

DELTA CROSSROADS RETAIL CENTER

1157 Casino Center Dr. Extended, Robinsonville, MS 38644



Josh Holcombe

*HCI Realty, LLC
662-265-3633*

*License: MS 21023, TN
324587*

josh@hcirealty.com

2

**Confidentiality
Agreement & Disclaimer**

3

**Property Info &
Disclaimer**

4

Property Description

6

Property Photos

10

Aerial & Location Report

12

Aerial Map 1

13

**DELTA CROSSROADS
BUILDING FOOTPRINT**

14

Demographic Analysis

DELTA CROSSROADS RETAIL CENTER

TABLE OF CONTENTS

CONFIDENTIALITY STATEMENT AND DISCLAIMER

Confidentiality Statement and Disclaimer

This Offering Memorandum was prepared by **HCI Realty, LLC** (“Broker”) solely for the use of prospective purchasers of the subject property identified in this Offering Memorandum (“Property”). Neither the Broker nor the Owner of the Property (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements herein were prepared and (ii) that the projections contained herein are based upon assumptions of events beyond the control of Broker and Owner, and therefore may be subject to variation. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner pursuant to its authorities and the signature of an authorized representative of Owner is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents strictly confidential, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Owner or Broker.

Prospective purchasers are responsible for payment of commissions, fees, compensation to brokers, agents, consultants, or any other representative representing or assisting the prospective purchaser with the review or transaction of this property, unless otherwise agreed to in writing between the prospective purchaser, its representative, and the Broker and Owner.

Agency Disclosure: HCI Realty, LLC, and its Agent(s) represent the Owner of this property.



DELTA CROSSROADS RETAIL CENTER

PROPERTY INFORMATION

Make Offer

PROPERTY ADDRESS

*1157 Casino Center Dr. Extended
Robinsonville, MS 38644*

YEAR BUILT

1999

PROPERTY SIZE

14,300 Sq. Ft.

LAND SIZE

3.29 Acres

1157 Casino Center Dr.
Extended Robinsonville,
MS 38644

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

ACCEPTING OFFERS! Delta Crossroads Center is an ideal investment opportunity for both investors and owner-users. Located at the entrance to the gaming capitol of the region, this property offers high vacancy at WELL BELOW REPLACEMENT COST making it a great opportunity for investors or an owner user to capitalize on. With a variety of retail, office, restaurant, office, flex spaces, Delta Crossroads Center provides a unique opportunity to capitalize on the demand for gaming in the region. The property also offers easy access to major highways making it an ideal location for businesses looking to capitalize on the gaming industry or provide services to the local community. \$450 million dollar acquisition investment in Gold Strike Casino 2023.



1157 Casino Center Dr. Extended, Robinsonville, MS 38644

PROPERTY DETAILS

ACCEPTING OFFERS! At full vacancy, this property offers a unique opportunity for an owner user investor to capitalize occupying all or part of the building while leasing the remaining available space to increase cashflow and appreciation.

- Heavy Value-Add Investment Opportunity | FULLY VACANT 1.2026
- Great Owner User Investment
- Well Below Replacement Cost
- Increase Cashflow Year One with Lease Up
- Seller Developed and Maintained Property to Ownership Standards
- Good Condition of Property and Well Maintained
- **At Entrance to 5 Heavily Visited Casinos**
- **\$450 million dollar acquisition investment in Gold Strike Casino in Year 2023 showing the commitment to the gaming industry in the region.**
- Underserved Retail, Restaurant, Office, Special Use & Office Flex Market
- Near National Retailers - Dollar Tree, Family Dollar, AutoZone
- Near the Intersection of Hwy 61 and Casino Dr
- Abundance of Parking
- 300 Unit apartment Community adjacent to the Property

FINANCIAL PROJECTION NOTES:

NOTE: STARTING ON 1.1.2026 THE PROPERTY WILL BE 100% VACANT WITH NO INCOME.

