

# Church's Chicken

LUCEDALE, MS



**BERKELEY**  
CAPITAL ADVISORS

# Contacts

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## BERKELEY CAPITAL ADVISORS

**ORANGE COUNTY | CA**

19800 MacArthur Blvd., Suite 850  
Irvine, CA 92612  
949.506.2500

**CHARLOTTE | NC**

1228 East Morehead St., Suite 200  
Charlotte, NC 28204  
704.379.1980

**NASHVILLE | TN**

10 Burton Hills Blvd., Suite 220  
Nashville, TN 37215  
615.727.8818

**ASHEVILLE | NC**

1 Page Ave., Suite 202  
Asheville, NC 28801  
704.714.2365

**RICHMOND | VA**

1309 West Main St.  
Richmond, VA 23220  
804.239.7890

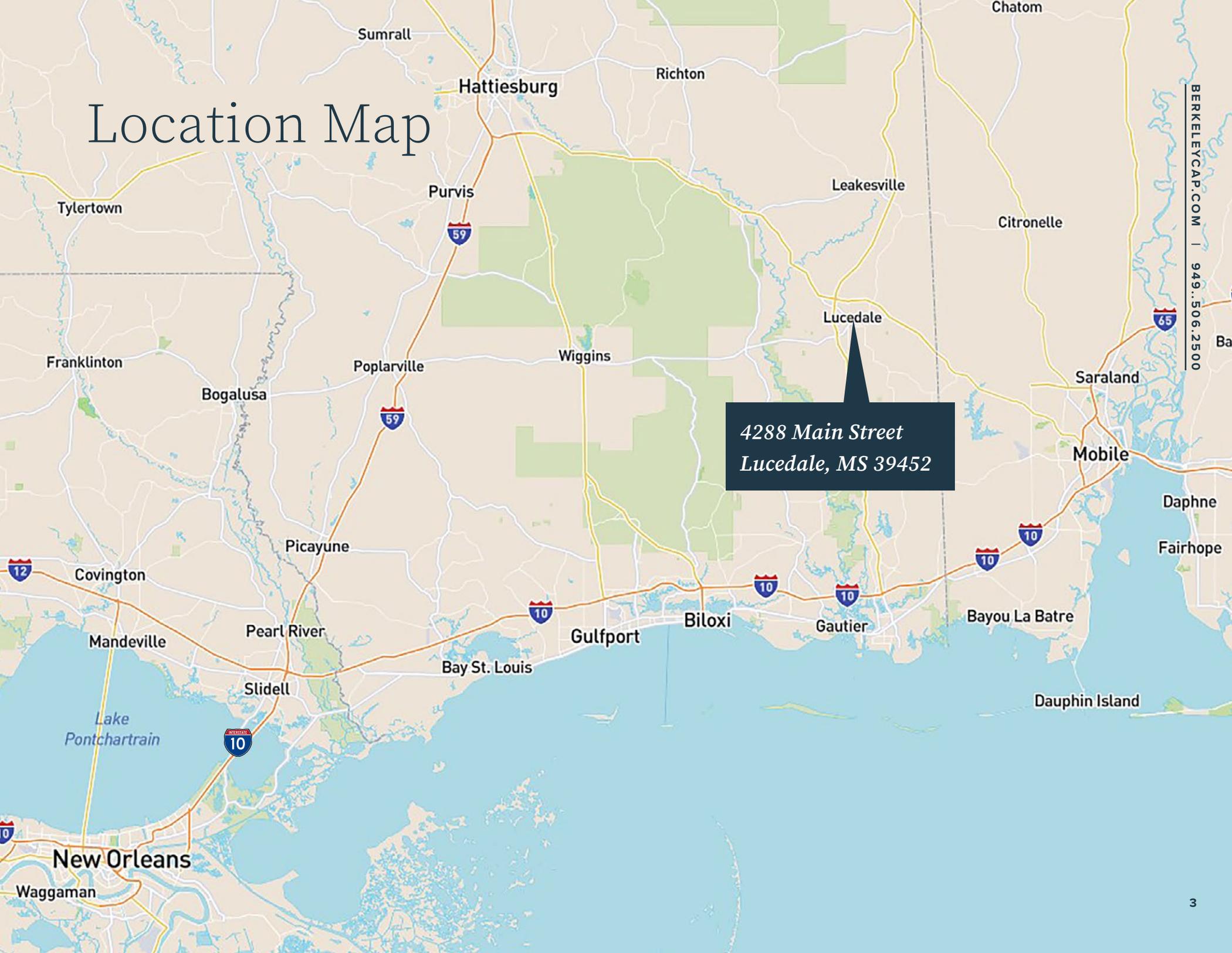
**CHARLESTON | SC**

1049 Morrison Dr., Suite 201  
Charleston, SC 29412  
704.943.3159

BCA FIRM MISSISSIPPI

REAL ESTATE LICENSE NO.: 22672

# Location Map



*4288 Main Street  
Lucedale, MS 39452*

# Investment Overview

**PROPERTY**

*Church's Chicken*

**ADDRESS**

*4288 Main Street  
Lucedale, MS 39452*

**TENANT LEASE ENTITY**

Church's Chicken

**LEASE ENTITY**

Cajun Realty, LLC (Church's Corporate)

