

USDA SERVICE CENTER

1395 Johnny Johnson Dr, Brookhaven, MS 39601

RECENT LEASE EXTENSION | 25 YEAR TENANCY | EXCELLENT LOCATION | STRONG TENANT



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PRICE	CAP	NOI
\$2,288,744	8.26%	\$188,997

PROPERTY INFORMATION

Term Remaining	4+ years
Lease Type	Gross - Full Service
Renewal Options	Yes
Net Rentable Area	11,248 SF
Lot Size	1.19 Acres
Property Taxes & Insurance	Landlord
Roof & Structure	Landlord
Repairs & Maintenance	Landlord
Landlord Responsibilities	Full
Right of First Refusal	Yes, 14 Days
Ownership	Fee Simple

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **RECENT 5-YEAR LEASE EXTENSION** - A new lease extension has been executed, securing the property through December 31, 2029, reflecting the tenant's ongoing dedication to the site.
- **SUBSTANTIAL 21% RENTAL INCREASE** - The lease extension includes a significant 21% increase in rental income, offering investors enhanced returns and a hedge against inflation.
- **25-YEAR OPERATING HISTORY** - The USDA Service Center has been a cornerstone of the Brookhaven community for 25 years, showcasing the tenant's long-term commitment to this location.
- **EXCELLENT LOCATION** - Located right off Interstate 55 surrounded by several major national and local tenants including Walmart, Home Depot, Dollar General, Sears, Harbor Freight, AutoZone, O'Reilly's Auto Parts, Domino's Pizza, Taco Bell, Sonic, McDonald's, Burger King and many more. Situated near 5 dealerships, 4 schools and Brookhaven Health Wellness Center.
- **HIGH VISIBILITY WITH STRONG TRAFFIC COUNTS** - Existing intersection has excellent visibility with upwards of 24,000 Vehicles Per Day on Brookway Blvd, 14,000 from Highway 51 North and 3,300 Vehicles Per Day from Interstate 55.
- **STRONG CREDIT TENANT - UNITED STATES GOVERNMENT** - The property is leased to the United States Government, providing unmatched financial stability and security for investors.
- **ESSENTIAL GOVERNMENT SERVICES** - The USDA Service Center provides vital agricultural services, ensuring consistent usage and long-term demand for the facility.



FINANCIALS

TENANT	SQUARE FOOTAGE	TERM REMAINING	TERM		RENTAL INCREASE	MONTHLY RENT	MONTHLY RENT PER SF	ANNUAL RENT	ANNUAL RENT PER SF
USDA	11,248	4+ years	12/31/1999	12/31/2029		\$20,760	\$1.85	\$249,130	\$22.15

TERM COMMENCEMENT	TERM EXPIRATION	RENEWAL OPTIONS	LANDLORD RESPONSIBILITIES	TENANT RESPONSIBILITIES	RIGHT OF FIRST REFUSAL
12/31/1999	12/31/2029	Yes	Full	None	Yes, 14 Days



INCOME & EXPENSES

INCOME SUMMARY	USDA SERVICE CENTER
GROSS INCOME	\$249,130
EXPENSES SUMMARY	USDA SERVICE CENTER
Taxes	\$23,000
Repairs & Maintenance	\$16,764
Utilities	\$14,679
Insurance	\$4,675
Waste	\$756
Contract Labor	\$124
Office Supplies	\$107
Legal	\$28
OPERATING EXPENSES	\$60,133
NET OPERATING INCOME	\$188,997

