proven to increase store sales volume, and allowed quick-service-restaurants to remain open and thrive during the Covid-19 pandemic

COMPANY OVERVIEW

REPRESENTATIVE PHOTO



» **Company Name**

Popeyes

» **Year Founded**

1972

» **Headquarters**

Miami, FL

» **Ownership**

Public

» **Industry**

QSR

» **Website**

www.popeyes.com

Popeyes distinguishes itself with a unique “New Orleans” style menu that features spicy chicken, chicken tenders, fried shrimp and other seafood, as well as jambalaya, Red Beans and Rice and other regional items. Popeyes is a highly differentiated QSR brand with a passion for its Louisiana heritage and flavorful authentic food.

STRATEGY

The Company’s strategic plan focuses on the five pillars which management believes are proven strategies for growing a high performance restaurant chain. Create a Culture of Servant Leaders - creating a culture so engaging that you can’t wait to come work at Popeyes. Build Distinct Brand - offering a distinctive brand and menu with superior food at affordable prices. Create Memorable Experiences - service experience so good you can’t wait to come back to Popeyes. Grow Restaurant Profits - reducing restaurant operating costs and increasing restaurant profitability while maintaining excellent food quality for our guests. Accelerate Quality Restaurants - building more restaurants across the U.S. and abroad with superior profits and investment returns.

AREA OVERVIEW

BOONEVILLE, MS

Booneville was founded in 1861 and was named after R.H. Boone, a relative of Daniel Boone! Booneville is an inviting place to live for people of all ages. Our Booneville public school system has a A+ class rating and is a great facilitator of education for our students. Northeast Mississippi Community College is located in the heart of the city and brings a youthful feel to our small town. People of all ages enjoy our local parks, and with a church on every corner, there is no lack of fellowship among our citizens.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	860	8,474	11,803
2021 Estimate	867	8,550	11,889
2010 Census	894	8,801	12,141
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	307	3,246	4,512
2021 Estimate	309	3,271	4,542
2010 Census	314	3,328	4,597
Growth % 2010-2021	0.1%	0.1%	0.1%
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg HH Income	\$44,808	\$50,260	\$52,505

4

E. CHAMBERS DR.
± 8,000 VPD

DOLLAR
GENERAL



145

N. 2ND ST.
± 10,000 VPD



O'Reilly
AUTO PARTS

MURPHY
USA



Exxon
BR baskin
robbins



RENASANT
BANK



North American
Pipe Corporation.

