

117 EASTVIEW DR

117 Eastview Dr, Laurel, MS 39443

Marcus & Millichap



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Activity ID #ZAH0090222

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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Regional Map
Local Map
Aerial Map

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OFFERING SUMMARY

117 EASTVIEW DR



Listing Price
\$1,900,000



Cap Rate
5.47%



of Units
196

FINANCIAL

Listing Price	\$1,900,000
NOI	\$104,056 (2025)
Cap Rate	5.47%
Price/Rentable SF	\$48.82
Price/Unit	\$9,694

OPERATIONAL

Rentable SF	38,920 SF
# of Units	196
Lot Size	6.86 Acres (298,821 SF)
Year Built	1986



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INVESTMENT OVERVIEW

117 Eastview Dr is located immediately off US 84 and is less than 5 miles from the I-59. Laurel, MS features four self storage facilities totaling 138,305 SF of rentable space. The subject property comprises approximately 28% of the Laurel, MS self storage market.

In 2025, the asset generated \$203,055 in gross revenue. While the 2025 NOI was \$104,056, there is a value-add component in lowering the management structure/fees, which totaled \$56,000 in 2025. The 2025 in-place NOI also featured expenses totaling \$7,675 in charitable contributions. The aforementioned expenses allow the new owner to increase their Y1 yield out of the gate.

Laurel, MS had a population of 17,679 in 2024 with a median age of 35 years old. The Laurel Micropolitan Statistical Area has a population of 80,000+. Laurel is noted for its revitalized historic district and its energetic art and culture scene.

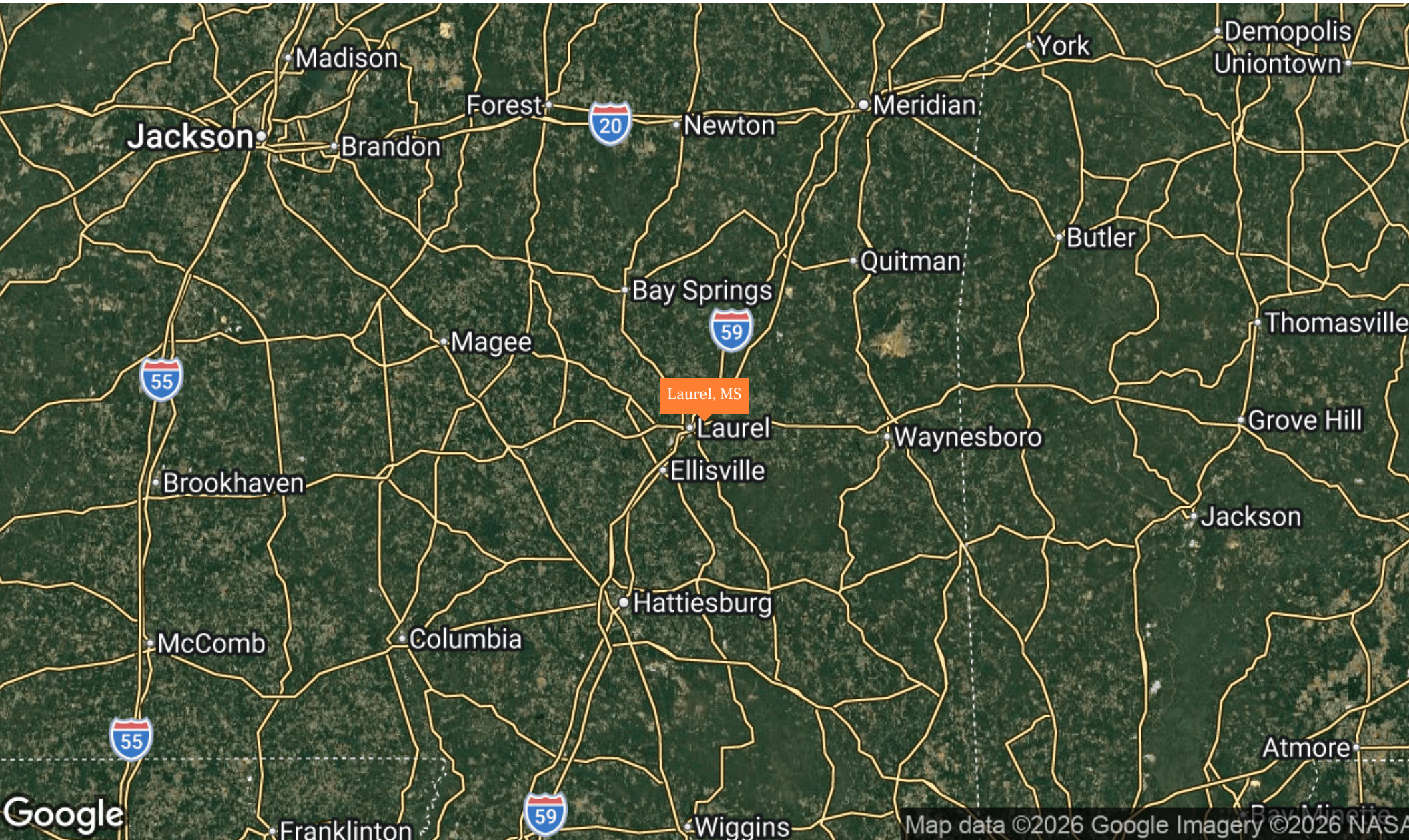
Ownership also owns adjacent land and is open to conversations regarding the disposition of those lots as well. This investment opportunity features a high-demand, low-overhead self storage asset located in a growing, high-traffic region. Positioned to benefit from residential renovations and a lower cost of living, this facility offers immediate rental income potential with space for expansion to maximize cash flow and long-term appreciation



