



# RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



**THE CITIZENS BANK | 15 YR SALE LEASEBACK | MERIDIAN, MS**

**FOR SALE // \$1,179,556 // 6.75% CAP RATE //**

**RETAIL PROPERTY**

**PRESENTED BY //**

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# DISCLAIMER



## CONFIDENTIALITY & DISCLAIMER

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. 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. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

# INVESTMENT SUMMARY



## INVESTMENT SUMMARY

OFFERING PRICE:	\$1,179,556
NET OPERATING INCOME:	\$79,620
YR1 CAP RATE:	6.75%
BLENDED CAP RATE:	7.78%
BUILDING SIZE:	2,654 SF (Source: Owner)
LOT SIZE:	0.47 Acres (Source: Owner)
PROPERTY ADDRESS	1825 MS-39
CITY, STATE, ZIP:	Meridian, MS 39301
5 MILE POPULATION:	36,334

## LOCATION DESCRIPTION

Randall Commercial Group, LLC is pleased to present an exceptional sale-leaseback opportunity in Meridian, MS. The property will be leased back to The Citizens Bank of Philadelphia—a well-established MS-based community bank founded in 1908 with multiple branches statewide—under a new 15-yr ABS NNN lease commencing at closing, featuring 2% annual rent increases and five, 5-year renewal options. Situated along HWY 39, a key commercial corridor, the branch enjoys strong visibility and accessibility in a vital regional hub for east-central Mississippi. Meridian is poised for significant growth, driven by the \$10B Compass Datacenters hyperscale campus (ground broken in 2025, with phased development over 8 yrs), which is expected to deliver thousands of jobs, major infrastructure upgrades, and sustained economic momentum, building on established anchors such as Naval Air Station Meridian and the region's robust healthcare sector.

## PROPERTY HIGHLIGHTS

- Long-Term Investment Opportunity: 15 Year Initial Term with Absolute NNN Lease Structure and Corporate Guarantee
- Established Tenant: Sale-leaseback to a top 200 regional community bank with reported assets exceeding \$1.4 billion and a history spanning over 100 years. The bank is an insured member of the FDIC
- Corporate Guarantee: Lease Guarantee from the banks publicly traded holding company the Citizens Holding Company (OTCQX: CIZN)
- Strategic Location in Market: High-visibility spot on US 45, near growing residential developments and Meridian's premier retail, dining, and entertainment hubs (including Meridian Crossroads with major brands like Chick-fil-A, Olive Garden, Hobby Lobby, and more).

## LEASE SUMMARY

TENANT:	The Citizens Bank of Philadelphia
LEASE TYPE:	Absolute NNN
PRIMARY LEASE TERM:	15 years
ANNUAL RENT:	\$79,620
RENT PSF:	\$30
RENT COMM. DATE:	At Close of Escrow (Sale Leaseback)
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	2% Annually
LEASE GUARANTOR:	Citizens Holding Company (Full Initial Lease Term)



# TENANT & GUARANTOR PROFILE



**TENANT COMPANY:** The Citizens Bank of Philadelphia

**HOLDING COMPANY:** Citizens Holding Company

**WEBSITE:** www.thecitizensbankphila.com

**HEADQUARTERS:** Philadelphia, MS

**YEAR FOUNDED:** 1908



**TOTAL DEPOSITS:** +/- \$1.34 Billion (FDIC)

**TOTAL ASSETS:** +/- \$1.51 Billion (FDIC)

**PUBLICLY TRADED:** OTCQX: CIZN

**NUMBER OF EMPLOYEES:** Over 280

**NUMBER OF LOCATIONS:** 26

**CORE SERVICES:** Personal banking, mortgage lending, commercial and small business lending, & treasury and cash management services

LEASE YEAR	ANNUAL BASE RENT	INCREASE	CAP RATE
1	\$79,620.00		6.75%
2	\$81,212.40	2%	6.88%
3	\$82,836.65	2%	7.02%
4	\$84,493.38	2%	7.16%
5	\$86,183.25	2%	7.31%
6	\$87,906.91	2%	7.45%
7	\$89,665.05	2%	7.60%
8	\$91,458.35	2%	7.75%
9	\$93,287.52	2%	7.91%
10	\$95,153.27	2%	8.07%
11	\$97,056.34	2%	8.23%
12	\$98,997.46	2%	8.39%
13	\$100,977.41	2%	8.56%
14	\$102,996.96	2%	8.73%
15	\$105,056.90	2%	8.91%