Please see Financial Projections Notes at the Bottom of the Financials Page for further guidance.

PROPERTY PHOTOS



DELTA CROSSROADS RETAIL CENTER

1157 Casino Center Dr. Extended, Robinsonville, MS 38644

PROPERTY PHOTOS



DELTA CROSSROADS RETAIL CENTER

1157 Casino Center Dr. Extended, Robinsonville, MS 38644

PROPERTY PHOTOS



DELTA CROSSROADS RETAIL CENTER

1157 Casino Center Dr. Extended, Robinsonville, MS 38644

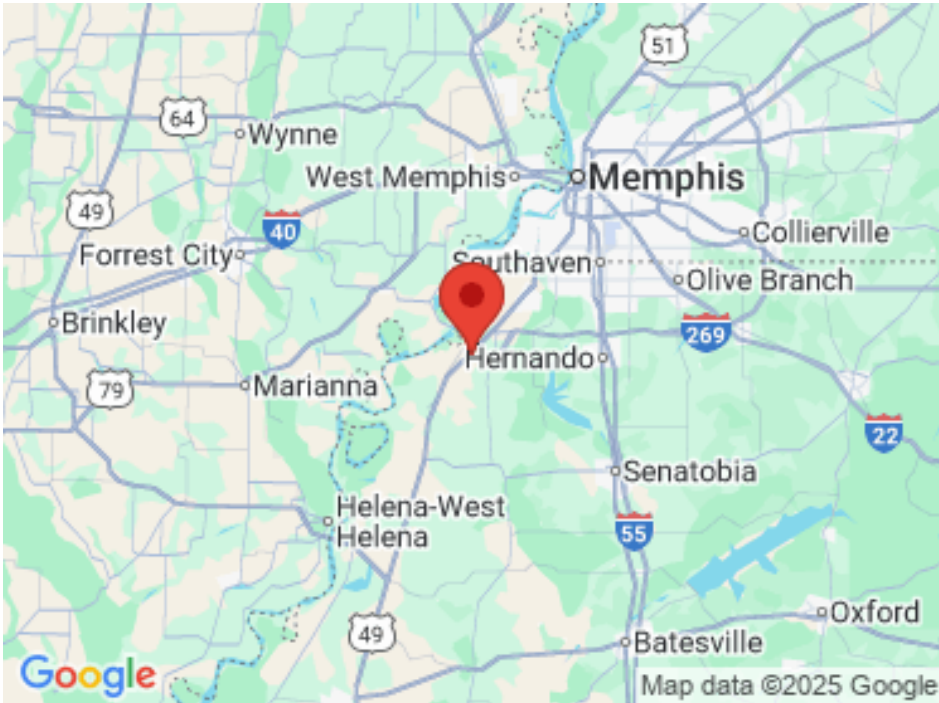
PROPERTY PHOTOS



DELTA CROSSROADS RETAIL CENTER

1157 Casino Center Dr. Extended, Robinsonville, MS 38644

AREA LOCATION MAP



DELTA CROSSROADS RETAIL CENTER
1157 Casino Center Dr. Extended, Robinsonville, MS, 38644