STORAGE WORLD
601-649-7199

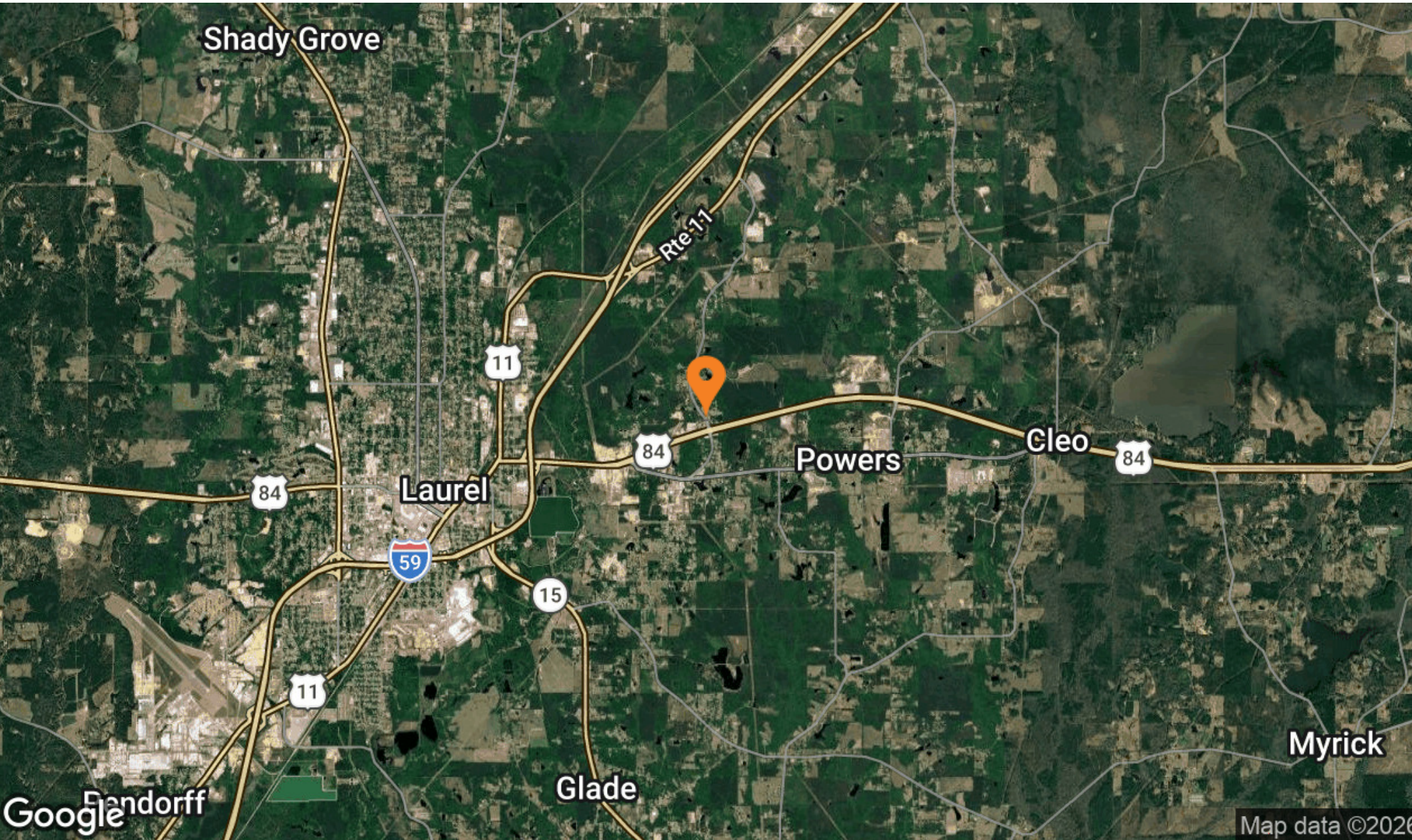
117 EASTVIEW DR

REGIONAL MAP



117 EASTVIEW DR

LOCAL MAP



Google

Map data ©2020

117 EASTVIEW DR

AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

SECTION 2

02

P&L + RENT ROLL

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12:48 PM
02/24/26
Cash Basis

B & D Montgomery, LLC
Profit & Loss
January through December 2025

	<u>Jan - Dec 25</u>
Ordinary Income/Expense	
Income	
Rental Income-Storage World	203,055.64
	<hr/>
Total Income	203,055.64
Expense	
Bank Service Fees	2,624.57
Charitable Contributions	7,675.00
Garbage Removal	1,348.33
Landscaping and Groundskeeping	5,435.83
Lock/Key Expense	75.50
Office Supplies	1,016.50
Property Management Fees	56,000.00
Repairs and Maintenance	4,783.40
Taxes - Property	15,201.43
Utilities	4,838.90
	<hr/>
Total Expense	98,999.46
	<hr/>
Net Ordinary Income	104,056.18
	<hr/>
Net Income	<u>104,056.18</u>

12:21 PM
04/08/26
Cash Basis

B & D Montgomery, LLC
Profit & Loss by Class
January through March 2026

	<u>Storage Wor...</u>	<u>TOTAL</u>
Ordinary Income/Expense		
Income		
Rental Income-Storage World	52,802.00	52,802.00
Total Income	52,802.00	52,802.00
Expense		
Bank Service Fees	1,210.34	1,210.34
Garbage Removal	439.17	439.17
Landscaping and Groundskee...	0.00	0.00
Property Management Fees	13,500.00	13,500.00
Repairs and Maintenance	267.50	267.50
Taxes - Property	15,165.53	15,165.53
Utilities	1,409.97	1,409.97
Total Expense	31,992.51	31,992.51
Net Ordinary Income	20,809.49	20,809.49
Net Income	20,809.49	20,809.49