Walmart
Supercenter

WOODFOREST
NATIONAL BANK

BancorpSouth

CVS
pharmacy

ProVia
THE PROFESSIONAL WAY

TSC TRACTOR
SUPPLY CO
HIBBETT
SPORTS



jiffy lube

AutoZone
Wendy's
TACO
BELL

BOONEVILLE, MISSISSIPPI

ACTUAL SITE



AREA OVERVIEW

NEW ALBANY, MS

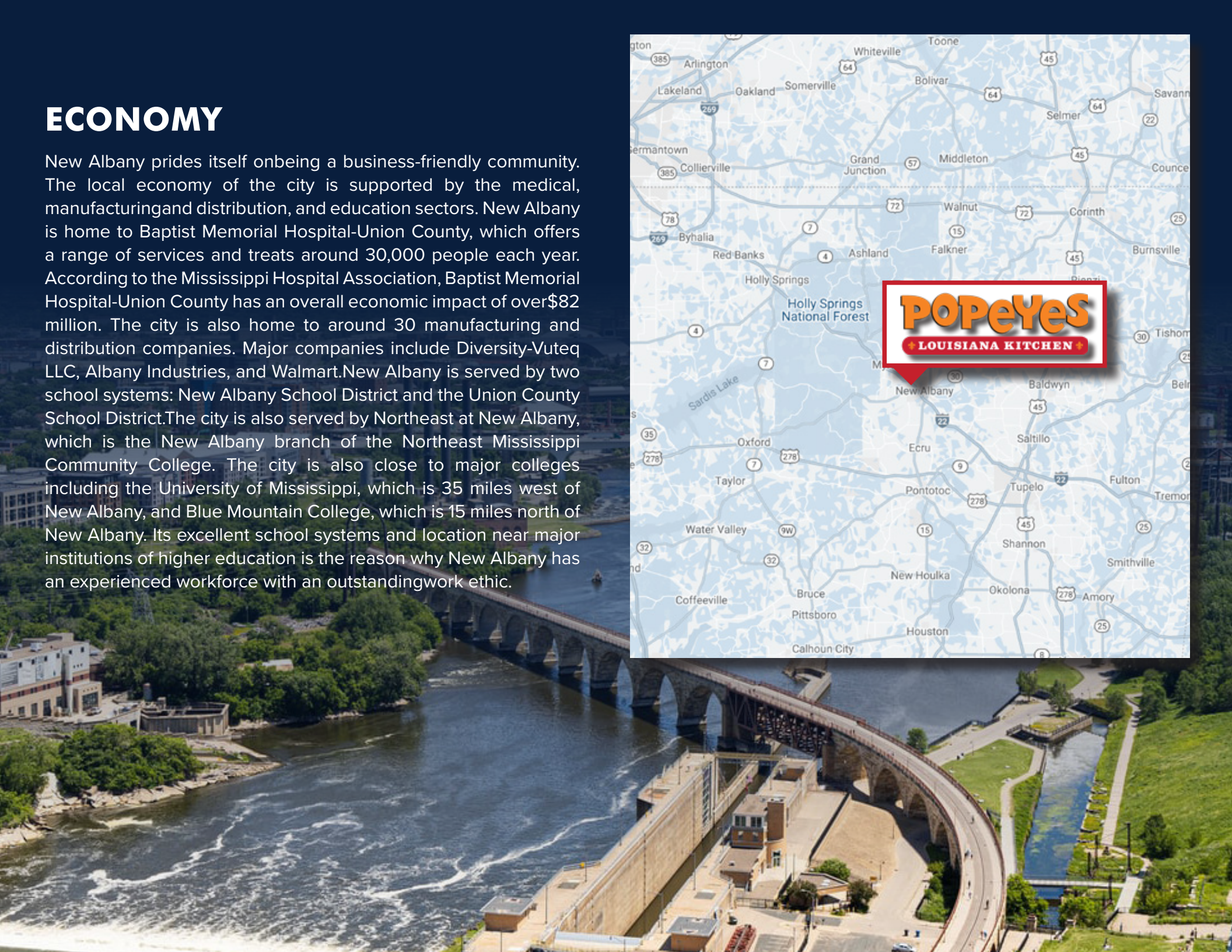
Nestled in the rolling hills of North Mississippi, New Albany is the largest municipality and the county seat of Union County. New Albany is served by Interstate 22, connecting it to Memphis, TN, which is 90 miles northwest, and to Birmingham, AL, which is 157 miles southeast. The city's placement on the Tallahatchie River and its many outdoor and sporting facilities make it an ideal place for residents to live a healthy lifestyle. Outdoor and sporting facilities include tennis courts, a disc golf course, 44 miles of trails, and many more. The charming city of New Albany has an attractive quality of life due to its vibrant downtown area and other attractions, thriving local economy, and friendly and hardworking residents.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	1,685	8,915	12,721
2021 Estimate	1,854	9,795	13,713
2010 Census	1,908	10,080	14,069
Growth % 2021-2026	0.9%	0.9%	0.7%
Growth % 2010-2021	0.6%	0.6%	0.5%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	704	3,800	5,309
2021 Estimate	684	3,697	5,181
2010 Census	624	3,376	4,821
Growth % 2021-2026	0.6%	0.6%	0.5%
Growth % 2010-2021	1.0%	0.8%	0.6%
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg HH Income	\$62,315	\$62,253	\$60,419

An aerial photograph of the New Albany Lock and Dam on the Mississippi River. The river flows from the top left towards the bottom right, with white water rapids near the dam. A large concrete dam structure with multiple locks is visible. A multi-lane highway bridge crosses the river. In the foreground, there are some industrial or commercial buildings. Overlaid on the right side of the image is a map of the New Albany area. The map shows various towns, roads, and landmarks. A red pin is placed on the map, pointing to a location near New Albany. A red speech bubble with the Popeyes Louisiana Kitchen logo is attached to the pin. The logo features the word 'POPEYES' in large, orange, stylized letters, and 'LOUISIANA KITCHEN' in smaller, white letters on a red background. The map also shows the Holly Springs National Forest and Sardis Lake.

An aerial photograph of a wide river, likely the Mississippi River, featuring a large concrete dam and a multi-arched bridge. The river flows from the top left towards the bottom right. On the right bank, there's a green park area with a paved path. Overlaid on the top right of the image is a map of the New Albany, Mississippi area. The map shows various towns, roads, and landmarks. A red pin with the Popeyes Louisiana Kitchen logo is placed on the map, indicating the restaurant's location in New Albany. The logo is orange and red with the text 'POPEYES' in large, bold letters and 'LOUISIANA KITCHEN' in smaller letters below it.





30

± 12,000 VPD



± 24,000 VPD

PARK ALONG THE RIVER



NEW ALBANY, MISSISSIPPI

ACTUAL SITE



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Popeyes located at 110 Hwy 30 W | New Albany, MS 38652 & 1118 N 2nd Street, Booneville, MS 38829 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

POPEYES

✦ LOUISIANA KITCHEN ✦

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