AERIAL ANNOTATION MAP

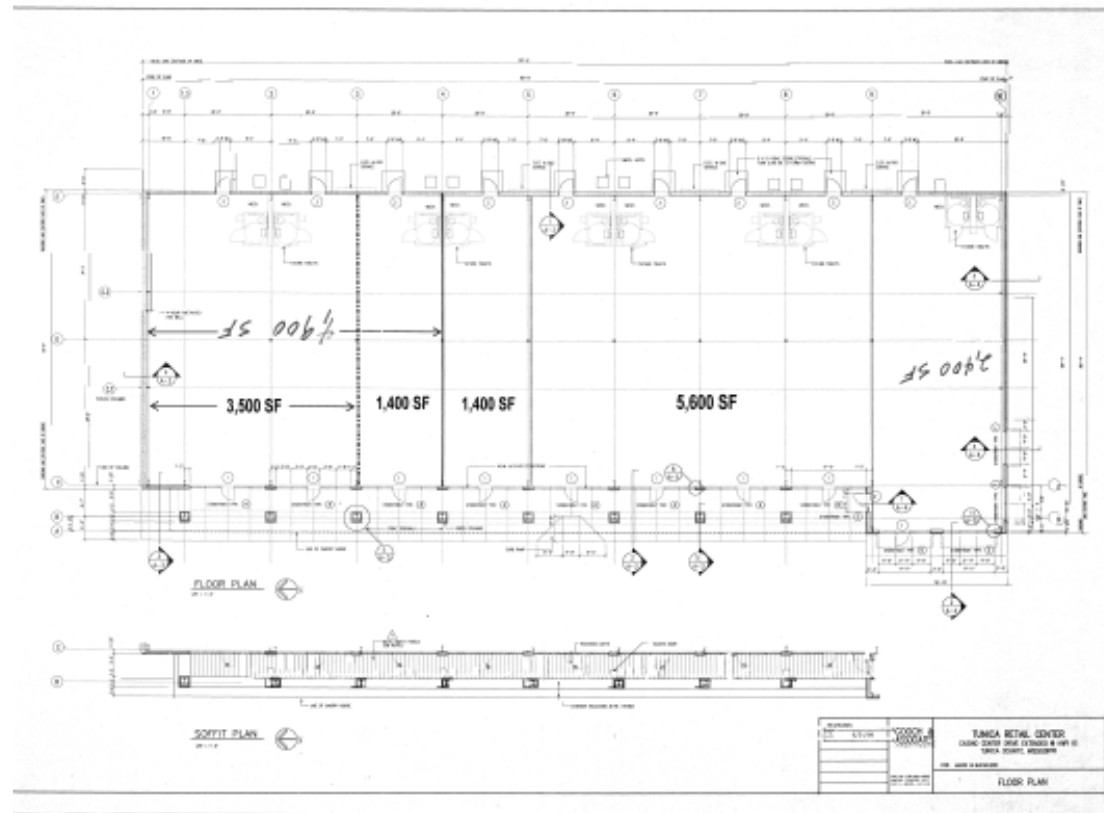


DELTA CROSSROADS RETAIL CENTER
1157 Casino Center Dr. Extended, Robinsonville, MS, 38644



- | | | | | | | | | | | | | | |
|-------------|----------------|----------------------|------------------|-------------|--------------------|------------------|------------------|------------------|---------------|-----------|--------|---------|----------|
| Golf Course | Dollar General | Sams Town Casino | Hollywood Casino | Fitz Casino | Gold Strike Casino | Horseshoe Casino | Jackpot's Casino | Delta Crossroads | Traffic Light | Warehouse | Church | Wendy's | Autozone |
| Hotel | Dollar Tree | Shopping Outlet Mall | Multi Family | Distance | Boundary | | | | | | | | |