About the U.S. Department of Agriculture

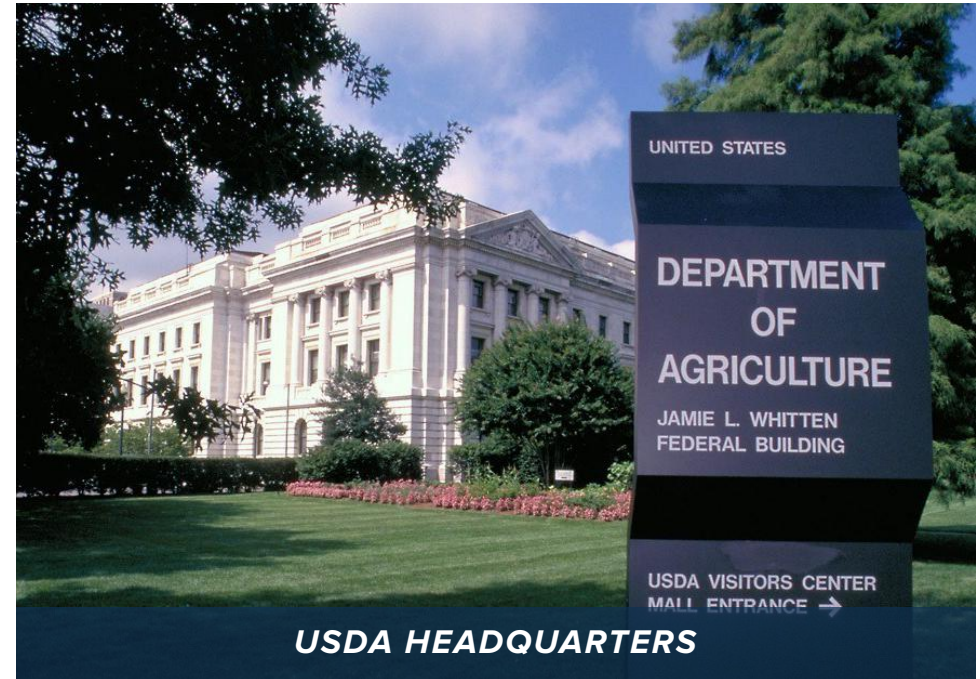
The U.S. Department of Agriculture (USDA) is made up of 29 agencies with nearly 100,000 employees who serve the American people at more than 4,500 locations across the country and abroad.

On May 15, 1862, President Abraham Lincoln signed legislation to establish the United States Department of Agriculture and roughly two and a half years later in his final message to Congress, President Lincoln called USDA “The People’s Department”. At that time, about half of all Americans lived on farms, compared with about 2 percent today. But through the USDA's work on food, agriculture, economic development, science, natural resource conservation and a host of issues, USDA still fulfills Lincoln's vision - touching the lives of every American, every day.

USDA Mission: To serve all Americans by providing effective, innovative, science-based public policy leadership in agriculture, food and nutrition, natural resource protection and management, rural development, and related issues with a commitment to deliver equitable and climate- smart opportunities that inspire and help America thrive.

USDA Vision: An equitable and climate-smart food and agriculture economy that protects and improves the health, nutrition, and quality of life of all Americans; yields healthy land, forests, and clean water; helps rural America thrive; and feeds the world.

Today, USDA is comprised of 29 Agencies organized under eight Mission Areas and 16 Staff Offices, with nearly 100,000 employees serving the American people at more than 6,000 locations across the country and abroad. Our Agencies help to keep America's farmers and ranchers in business and ensure that the Nation's commercial supply of meat, poultry, and egg products is safe, wholesome, and properly labeled. They also help ensure the health and care of animals and plants and the health of the land through sustainable management and work to improve the economy and quality of life in rural America.



WEBSITE	www.usda.gov
FOUNDED	1862
HEADQUARTERS	Washington, D.C.
NUMBER OF LOCATIONS	4,500 ±
NUMBER OF EMPLOYEES	100,000 ±