**RENT COMMENCEMENT**

February 1, 2007

**LEASE EXPIRATION**

December 27, 2024

**ORIGINAL LEASE TERM**

17 Years

**LEASE TERM REMAINING**

±1.5

**OPTIONS REMAINING**

Two, 10-Year

**LEASE TYPE**

NNN

**LANDLORD RESPONSIBILITIES**

None

**NOI**

\*\$46,442.10

**RENT INCREASES**

1.5% Annual Increases

**RIGHT OF FIRST REFUSAL**

None

**PROPERTY DETAILS**

2,580  
*Square Feet*

1.00  
*Acres*

1978  
*Year Built*

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period. The information contained herein has been obtained from sources we deem reliable.*

\$430,000

*Asking Price (10.80% Cap Rate)*

**RENT SCHEDULE**

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	RENT PSF	CAP RATE
*Current - 12/27/2024	\$3,870.17	\$46,442	1.5%	\$18.00	10.80%
Option 1 (Avg)	\$4,204.27	\$50,451	1.5% Annually	\$19.55	11.73%
Option 2 (Avg)	\$4,879.23	\$58,551	1.5% Annually	\$22.69	13.62%

*\*Pricing is based off rent increase set to occur on 12/28/23. Seller to credit Buyer difference in rent, at Closing.*



# Property Highlights

## PROPERTY HIGHLIGHTS

- Rare, low price point QSR with existing drive-thru | Low rents and low replacement cost
- Location is subleased to QSR Southern Group, LLC and corporately signed for the remaining term & options
- Signalized hard corner location on Main St., Hwy 198
- No competition for chicken fast food in the immediate area
- One of the primary lunch & dinner destination options for city/county employees & visitors of Lucedale Town Center (Lucedale City Hall, Lucedale City Police Department, Lucedale County Library, & George County Tax Assessor)
- Walking distance from George Regional Hospital | 50 Beds & ±500 employees that serve George County, Greene County, Stone County & North Jackson County
- .5 Miles from George County Middle School | ±600 students
- Directly adjacent to Family Dollar-anchored shopping center
- Less than 2 miles from the neighboring Dollar General & Walmart Supercenter





LT Taylor Intermediate School  
263 students

LC Hatcher Elementary School  
224 students

George County Middle School  
600 students

DOLLAR GENERAL

Auto Zone

George Regional Hospital  
50 beds

O'Reilly AUTO PARTS

UNITED STATES POSTAL SERVICE

First Baptist Church

First United Methodist Church

H&R BLOCK

MAIN ST - 6,650 VPD

WINTER ST - 10,000 VPD



CENTURY BANK  
We Take Banking Personally



Imagination Station Toy Shoppe

Century Insurance



Hickory Hog BBQ | Lucedale  
Coffee House | Landmark  
Cafe | Coffee Pot Cafe



Hoeflich Furniture

Relax Inn

J&B Feeds Store

Powerhouse Fitness



Police Dept

Public Library

Brothers Tire Shop



First Baptist Church



First United  
Methodist Church

MAIN ST - 6,650 VPD



WINTER ST - 10,000 VPD



Imagination Station  
Toy Shoppe



# Tenant Overview



Church's Chicken was founded in 1952 by George W. Church in San Antonio, TX. They offer an array of menu options including small-batch, freshly prepared, Original and Spicy Chicken, freshly baked Honey-Butter Biscuits, and homestyle sides. In the 69 years since its inception, Church's Chicken, along with its international sister company, Texas Chicken, has grown to approximately 1,700 locations in 25 countries. The chain is currently owned by American private equity firm Friedman Fleischer & Lowe headquartered in Atlanta, GA.