# ADDITIONAL PHOTOS

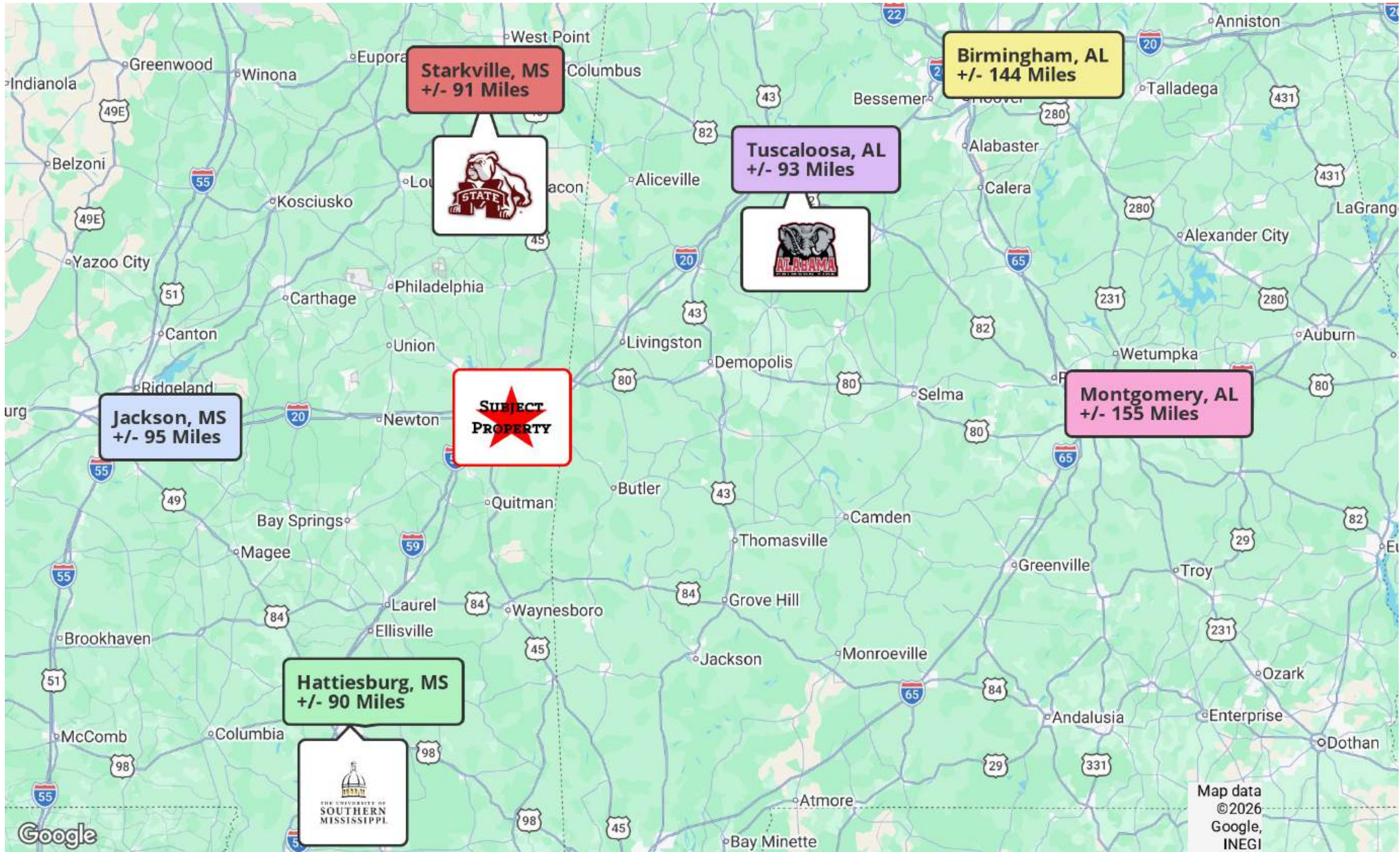


# CLOSE UP - AERIAL MAP





# REGIONAL MAP



# MERIDIAN EDUCATION



## MISSISSIPPI STATE UNIVERSITY | MERIDIAN

- MSU-Meridian is an upper-division, regional campus of Mississippi State University. The campus serves approximately 800 students with courses at the junior, senior, and graduate level.
- MSU-Meridian presently serves students from 30 Mississippi counties and 7 counties in Alabama. Consisting of two campuses, the College Park Campus and the Riley Campus.
- The East Mississippi Center for Educational Development, Inc. (EMCED), a regional educational service consortium located at MSU-Meridian, serves 20 public school districts in the east Mississippi area.
- Encompassing 13 counties, EMCED serves an educational community of approximately 160 schools, 4,800 teachers, and 350 administrators.
- Mississippi State University provides an estimated annual economic impact of \$1.8 billion to the state of Mississippi
- **Source:** [www.meridian.msstate.edu](http://www.meridian.msstate.edu), [www.msstate.edu](http://www.msstate.edu)