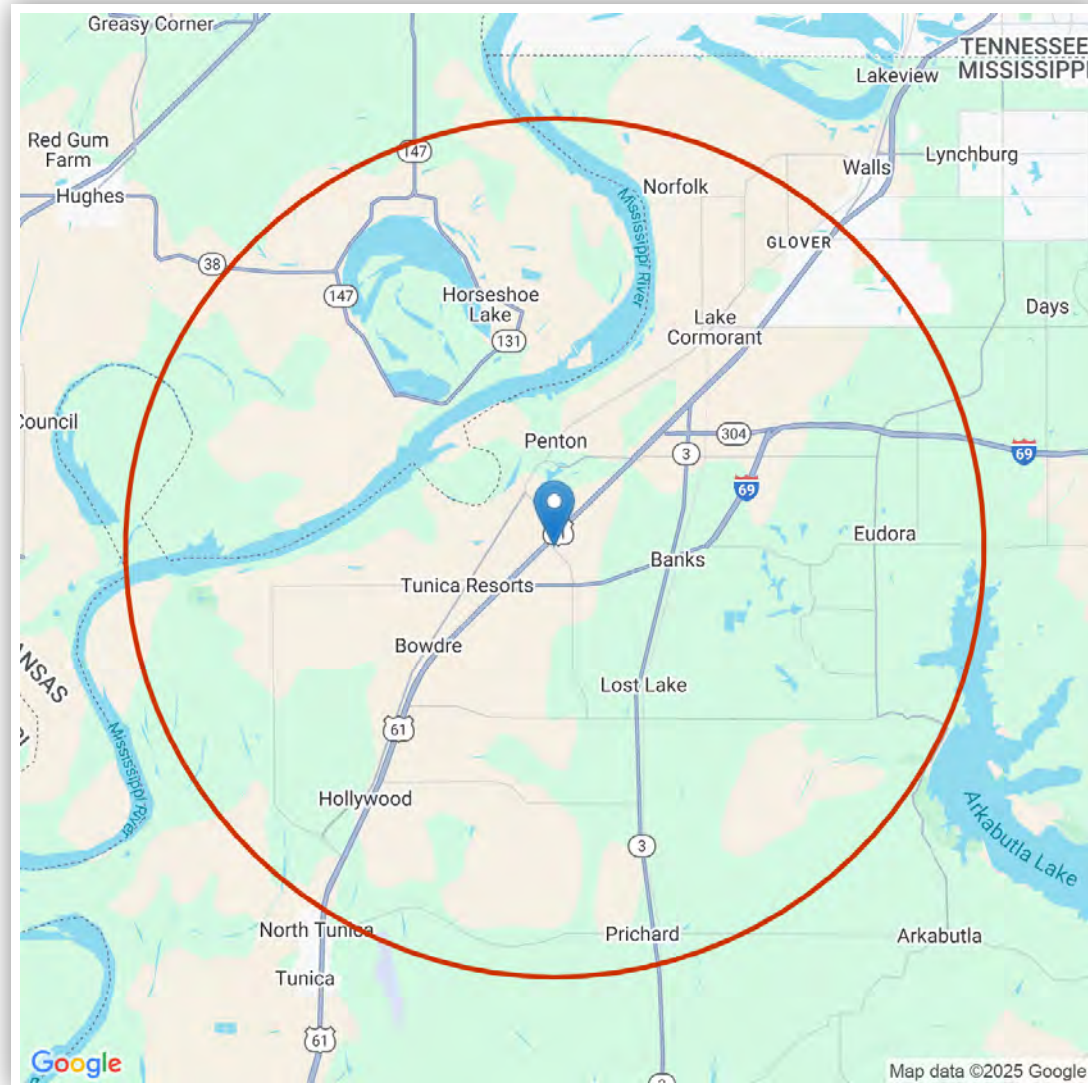
DELTA CROSSROADS BUILDING FOOTPRINT



DELTA CROSSROADS RETAIL CENTER

1157 Casino Center Dr. Extended, Robinsonville, MS, 38644

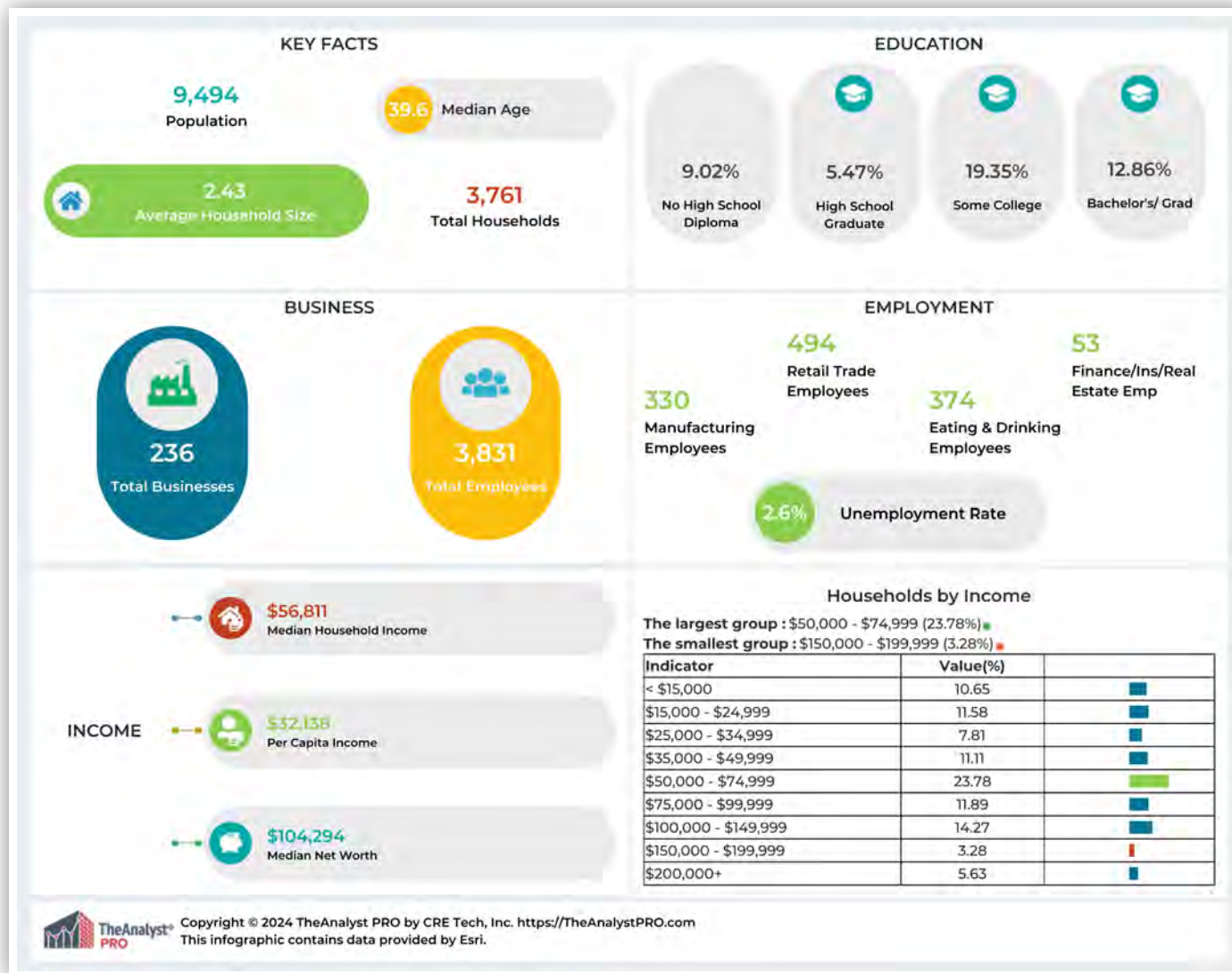
LOCATION/STUDY AREA MAP (RING: 10 MILE RADIUS)



DELTA CROSSROADS RETAIL CENTER

1157 Casino Center Dr. Extended, Robinsonville, MS, 38644

INFOGRAPHIC: KEY FACTS (RING: 10 MILE RADIUS)



DELTA CROSSROADS RETAIL CENTER

1157 Casino Center Dr. Extended, Robinsonville, MS, 38644

CONTACT



Josh Holcombe

Phone: 662-265-3633

Email: josh@hcirealty.com

License: MS 21023, TN
324587



662-265-3633



josh@hcirealty.com



2411 S. Lamar Blvd,
Oxford, MS 38655 United States

DELTA CROSSROADS RETAIL CENTER

1157 Casino Center Dr.
Extended
Robinsonville, MS
38644