\$1.7B

*Year Founded*

±1,700

*Total Locations*

1952

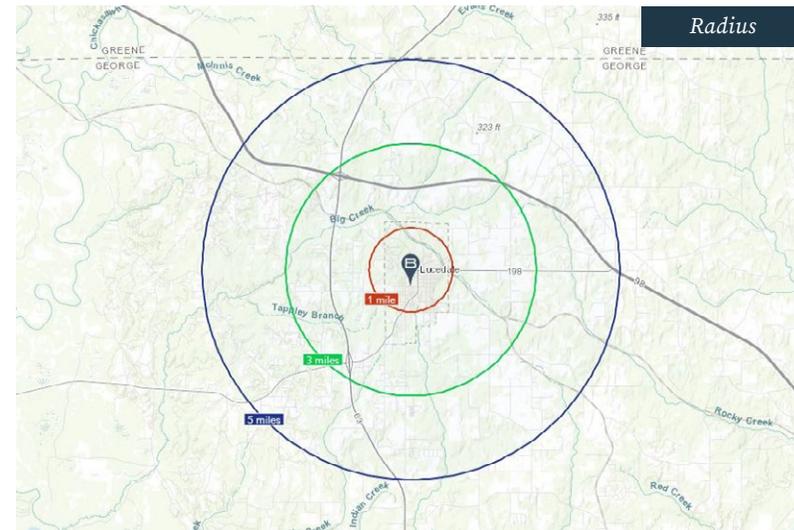
*Year Founded*



# Demographics

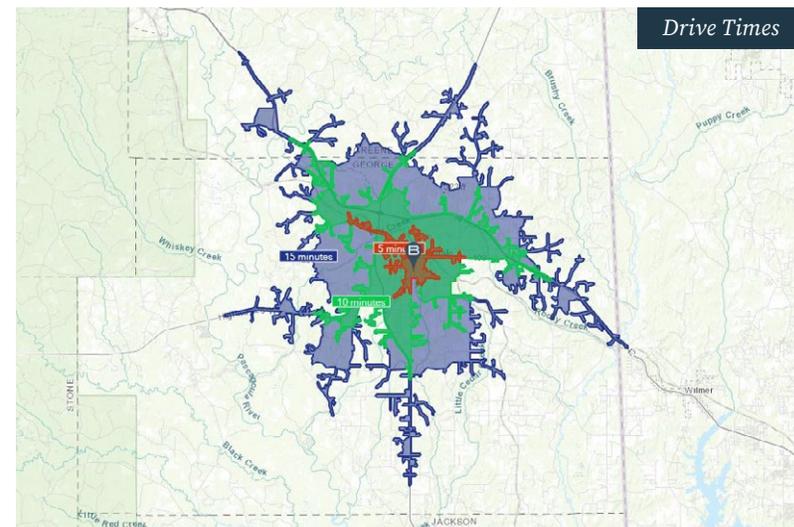
## Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	2,049	4,942	8,749
2022 Population	2,043	4,896	8,633
2020 Census	2,044	4,875	8,573
2010 Census	2,232	4,825	8,188
2022-2027 Annual Rate	0.06%	0.19%	0.27%
2020-2022 Annual Rate	-0.02%	0.19%	0.31%
2010-2020 Annual Rate	-0.88%	0.10%	0.46%
HOUSEHOLDS			
2027 Total Households	713	1,861	3,242
2022 Total Households	706	1,830	3,177
2020 Households	703	1,815	3,143
2010 Households	686	1,671	2,843
2022-2027 Annual Rate	0.20%	0.34%	0.41%
2020-2022 Annual Rate	0.19%	0.37%	0.48%
2010-2020 Annual Rate	0.25%	0.83%	1.01%
<b>2022 AVG. HH INCOME</b>	<b>\$60,631</b>	<b>\$66,658</b>	<b>\$68,970</b>



## Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Projection	2,437	6,240	9,890
2022 Population	2,429	6,170	9,732
2020 Census	2,429	6,137	9,648
2010 Census	2,535	5,975	9,171
2022-2027 Annual Rate	0.07%	0.23%	0.32%
2020-2022 Annual Rate	0.00%	0.24%	0.39%
2010-2020 Annual Rate	-0.43%	0.27%	0.51%
HOUSEHOLDS			
2027 Total Households	841	2,325	3,710
2022 Total Households	833	2,282	3,624
2020 Households	830	2,261	3,579
2010 Households	776	2,052	3,239
2022-2027 Annual Rate	0.19%	0.37%	0.47%
2020-2022 Annual Rate	0.16%	0.41%	0.56%
2010-2020 Annual Rate	0.67%	0.97%	1.00%
<b>2022 AVG. HH INCOME</b>	<b>\$63,070</b>	<b>\$67,702</b>	<b>\$68,766</b>



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Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

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If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

## AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

## AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

## AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller

**BCA FIRM MISSISSIPPI**  
**REAL ESTATE LICENSE NO.: 22672**

**PLEASE CLICK HERE TO VIEW WORKING**  
**WITH REAL ESTATE AGENTS BROCHURE**

# BERKELEY

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# Church's Chicken

LUCEDALE, MS

TEXAS  
2PC FEAST  
\$3.49  
LEG & THIGH

10  
for  
\$12.99  
10PC LEGS & THIGHS

TEXAS SIZED  
GRANDE MEAL  
\$30.99