## MERIDIAN COMMUNITY COLLEGE

- Founded in 1937, Meridian Community College today continues to meet the diverse needs of its growing community by promoting educational, economic and community development.
- MCC offers more than 200 named-scholarships and the Tuition Guarantee Program, which has invested approximately \$6 million in 4,661 students.
- In addition to a strong University Transfer program that allows students to complete the first two years of college coursework, the College has more than 40 areas of study.
- MCC offers Occupational Education Programs, Adult Basic Education/GED Program, and Workforce Training to support the local Meridian economy.
- Meridian Community College serves 3,402 students (67% of students are full-time).
- The college's student:teacher ratio of 9:1 is lower than the state community college average of 10:1.
- The teacher population of 377 teachers has grown by 17% over five years.
- **Source:** [www.meridiancc.edu](http://www.meridiancc.edu), [www.communitycollegereview.com](http://www.communitycollegereview.com)



# MERIDIAN ECONOMY



## ECONOMIC OVERVIEW

- Meridian serves as a major commercial hub for East Mississippi and parts of West Alabama, serving a population of approximately 98,645 in the locally, 120,000 within 30 miles, 412,000 within 60 miles, and 919,000 within 90 miles.
- **Labor Force:** Lauderdale County maintains a labor force of ~29,240 with an unemployment rate of 3.2%
- Meridian is strategically located at the intersection of Interstate 20 and Interstate 59, with access to U.S. Highways 45, 11, and 80
- **Major Employers:** Naval Air Station Meridian (~3,000 personnel), Rush Health Systems (2,465), Anderson Regional/Baptist Anderson (1,343), Mississippi Air National Guard (1,200), and other public sector institutions
- Served by two class I railroads, Norfolk Southern and CPKC
- **Source:** [mdes.ms.gov](https://mdes.ms.gov), [embdc.org](https://embdc.org)

## ECONOMIC HIGHLIGHTS

- **Meridian Coca-Cola:** bottles and distributes Coca-Cola branded products throughout West Central Mississippi and East Central Alabama
- **Mississippi Children's Museum - Meridian:** Had over 82,000 visitors in 2024 and is ranked as one of the top four children's museums in the country by USA Today
- **Meridian Airport:** Busiest airport in Mississippi with over 92,000 flights annually, supporting both commercial and military aviation
- Compass Datacenters' planned \$10 billion hyperscale data center campus represents one of the largest private investments in the region. This multi-phase development is expected to generate significant job creation and economic spillover, including demand for housing, services, and infrastructure
- **Source:** [Meridiancocacola.com](https://meridiancocacola.com), [mschildrensmuseum.org](https://mschildrensmuseum.org), [embdc.org](https://embdc.org), [meridianairport.com](https://meridianairport.com), [Mississippi Today](https://MississippiToday.com)



# MERIDIAN MAJOR EMPLOYERS



## NAVAL AIR STATION MERIDIAN

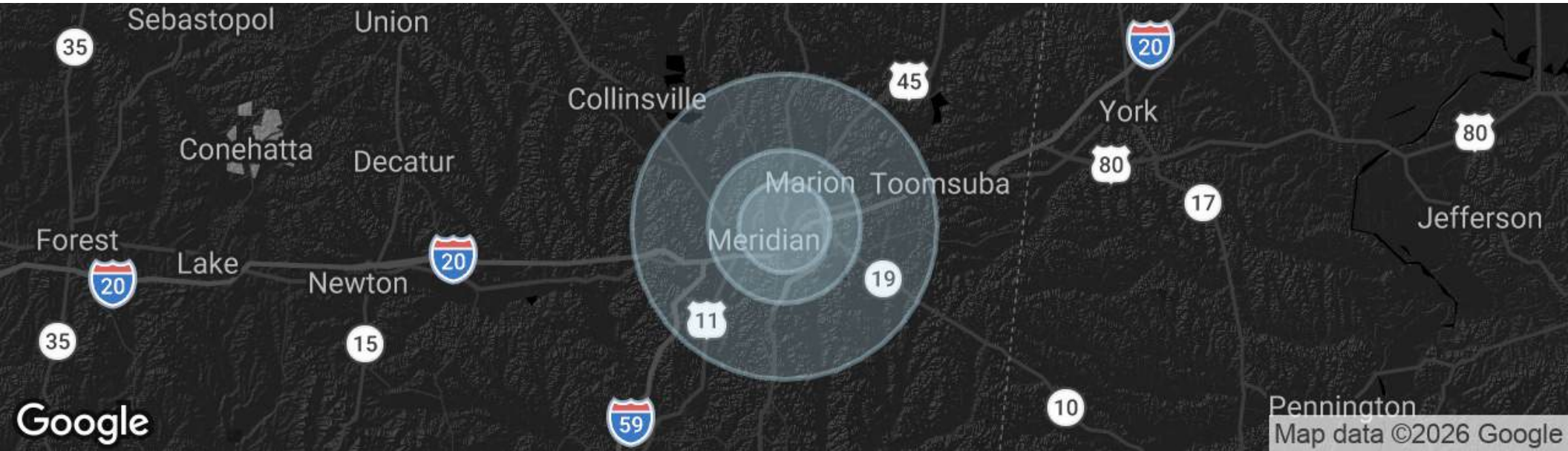
- NAS occupies over 8,000 acres of land roughly 15 miles Northeast of Meridian
- The base is valued at close to \$1 billion and has a \$430 million economic impact on the Meridian community
- The Naval Air Station Meridian is the Navy's primary training facility for enlisted administrative and supply class "A" schools
- Approximately 2000 Navy and Marine Corps personnel graduate from the center annually and has an average student population of 500
- One of only two Department of Defense locations providing intermediate and advanced jet training
- Employs approximately 3000 active duty military personnel and civilians
- Military presence provide consistent federal investment, stable payrolls, and recurring demands for housing and services.
- **Sources:** [cnrse.cnic.navy.mil](http://cnrse.cnic.navy.mil), [www.repi.mil](http://www.repi.mil), [embdc.org](http://embdc.org)