	AMT	NAME	DUE	Jan	Feb	Mar	April
BLDG 1							
1	20010	\$ 35.00 CHRISTOPHER HARRIS	20TH	01/30/26	03/02/26	03/16/26	03/16/26
2	20020	\$ 40.00 ERIC MCCOY-----AUTO	10TH	01/12/26	02/10/26	03/10/26	
3	30035	\$ 40.00 IRIS BRELAND	15TH	01/12/26	01/12/26	01/12/26	01/12/26
4	40040	\$ 40.00 HALEY BOUTWELL----AUTO	20TH	02/05/26	02/20/26	03/20/26	
5		AUTO WORLD					
6	10065	\$ 100.00 CHRIS WHATLEY-----AUTO	25TH	01/26/26	02/25/26	03/25/26	
7	10075	\$ 90.00 DEBORAH BARNETT--AUTO	5TH	01/05/26	02/05/26	04/06/26	
8	60080	\$ 110.00 ROBERT ROBINSON	20TH	02/09/26	03/23/26		
9	10093	\$ 90.00 DENNY ROGERS-----AUTO	3RD	01/02/26	02/02/26	03/03/26	04/03/26
10	10105	\$ 90.00 ANGELA MCCORMICK	15TH	01/30/26	02/23/26		
11	10115	\$ 75.00 TONYA MADISON	25TH	01/16/26	02/13/26	03/13/26	
12	10120	\$ 60.00 DIANE SHEPHERD	20TH	03/04/26	03/04/26	03/04/26	03/04/26
13		\$ 90.00 SANDRA DUNNAM	20TH	01/05/26	02/05/26	03/12/26	04/09/26
14	60141	\$ 90.00 SANDRA DUNNAM	1ST	01/05/26	02/05/26	03/12/26	04/09/26
15	10151	\$ 75.00 LEVI WALKER JR.	1ST	02/02/26	02/23/26	03/28/26	
16	10161	\$ 60.00 RONNIE COCHRAN----AUTO	1ST	01/02/26	02/02/26	03/02/26	04/01/26
17	30175	\$ 70.00 LAUREN ROBERTSON	5TH	***	02/03/26	03/21/26	
18		10					
19	10195	\$ 75.00 JACOB CAGLE-----AUTO	25TH	01/30/26	02/27/26	03/27/26	
20	10290	\$ 60.00 JOHN AMERSON-----AUTO	5TH	01/05/26	02/05/26	03/10/26	04/06/26
21	10210	\$ 75.00 BLAIR KELLY	10TH	01/12/26	02/10/26	03/10/26	
22	20221	\$ 90.00 JOHNNY HOPKINS	1ST	***	***	***	03/31/26
23	20235	\$ 90.00 STACY NERISON-----AUTO	25TH	02/12/26	02/25/26	04/09/26	
24	60241	\$ 90.00 BRITTANY BERRY-----AUTO	1ST	01/02/26	02/16/26	03/02/26	04/01/26
25	20255	\$ 70.00 SARAH RUSTIN	5TH	01/19/26	02/24/26	02/24/26	
26	30265	\$ 70.00 CASSIDY WESTMORLAND	5TH	01/02/26	02/27/26		
27	30275	\$ 70.00 ERIN WESTBROOK	15TH	01/09/26	01/09/26	03/04/26	
28	10285	\$ 60.00 STEPHANIE WEEMS---AUTO	15TH	01/16/26	02/16/26	04/02/26	
29	50295	\$ 40.00 JOLEE DOIRON-----AUTO	15TH	01/15/26	02/16/26	03/16/26	

BLDG 2							
30	20300	\$ 70.00 GREG BUSBY	20TH	11/14/25	11/14/25	11/14/25	11/14/25
31	60315	\$ 70.00 DARRICK KEYS	5TH	01/02/26	02/24/26	04/03/26	
32	50325	\$ 90.00 CHRIS MYRICK-----AUTO	25TH	01/26/26	02/25/26	03/25/26	
33		\$ 110.00 MARTHA SHERSHIN--AUTO	15TH	01/15/26	02/16/26	03/16/26	
34	10341	\$ 80.00 SHEILA WADSWORTH	1ST	01/08/26	02/10/26	03/11/26	
35		\$ 110.00 BLAIR KELLY	1ST	01/02/26	02/04/26	03/02/26	04/02/26
36	10365	\$ 80.00 JUANITA HENDERSON	5TH	01/02/26	02/04/26	03/06/26	04/07/26
37		20					
38	50381	\$ 70.00 DAVID RUSHTON	1ST	12/30/25	02/02/26	02/27/26	03/31/26
39	51010	\$ 70.00 KRISTEN REEVES	25TH	02/10/26	03/13/26	04/09/26	

BLDG 3							
40	20405	\$ 70.00 KENNETH PARKER----AUTO	5TH	02/02/26	02/13/26	03/05/26	04/09/26
41	50410	\$ 70.00 SHIRLEY SIMPSON	1ST	01/05/26	02/03/26	03/02/26	04/02/26
42	10420	\$ 90.00 CHRIS P PREVOST	20TH	01/29/26	03/02/26	03/27/26	
43	10435	\$ 75.00 LUCY HODGE	15TH	01/05/26	02/02/26	03/03/26	04/08/26
44	20440	\$ 110.00 EMILY JONES	10TH	01/10/26	02/13/26	02/28/26	
45	10455	\$ 90.00 MAX MALONE	25TH	01/30/26	02/27/26	03/31/26	
46	10460	\$ 90.00 CINDI HALL	20TH	02/10/26	03/10/26		
47	20470	\$ 110.00 JAMES NECAISE	10TH	01/20/26	02/25/26	03/20/26	
48	10485	\$ 60.00 JUDY RIDGEWAY	15TH	01/08/26	02/03/26	03/09/26	04/07/26
49	30490	\$ 70.00 JONATHAN CHANCELLOR--AL	20TH	01/20/26	02/20/26	03/20/26	