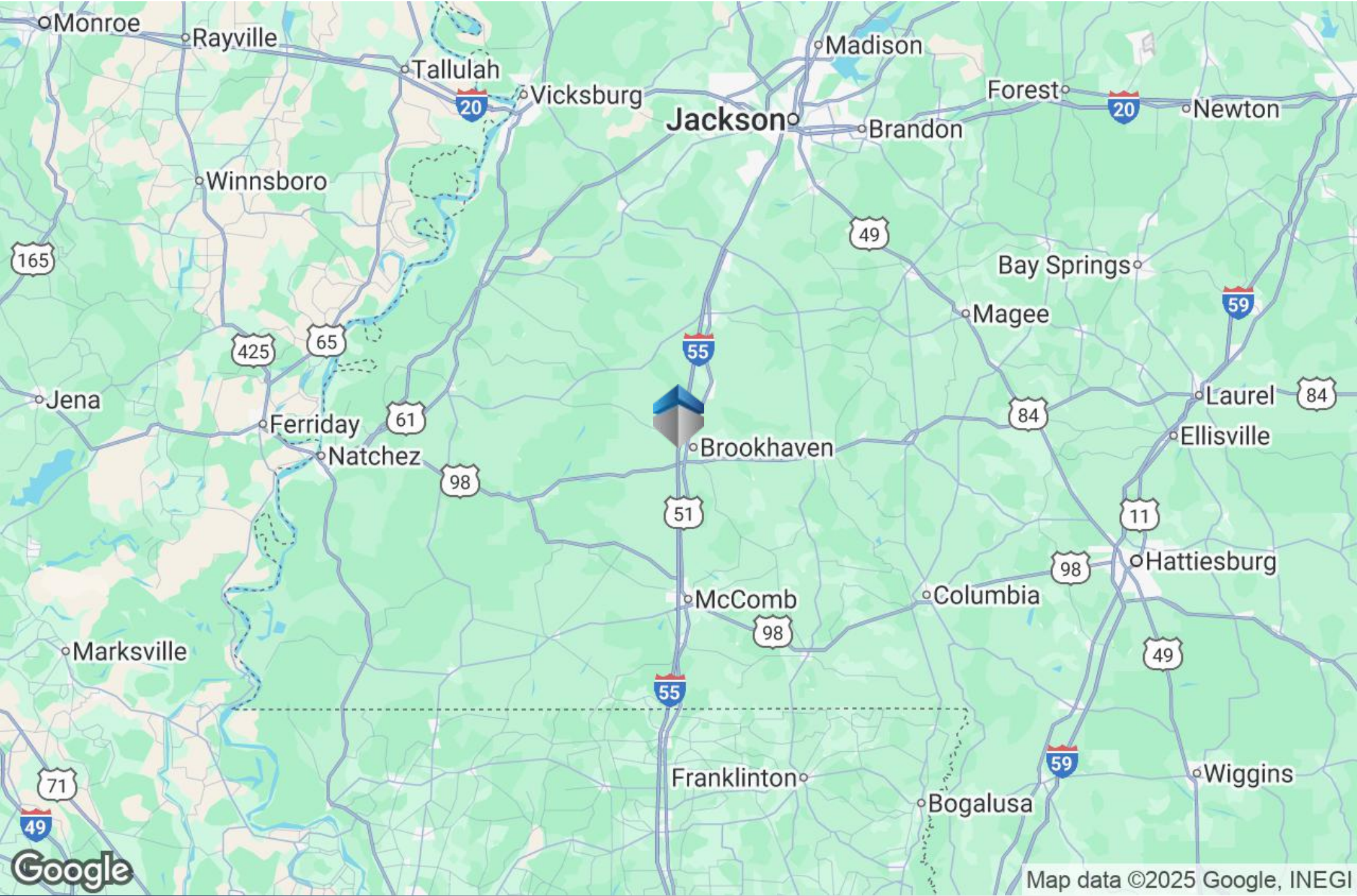
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



REGIONAL MAP



RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

Brookhaven, MS – A Regional Service Center with Strategic Access and Economic Stability

Strategic Location

Brookhaven, Mississippi, is a thriving city located in Lincoln County, strategically positioned along Interstate 55, a major transportation corridor connecting Jackson, MS, and New Orleans, LA. This prime location makes Brookhaven easily accessible and a key stop for travelers and commerce, enhancing its appeal for businesses and residents alike.