## HEALTHCARE SYSTEMS

- **Ochsner Rush Medical Center:** 215-bed acute care hospital that provides inpatient, outpatient, and emergency services.
- Ochsner Rush Health is the largest nonprofit healthcare system in the region, serving patients across 72 counties in Mississippi and Alabama
- **Baptist Anderson Regional Medical Center:** operates a multi-campus system with approximately 400 total beds (260 North Campus, 140 South Campus)
- Is one of the largest multi-campus facilities and employers in Mississippi, generating an estimated annual economic impact of \$380 million.
- Baptist Anderson features the only comprehensive cancer center in the area and serves patients from East Central Mississippi and West Central Alabama
- **Sources:** [baptistonline.org](http://baptistonline.org), [ochsnerrush.org](http://ochsnerrush.org)



# DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	24,103	36,334	54,762
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	37	37	39
AVERAGE AGE (FEMALE)	41	41	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	10,443	15,541	22,388
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$50,151	\$52,683	\$59,432
AVERAGE HOUSE VALUE	\$146,672	\$158,796	\$177,020

Demographics data derived from AlphaMap



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## ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.

# MS WORKING WITH A REAL ESTATE BROKER



MREC Agency Disclosure Form A

## WORKING WITH A REAL ESTATE BROKER

**\*\*THIS IS NOT A LEGALLY BINDING CONTRACT\*\***

Approved 06/2023 By  
MS Real Estate Commission  
P.O. Box 12685  
Jackson, MS 39232

### GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purposes of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

### SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- **To the Seller:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

### BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- **To the Buyer:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Seller and Buyer:** A duty of honesty and fair dealing.

### DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

- **A Disclosed Dual Agent may not disclose:**
  - a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
  - b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
  - c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
  - d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

# WORKING WITH A REAL ESTATE BROKER



## AGENCY EXCEPTION: PROPERTY CONDITION DISCLOSURE STATEMENT (PCDS)

Effective March 14, 2023, the Mississippi Code was amended to eliminate all duties and obligations of real estate agents to their clients or others concerning the Property Condition Disclosure Statement (PCDS) required for residential real estate transactions involving real estate agents, including (but not limited to) any responsibility for the completeness and accuracy of information contained in the PCDS, or for its delivery.




## IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a 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 may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent, you might desire to obtain the representation of an attorney, another real estate licensee, or both.

## THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Client (The Licensee is my Agent. I am the Seller or Landlord)                | <input checked="" type="checkbox"/> Customer (The Licensee is not my Agent) |
| <input type="checkbox"/> Client (The Licensee is my Agent. I am the potential Buyer or Tenant)         | **USE "Customer signature" space, below**                                   |
| <input type="checkbox"/> Client (The Licensees of the Brokerage Firm my become Disclosed Dual Agents.) |   |

(Client Signature) _____	(Date) _____	 (Licensee Signature) _____	(Date) _____	 (Customer Signature) _____	(Date) _____
(Client Signature) _____	(Date) _____	Randall Commercial Group, LLC	(Licensee Brokerage)	 (Customer Signature) _____	(Date) _____