BLDG 4 CLIMATE CONTROLLED

50			5						
51	50510	\$ 50.00	PINE BELT HUNTING & FISHIN	15TH	05/15/25	05/15/25	05/15/25	05/15/25	
52	10525	\$ 85.00	PEGGY STRICKLAND	5TH	01/05/26	02/04/26	03/04/26	04/08/26	
53	10515	\$ 75.00	JUDITH WELBORN	10TH	01/26/26	01/26/26			
54			10						
55	20555	\$ 75.00	FREDDIE KELLY	5TH	01/16/26	02/19/26	03/06/26		
56			10						
57	20570	\$ 100.00	SHANNON HERRINGTON--AU1	20TH	01/20/26	02/20/26	03/20/26		
58	10585	\$ 75.00	MARTHA SHERSHIN--AUTO	15TH	01/15/26	02/16/26	03/16/26		
59	20591	\$ 80.00	LORI HILL-----AUTO	1ST	01/02/26	02/02/26	03/02/26	04/01/26	
60		\$ 100.00	MAKAYLA WALKER	1ST	01/30/26	02/27/26	03/31/26		
61		\$ 75.00	MARTHA SHERSHIN--AUTO	15TH	01/15/26	02/16/26	03/16/26		
62	20620	\$ 90.00	ABIGAIL CAMPBELL---AUTO	10TH	01/12/26	02/10/26	03/10/26		
63			BILLY MONTGOMERY						
64	10645	\$ 80.00	THERMON JORDAN	25TH	01/30/26	02/27/26	04/03/26		
65		\$ 100.00	NORMAN JONES-----AUTO	20TH	01/20/26	02/20/26	03/20/26		
66	10661	\$ 120.00	ALTON SMITH-----AUTO	1ST	01/02/26	02/02/26	03/02/26	04/01/26	
67	10675	\$ 120.00	KATHLEEN TURNER--AUTO	1ST	01/21/26	02/18/26	03/02/26		
68	10681	\$ 120.00	MARTHA NOWELL----AUTO	1ST	01/02/26	02/02/26	03/02/26	04/01/26	
69		\$ 120.00	KATHLEEN TURNER--AUTO	1ST	01/21/26	02/18/26	03/02/26		
70	20700	\$ 60.00	NORMAN JONES-----AUTO	10TH	01/12/26	02/10/26	03/10/26		

Jan Feb Mar April

BLDG 5

71	40710	\$ 40.00	ALEX TISDALE-----AUTO	10TH	01/12/26	02/10/26	03/10/26		
72	10725	\$ 30.00	COLBY PRINCE-----AUTO	25TH	01/26/26	02/25/26	03/25/26		
73			5						
74	20135	\$ 40.00	TIM REID-----AUTO	15TH	01/15/26	02/16/26	03/16/26		
75	30755	\$ 40.00	DARREN HEMBREE---AUTO	25TH	01/26/26	02/25/26	03/25/26		
76	30765	\$ 40.00	CHRISTOPHER LANDRUM-AU	25TH	01/26/26	02/24/26	03/25/26		
77	20775	\$ 110.00	KELSEY FOLKER-----AUTO	15TH	01/19/26	02/16/26	03/16/26		
78	10771	\$ 80.00	BILLY NOLAND	10TH	01/08/26	02/09/26	03/11/26	04/07/26	
79		\$ 90.00	DEBORAH BARNETT--AUTO	5TH	01/05/26	02/05/26	04/06/26		
80	70800	\$ 110.00	SADIE RICHARDSON	10TH	01/12/26	02/05/26	03/04/26		
81		\$ 80.00	BILLY NOLAND	15TH	01/08/26	02/09/26	03/11/26	04/07/26	
82	40825	\$ 110.00	DONNA JONES	5TH	02/02/26	02/02/26	02/11/26	03/11/26	
83			20						
84	10840	\$ 80.00	KEN WALTERS	10TH	01/16/26	02/18/26	03/16/26		
85	10855	\$ 75.00	ANDREA ADKINS-----AUTO	25TH	01/26/26	02/25/26	03/25/26		
86	10860	\$ 75.00	NEIL BUTTS	20TH	01/19/26	02/20/26	03/19/26		
87	10875	\$ 60.00	MARY ARRINGTON	5TH	01/09/26	02/09/26	03/10/26		
88	30880	\$ 70.00	DAVID CHANCELLOR---AUTO	10TH	01/12/26	02/10/26	03/10/26		
89	10891	\$ 55.00	KIM HEARN	1ST	01/22/26	03/09/26	03/09/26		
90	40905	\$ 90.00	ANGELA STRICKLAND--AUTO	15TH	01/16/26	02/16/26	03/31/26		
91	10915	\$ 85.00	TERESA SMITH-----AUTO	5TH	01/05/26	03/09/26	04/06/26		
92			10						
93		\$ 60.00	MARY ARRINGTON	10TH	01/09/26	02/09/26	03/10/26		
94	50945	\$ 70.00	APRIL BEASLEY	25TH	01/30/26	01/30/26			
95	50950	\$ 70.00	ANNETTE MCGEE	1ST	01/02/26	02/10/26	03/04/26	04/02/26	
96			10						
97			10						
98			10						
99			10						

Jan Feb Mar April

BLDG 6 CLIMATE CONTROLLED

100	31000	\$ 50.00	MJ WEST-----AUTO	10TH	01/12/26	02/10/26	03/10/26	
101	21010	\$ 85.00	KIMBERLY BRADDOCK-AUTO	20TH	01/20/26	02/20/26	03/20/26	
102	21025	\$ 100.00	CULPEPPER DENTAL CLINIC	15TH	01/14/26	01/14/26	01/14/26	01/14/26
103		\$ 100.00	STEPHANIE LOFTIN	25TH	03/04/26	03/04/26		
104	11045	\$ 100.00	LEVELLE NICHOLSON	15TH	07/24/25	07/24/25	07/24/25	07/24/25
105		\$ 100.00	WILLIAM MYERS-----AUTO	1ST	01/02/26	02/02/26	03/02/26	04/01/26
106	11060	\$ 85.00	TORI KEPLEY-----AUTO	20TH	01/30/26	03/04/26	03/24/26	
107	11075	\$ 90.00	SCAR-----AUTO	1ST	01/02/26	02/02/26	03/02/26	04/02/26
108		\$ 85.00	LACY SULLINS	5TH	01/30/26	02/13/26	03/30/26	
109	11095	\$ 85.00	STEPHANIE LOFTIN	15TH	03/04/26	03/04/26	03/20/26	
110	21101	\$ 140.00	CHEROKEE BRASHIER	1ST	01/05/26	02/03/26	03/03/26	04/03/26
111	11110	\$ 120.00	KEVIN DAVIS-----AUTO	10TH	01/12/26	02/10/26	03/10/26	
112		\$ 120.00	KATHLEEN TURNER---AUTO	1ST	01/21/26	02/18/26	03/02/26	
113	21130	\$ 110.00	OFFICE PRO CLEAN---AUTO	20TH	01/20/26	02/20/26	03/20/26	
114		\$ 120.00	KATHLEEN TURNER---AUTO	1ST	01/21/26	02/18/26	03/02/26	
115	11155	\$ 125.00	MATILDA THOMAS	25TH	01/19/26	02/12/26	03/19/26	
116		\$ 120.00	KATHLEEN TURNER---AUTO	1ST	01/21/26	02/18/26	03/02/26	
117		\$ 85.00	ALTON SMITH-----AUTO	20TH	01/20/26	02/20/26	03/20/26	
118	41185	\$ 100.00	MAKAYLA WALKER	15TH	01/30/26	02/27/26	03/31/26	