Economic Hub

Known as the "Homeseeker's Paradise," Brookhaven serves as a regional hub for healthcare, education, retail, and government services. Its diverse economic base is supported by thriving industries such as agriculture, manufacturing, and forestry, all of which play vital roles in the local and regional economy. The USDA Service Center in Brookhaven underscores the city's importance in supporting agricultural operations, which are a cornerstone of the area's economic activity.

Growing Community

With a population of approximately 11,500 residents and a surrounding area that draws visitors from neighboring towns, Brookhaven continues to experience steady growth. Its vibrant downtown, lined with historic buildings and local businesses, attracts both residents and tourists, contributing to the city's economic vitality.

Retail and Services

Brookhaven offers a variety of retail options, including national chains and locally owned establishments, meeting the needs of its growing population. Major retailers such as Walmart, Lowe's, and Walgreens ensure a steady flow of consumer traffic, while the city's proximity to larger metropolitan areas allows for additional economic opportunities.

Education and Healthcare

The city is home to excellent schools and colleges, such as Copiah-Lincoln Community College, providing educational opportunities for residents and supporting a skilled local workforce. Additionally, healthcare facilities like King's Daughters Medical Center ensure that the community has access to high-quality care, making Brookhaven an attractive place for families to live and work.

Traffic and Accessibility

Brookhaven benefits from significant traffic flow along Interstate 55 and U.S. Highway 84, bringing consistent exposure to local businesses and services. This accessibility makes the city an ideal location for government service centers and other essential facilities that cater to both the local and regional populations.

Conclusion

Brookhaven's combination of strategic location, economic diversity, and steady population growth makes it an appealing destination for investment. Properties like the USDA Service Center capitalize on the city's strong fundamentals, offering long-term stability in a market supported by a growing demand for agricultural and government services.



USDA News: Strengthening Rural Development in Mississippi

New Leadership Driving Growth and Stability

In May 2025, the U.S. Department of Agriculture (USDA) announced significant leadership appointments aimed at bolstering rural development across Mississippi:

- Dane Maxwell has been appointed as the State Director for USDA Rural Development in Mississippi. A U.S. Marine Corps veteran, retired law enforcement officer, and former mayor of Pascagoula, Maxwell brings a wealth of experience in public service and business. His leadership is expected to enhance the USDA's efforts in supporting economic development initiatives throughout the state.

- Chris McDonald has been named the State Executive Director for the USDA's Farm Service Agency (FSA) in Mississippi. McDonald previously served as the Director of Federal and Environmental Affairs at the Mississippi Department of Agriculture and Commerce, where he played a pivotal role in advancing agricultural policies and programs.

These appointments underscore the USDA's commitment to fostering economic prosperity and supporting agricultural communities in Mississippi.

Implications for Brookhaven and Surrounding Areas

The USDA Service Center in Brookhaven stands to benefit from this renewed focus on rural development. With a history of over 25 years serving the local community, the center is strategically positioned to leverage new initiatives and programs under the guidance of the recently appointed leadership. Investors can anticipate continued support and stability, reinforcing the center's role as a cornerstone in the region's agricultural and economic landscape.



DEMOGRAPHICS

3-MILE KEY FACTS



11,473

POPULATION



34.6

AVERAGE AGE



\$110,467

MEDIAN HOUSEHOLD VALUE

BUSINESSES



1,117

BUSINESSES



9,677

EMPLOYEES

INCOME



\$39,776

MEDIAN HH INCOME



\$58,867

AVERAGE HH INCOME

	1 MILE	5 MILES	10 MILES
Current Population	1,207	16,854	27,599
Employees	2,576	11,630	13,117
Total Businesses	242	1,204	1,387
Average Household Income	\$85,854	\$58,593	\$61,663
Median Household Income	\$39,776	\$40,276	\$42,683
Average Age	34.6	36.0	36.8
Households	509	6,825	11,013
Average Housing Unit Value	\$112,121	\$109,588	\$108,970



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of USDA Service Center (“property”). It has been prepared by Prime Net Lease. This 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 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 Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Offer Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the 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 executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause 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.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

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