BLDG 7

					Jan	Feb	Mar	April
119	11191	\$ 30.00	PAMELA BRELAND	1ST	01/09/26	02/04/26	03/06/26	04/07/26
120	11200	\$ 30.00	MARTHA SHERSHIN---AUTO	15TH	01/15/26	02/16/26	03/16/26	
121		\$ 40.00	SHASTA BATES	10TH	***	***	***	04/07/26
122	31225	\$ 40.00	SHASTA BATES	15TH	01/12/26	02/16/26	03/16/26	
123	11235	\$ 35.00	LARRY HEARD	25TH	01/26/26	03/02/26	03/30/26	
124	31240	\$ 40.00	FRANKY COOPER	10TH	04/01/26	PD\$30		
125	11250	\$ 60.00	PHILLIP SMITH-----AUTO	20TH	01/20/26	02/20/26	03/20/26	
126	11260	\$ 60.00	JACKY LOWERY-----AUTO	10TH	01/12/26	02/10/26	03/10/26	
127		\$ 50.00	MARTHA SHERSHIN---AUTO	15TH	01/15/26	02/16/26	03/16/26	
128	21280	\$ 70.00	ANGEL PENTON	10TH	01/05/26	02/10/26	03/04/26	04/03/26
129	21295	\$ 50.00	ANDY SKIPPER	5TH	02/24/26	02/24/26		
130	31305	\$ 60.00	ROBERT PIERCE	1ST	***	***	***	03/26/26
131			10					
132			10					
133	11335	\$ 75.00	DILLON BUTTS	15TH	01/22/26	02/13/26	03/16/26	
134	41341	\$ 90.00	STACY CARSON	1ST	12/23/25	01/23/26	02/24/26	03/23/26
135	11350	\$ 60.00	BYRON WILSON-----AUTO	10TH	01/12/26	02/10/26	03/10/26	
136	11365	\$ 60.00	CARRIE LANDRUM---AUTO	25TH	01/26/26	02/25/26	03/25/26	
137			10					
138	21385	\$ 90.00	KASEY ROGERS	25TH	PD\$50	LOCKOUT		
139	21390	\$ 90.00	SHEA WALDROP-----AUTO	10TH	01/13/26	02/10/26	03/10/26	
140	11405	\$ 90.00	EDNA MURRAY	15TH	01/20/26	02/26/26	03/25/26	
141	21415	\$ 110.00	WILLIAM MYERS-----AUTO	15TH	01/15/26	02/16/26	03/16/26	
142			20					
143			20					
144	11445	\$ 90.00	CHRIS & JILL McDANIEL	25TH	01/05/26	01/05/26	01/07/26	02/24/26
145			BILLY MONTGOMERY					
146	31465	\$ 110.00	EDNA NIXON	5TH	02/10/26	02/17/26		
147		\$ 110.00	MARTHA SHERSHIN---AUTO	15TH	01/15/26	02/16/26	03/16/26	

Jan Feb Mar April

BLDG 8

148	31485	\$ 40.00	AGNES SMITH	5TH	01/13/26	01/13/26	03/20/26	03/20/26
149	31495	\$ 40.00	CARL SCOTT	15TH	01/15/26	02/11/25	03/11/26	
150	21500	\$ 40.00	GARY W. THOMPSON	20TH	01/08/26	02/12/26	03/12/26	
151			5					
152			5					
153	11530	\$ 45.00	JENAY CAMPO	20TH	LOCKOUT	LOCKOUT		
154	11545	\$ 50.00	KNIGHTS-PYTHIAS	25TH	10/10/25	10/10/25	10/10/25	
155	11550	\$ 70.00	JAMMIE NEWELL	20TH	01/23/26	02/23/26	03/21/26	
156	31560	\$ 70.00	JOSH WALKER	10TH	01/15/26	02/09/26	03/11/26	
157			10					
158			10					
159	51591	\$ 70.00	STEPHANIE HOWARD	1ST	03/06/26	03/23/26	PD\$40	
160	11605	\$ 60.00	LARRY HALEY	5TH	01/02/26	02/03/26	03/03/26	04/03/26
161	31615	\$ 90.00	MORGAN PACE-----AUTO	15TH	01/15/26	02/16/26	03/16/26	
162	21625	\$ 90.00	KERRY SIKES-----AUTO	25TH	01/26/26	02/25/26	03/25/26	
163		\$ 70.00	BOBBIE MCGEE	5TH	12/29/25	03/04/26		
164			5					
165	11650	\$ 35.00	GARY GRAHAM	20TH	01/29/26	02/25/26	02/25/26	03/23/26
166	11665	\$ 35.00	WILLIE GULLY-----AUTO	15TH	01/15/26	02/16/26	03/16/26	
167		\$ 35.00	GARY GRAHAM	20TH	01/29/26	02/25/26	02/25/26	03/23/26
168	41685	\$ 40.00	KENNETH PARKER JR---AUTO	15TH	02/02/26	02/13/26	03/16/26	
169			5					
170			20					
171	31711	\$ 90.00	ANN OLSON	1ST	***	***	***	03/27/26
172	31725	\$ 90.00	BOBBIE MCGEE	5TH	12/29/25	03/04/26		
173			20					
174	11745	\$ 110.00	WILLIAM JONES	10TH	01/14/26	02/12/26	03/23/26	
175	21755	\$ 110.00	JENNIFER ALDRIDGE--AUTO	25TH	01/26/26	02/25/26	03/25/26	
176		\$ 110.00	JENNIFER ALDRIDGE--AUTO	10TH	01/12/26	02/10/26	03/10/26	
177			20					
178	11785	\$ 80.00	DANNY ADAMS-----AUTO	15TH	01/15/26	02/16/26	03/16/26	
179	11795	\$ 85.00	DONALD MALSON-----AUTO	25TH	01/26/26	02/25/26	03/25/26	

BLDG 10

					Jan	Feb	Mar	April
180	11805	\$ 70.00	STEPHANIE JONES	15TH	01/12/26	_OCKOUT	LOCKOUT	_OCKOUT
181	11811	\$ 60.00	JOANNA PIERCE	1ST	01/21/26	02/23/26	02/23/26	03/26/26
182			10					
183			10					
184			10					
185			10					
186	31865	\$ 70.00	REGINALD ARRINGTON	15TH	01/15/26	02/14/26	03/16/26	
187			10					
188	31880	\$ 70.00	KELLY KELLY-----AUTO	20TH	01/20/26	02/20/26	03/20/26	
189			10					
190	11905	\$ 100.00	HAYLEE N. WAITE	25TH	01/12/26	03/09/26	03/09/26	
191	31870	\$ 110.00	JOSEPH HAM	25TH	02/24/26	03/24/26	03/24/26	
192		\$ 110.00	WILLIAM JONES	5TH	01/14/26	02/12/26	03/23/26	
193			20					
194	21945	\$ 110.00	EVON MOODY	25TH	01/30/26	03/24/26		
195			20					
196			20					

Jan Feb Mar April

BLDG 9

BOAT/RV

1	19015	\$ 175.00	AMANDA ROGERS-----AUTO	25TH	01/26/26	02/25/26	03/25/26	
2	29020	\$ 195.00	MARCUS ROOKS	10TH	02/10/26	03/03/26		
3	29035	\$ 210.00	REGINALD WELBORN-AUTO	25TH	01/26/26	02/25/26	03/25/26	
4	29041	\$ 195.00	JOHNSONS CHIPS-----AUTO	1ST	01/02/26	02/02/26	03/02/26	04/01/26
5			14X36					
6			14X36					
7	19061	\$ 200.00	B & B SNACKS-----AUTO	1ST	01/02/26	02/02/26	03/02/26	04/01/26
8	11705	\$ 190.00	JOHNATHAN McKENZIE-AUTO	25TH	01/26/26	02/25/26	03/25/26	
9			14x40					
10			BILLY MONTGOMERY					
11	19115	\$ 200.00	MICHAEL SKIDMORE	5TH	01/12/26	02/16/26	03/10/26	
12	19125	\$ 200.00	RENT A CENTER	25TH	01/14/26	02/19/26	03/11/26	
13	89130	\$ 160.00	JOSEPH HARRIS	20TH	11/19/25	02/21/26	02/21/26	02/21/26
14			12X30					
15	19150	\$ 150.00	WINDOWS USA-----AUTO	20TH	01/20/26	02/20/26	03/20/26	
16		\$ 150.00	WINDOWS USA-----AUTO	10TH	01/12/26	02/10/26	03/10/26	
17	29175	\$ 160.00	STEPHEN TURNER-----AUTO	25TH	01/26/26	02/25/26	03/25/26	
18	49180	\$ 160.00	ROMNEY ENTREKIN	20TH	01/20/26	01/20/26	01/20/26	01/20/26
19	19031	\$ 150.00	WM (BILL) MOORE-----AUTO	1ST	01/02/26	02/02/26	03/02/26	04/01/26
20	O1264	\$ 180.00	WILL NIXON	5TH	01/09/26	02/12/26	03/12/26	04/09/26
21	29210	\$ 170.00	DEIDRE EVERETT-----AUTO	10TH	01/12/26	02/10/26	03/10/26	
22			12X34					
23		\$ 160.00	CHRIS WHATLEY-----AUTO	1ST	12/30/25	02/02/26	03/02/26	04/01/26
24		\$ 160.00	CHRIS WHATLEY-----AUTO	15TH	01/15/26	02/16/26	03/16/26	
25	19251	\$ 100.00	BOBBY SANFORD	1ST	10/24/25	12/15/25	12/15/25	12/15/25
26		\$ 160.00	CHRIS WHATLEY-----AUTO	1ST	01/02/26	02/02/26	03/02/26	04/01/26

BLDG 11

27			14X19					
28		\$ 200.00	KRISTEN RAY	25TH	02/03/26	03/05/26		
29		\$ 210.00	KRISTEN RAY	25TH	02/03/26	03/05/26		
30	39090	\$ 210.00	JAMES JACKSON-----AUTO	10TH	01/12/26	02/10/26	03/10/26	
31		\$ 150.00	RANDALL LOFTIN	20TH	01/15/26	02/16/26	03/16/26	
32			12x14					

Jan Feb Mar April

OS	99999	\$ 50.00	ADRIAN FALCONER	25TH	02/04/26	03/02/26	03/21/26	
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SECTION 3

03

DEMOGRAPHICS

Demographics

Marcus & Millichap

117 EASTVIEW DR

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	444	9,890	26,798
2025 Estimate			
Total Population	435	9,829	26,604
2020 Census			
Total Population	426	9,848	26,888
2010 Census			
Total Population	435	11,005	28,124
Daytime Population			
2025 Estimate	418	12,349	33,978
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	191	4,008	10,647
2025 Estimate			
Total Households	188	3,952	10,513
Average (Mean) Household Size	2.5	2.5	2.5
2020 Census			
Total Households	182	3,849	10,258
2010 Census			
Total Households	187	4,109	10,469

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$250,000 or More	5.7%	4.9%	3.7%
\$200,000-\$249,999	3.7%	3.4%	2.5%
\$150,000-\$199,999	3.4%	3.5%	4.2%
\$125,000-\$149,999	4.4%	2.6%	3.1%
\$100,000-\$124,999	5.9%	4.5%	8.9%
\$75,000-\$99,999	15.5%	9.6%	11.3%
\$50,000-\$74,999	18.8%	16.9%	15.9%
\$35,000-\$49,999	11.4%	13.0%	12.3%
\$25,000-\$34,999	8.2%	12.2%	10.8%
\$15,000-\$24,999	19.3%	12.5%	11.6%
Under \$15,000	3.8%	16.8%	15.8%
Average Household Income	\$84,337	\$72,828	\$72,389
Median Household Income	\$62,368	\$47,304	\$52,507
Per Capita Income	\$33,793	\$29,162	\$28,954

117 EASTVIEW DR

DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate	435	9,829	26,604
0 to 4 Years	6.2%	6.8%	7.4%
5 to 14 Years	14.7%	14.6%	14.6%
15 to 17 Years	4.4%	4.3%	4.3%
18 to 19 Years	2.2%	2.7%	2.7%
20 to 24 Years	5.2%	6.6%	6.6%
25 to 29 Years	4.5%	5.9%	6.2%
30 to 34 Years	6.0%	6.4%	6.3%
35 to 39 Years	5.9%	6.2%	6.2%
40 to 49 Years	9.8%	11.0%	11.1%
50 to 59 Years	12.1%	11.3%	10.9%
60 to 64 Years	7.3%	6.5%	6.3%
65 to 69 Years	6.7%	5.8%	5.7%
70 to 74 Years	4.9%	4.4%	4.4%
75 to 79 Years	5.0%	3.4%	3.3%
80 to 84 Years	2.8%	2.0%	2.0%
Age 85+	2.3%	1.9%	2.0%
Median Age	40.0	37.0	36.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	293	6,385	17,134
Elementary (0-8)	1.5%	5.8%	6.5%
Some High School (9-11)	6.0%	8.6%	7.6%
High School Graduate (12)	49.5%	32.9%	33.2%
Some College (13-15)	22.9%	22.7%	21.1%
Associate Degree Only	9.1%	11.6%	10.8%
Bachelor's Degree Only	7.9%	9.2%	12.2%
Graduate Degree	3.0%	9.3%	8.5%
HOUSING UNITS			
Occupied Units			
2030 Projection	209	4,604	12,028
2025 Estimate	206	4,541	11,874
Owner Occupied	142	2,455	6,378
Renter Occupied	33	1,487	4,109
Vacant	18	588	1,361
Persons in Units			
2025 Estimate Total Occupied Units	188	3,952	10,513
1 Person Units	22.9%	32.2%	30.8%
2 Person Units	36.7%	28.8%	29.7%
3 Person Units	17.0%	15.1%	15.8%
4 Person Units	14.9%	13.6%	13.5%
5 Person Units	6.4%	5.7%	5.7%
6+ Person Units	2.1%	4.7%	4.4%

117 EASTVIEW DR

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 26,604. The population has changed by -5.40 percent since 2010. It is estimated that the population in your area will be 26,798 five years from now, which represents a change of 0.7 percent from the current year. The current population is 48.1 percent male and 51.9 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 339 people per square mile.



HOUSEHOLDS

There are currently 10,513 households in your selected geography. The number of households has changed by 0.42 percent since 2010. It is estimated that the number of households in your area will be 10,647 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$52,507, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 74.37 percent since 2010. It is estimated that the median household income in your area will be \$63,284 five years from now, which represents a change of 20.5 percent from the current year.

The current year per capita income in your area is \$28,954, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$72,389, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 10,673 people in your selected area were employed. The 2010 Census revealed that 45.1 percent of employees are in white-collar occupations in this geography, and 35.3 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 20.00 minutes.



HOUSING

The median housing value in your area was \$148,531 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 6,409.00 owner-occupied housing units and 4,059.00 renter-occupied housing units in your area.



EDUCATION

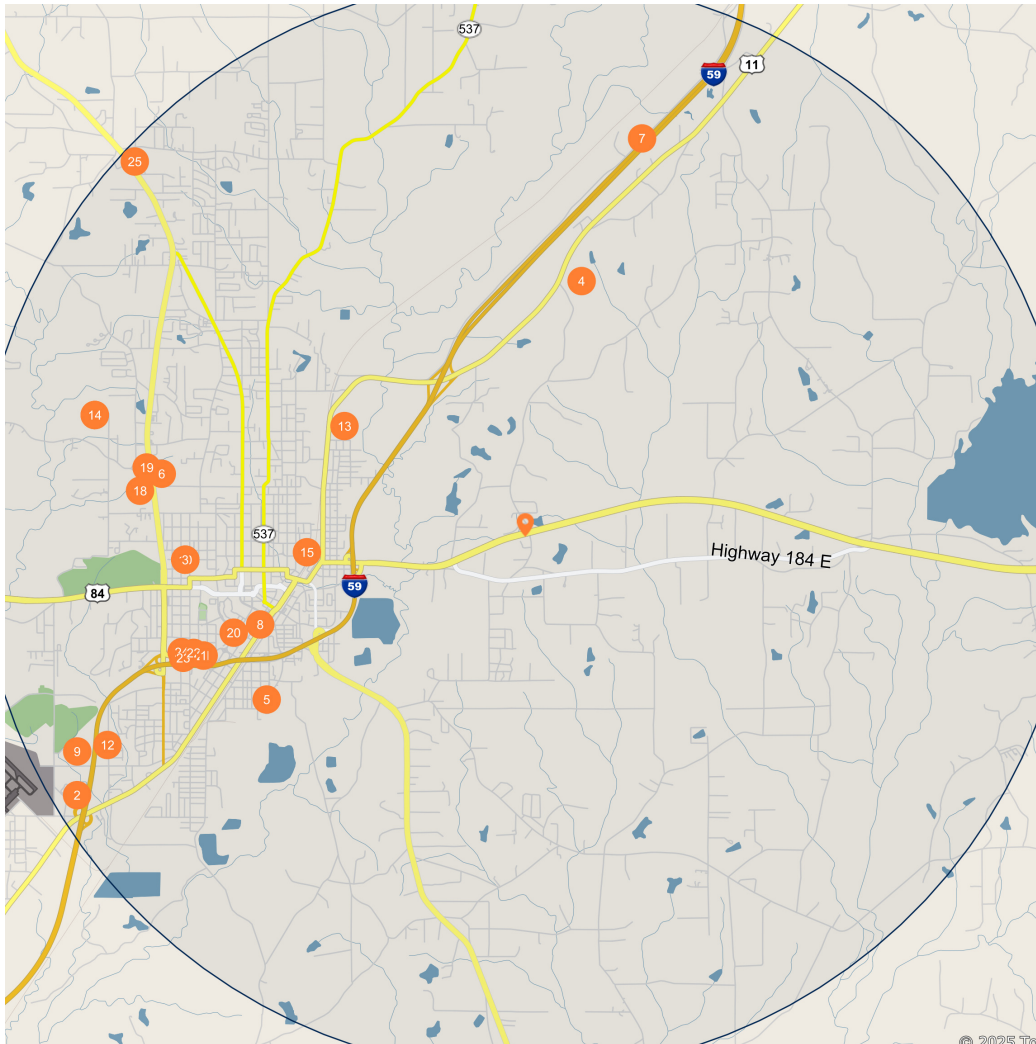
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 20.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 40.1 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS



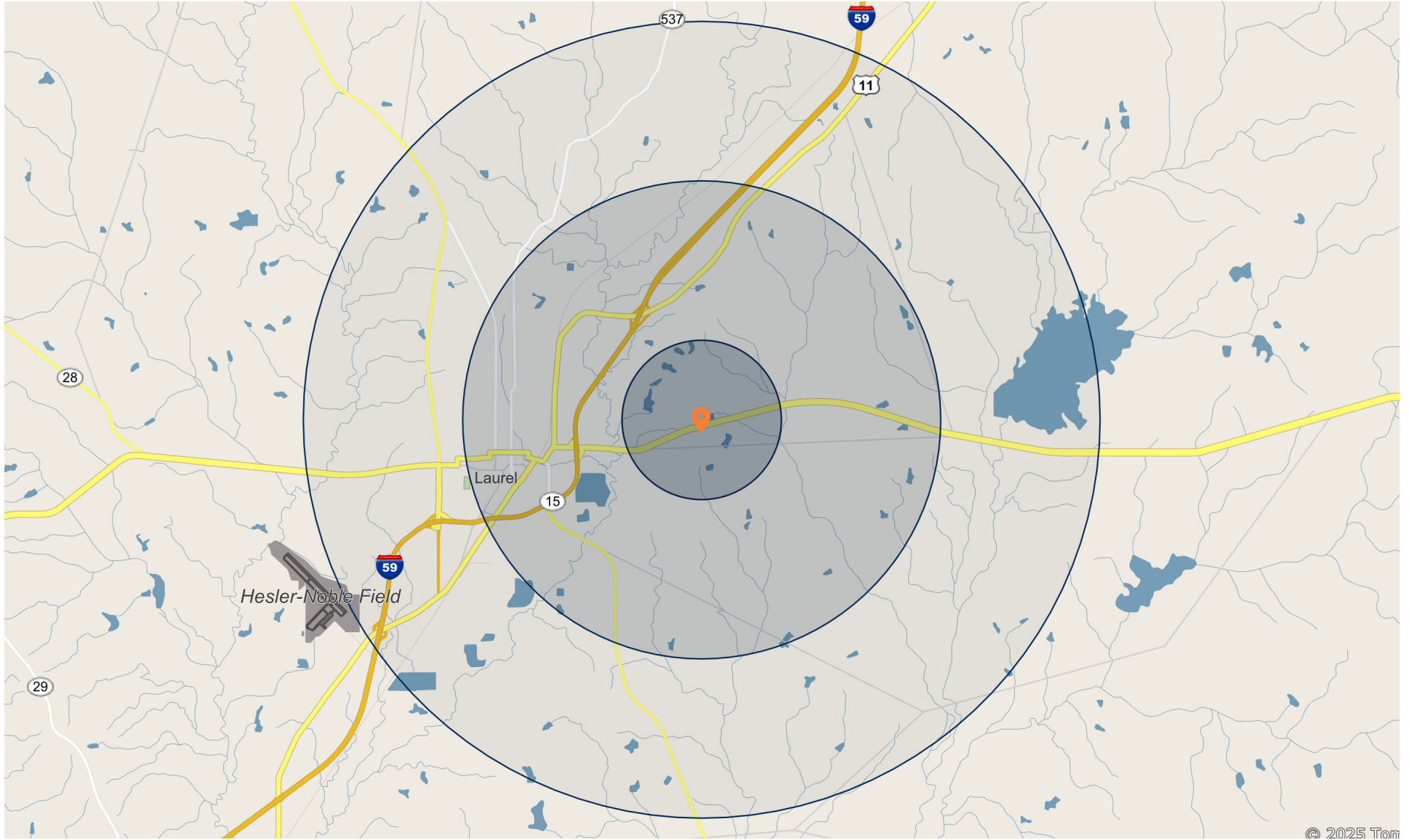
Major Employers

Employees

1	South Cntl Rgional Med Ctr Inc-	1,100
2	Sanderson Farms LLC Proc Div-	896
3	Wayne Farms LLC-Wayne Farms	569
4	Howard Industries Inc-Howard Computers	500
5	Masonite Corporation-	492
6	Walmart Inc-Walmart	266
7	Amick Farms LLC-	250
8	Tanner Construction Company-	225
9	Deepwell Energy Services LLC-	220
10	Wayne Farms LLC-General Offices & Proc Plant	191
11	Morgan Brothers Millwork Inc-	180
12	South Central Regional Med Ctr-Comfortcare Nursing Center	154
13	Mid-South Industries Inc-Thermo-Kool	154
14	Sanderson Farms Inc Prod Div-	150
15	Laurel Machine and Foundry Co-Lmf	140
16	Sanderson Farms LLC-Sanderson Farms	125
17	Sanderson Farms LLC Proc Div-Sanderson Farms Inc Proc Div	125
18	Lowes Home Centers LLC-Lowes	115
19	J M S Enterprises Inc-McDonalds	100
20	J M S Enterprises Inc-McDonalds	99
21	South Cntl Rgional Med Ctr Inc-Alcohol & Chemical Dependency	93
22	South Cntl Rgional Med Ctr Inc-Laboratory	93
23	South Cntl Rgional Med Ctr Inc-	93
24	South Central Regional Med Ctr-	93
25	South Central Regional Med Ctr-	93

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DEMOGRAPHICS





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