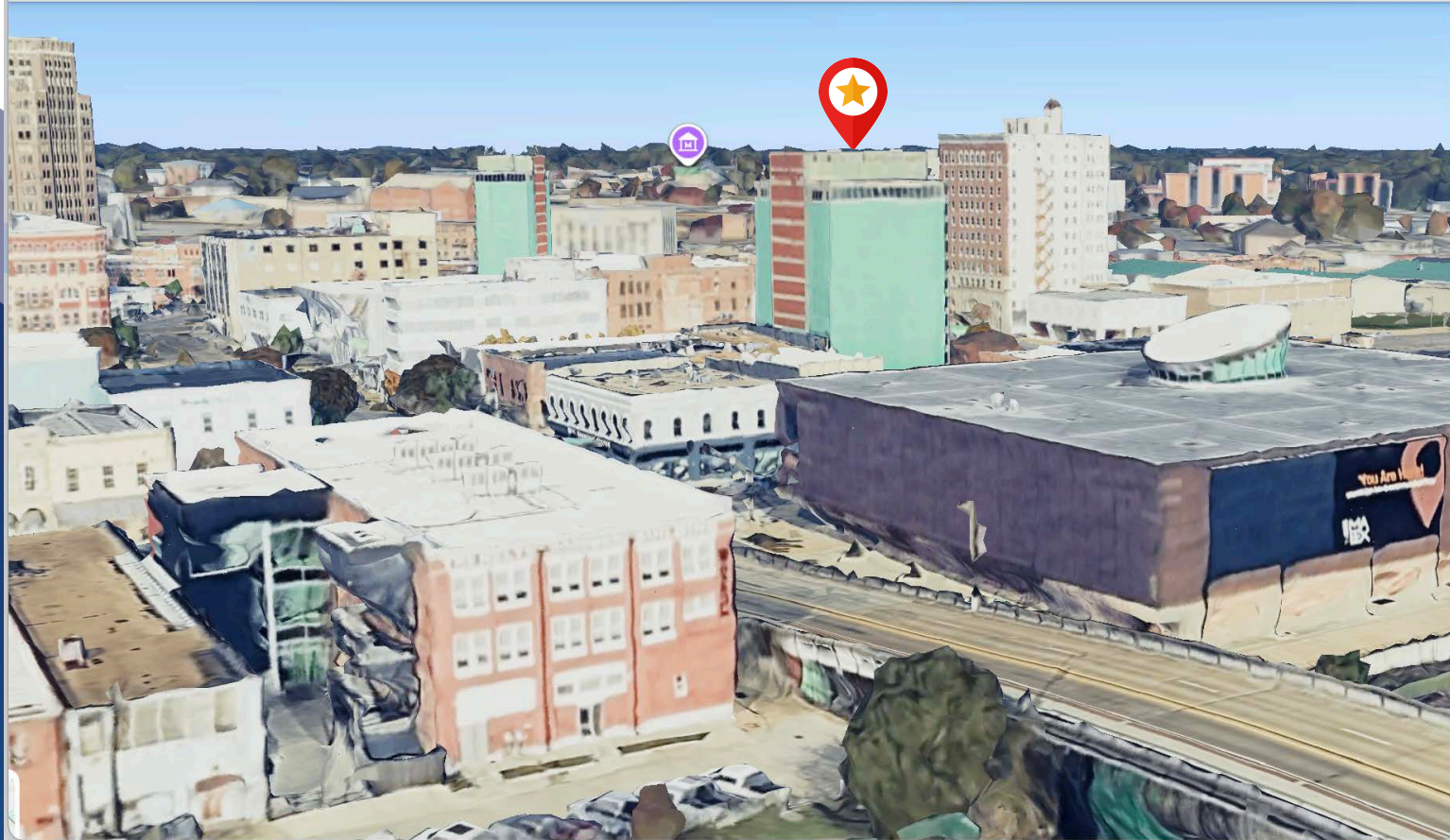


SALE

2107 4TH ST

2107 4th St Meridian, MS 39301



SALE PRICE \$160,000



SALE

2107 4TH ST

2107 4th St Meridian, MS 39301



“ Meridian — the Queen City— blends historic charm with a rapidly strengthening economy, making it an exceptional place to live, work and invest.”

PROPERTY DESCRIPTION

Prime downtown Meridian location at 2107 4th Street - Positioned in the hub of the city's commercial core, this flexible buildings offers visibility, connectivity, and walkability. Formerly built in the 1960s as one of Meridian's early multi-story parking garages, the structure now presents a strategic opportunity for office, creative studio or retail conversion with approximately 990 sq ft. With a footprint of roughly 39,900 sq ft and convenient access via 4th Street, the property places you steps away from restaurants, civic services and the rhythm of downtown.

HIGHLIGHTS

- Classified as a multi-story parking garage with a commercial/office component situated in the heart of downtown
- Central proximity to Meridian's historic district, courthouse, The MAX, I-20/ I-59 interchange

OFFERING SUMMARY

Sale Price:	\$160,000
Number of Floors:	12 Floors with 39,900 sq ft
Lot Size:	4,988 SF
Office Size:	990 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	150	364	1,764
Total Population	311	771	4,052
Average HH Income	\$27,250	\$27,852	\$30,539

SALE

2107 4TH ST

2107 4th St Meridian, MS 39301

SALE PRICE

\$160,000

LOCATION INFORMATION

Street Address	2107 4th St
City, State, Zip	Meridian, MS 39301
County	Lauderdale

BUILDING INFORMATION

Office Size/ Building Size	990 SF/39,900 SF
Building Class	B
Year Built	1960
Year Last Renovated	2023
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Parking Garage with Office Building
Property Subtype	Office Building
Zoning	B5
Lot Size	4,988 SF
APN #	084184348900200300
Lot Depth	750 ft

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	0.5
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SALE

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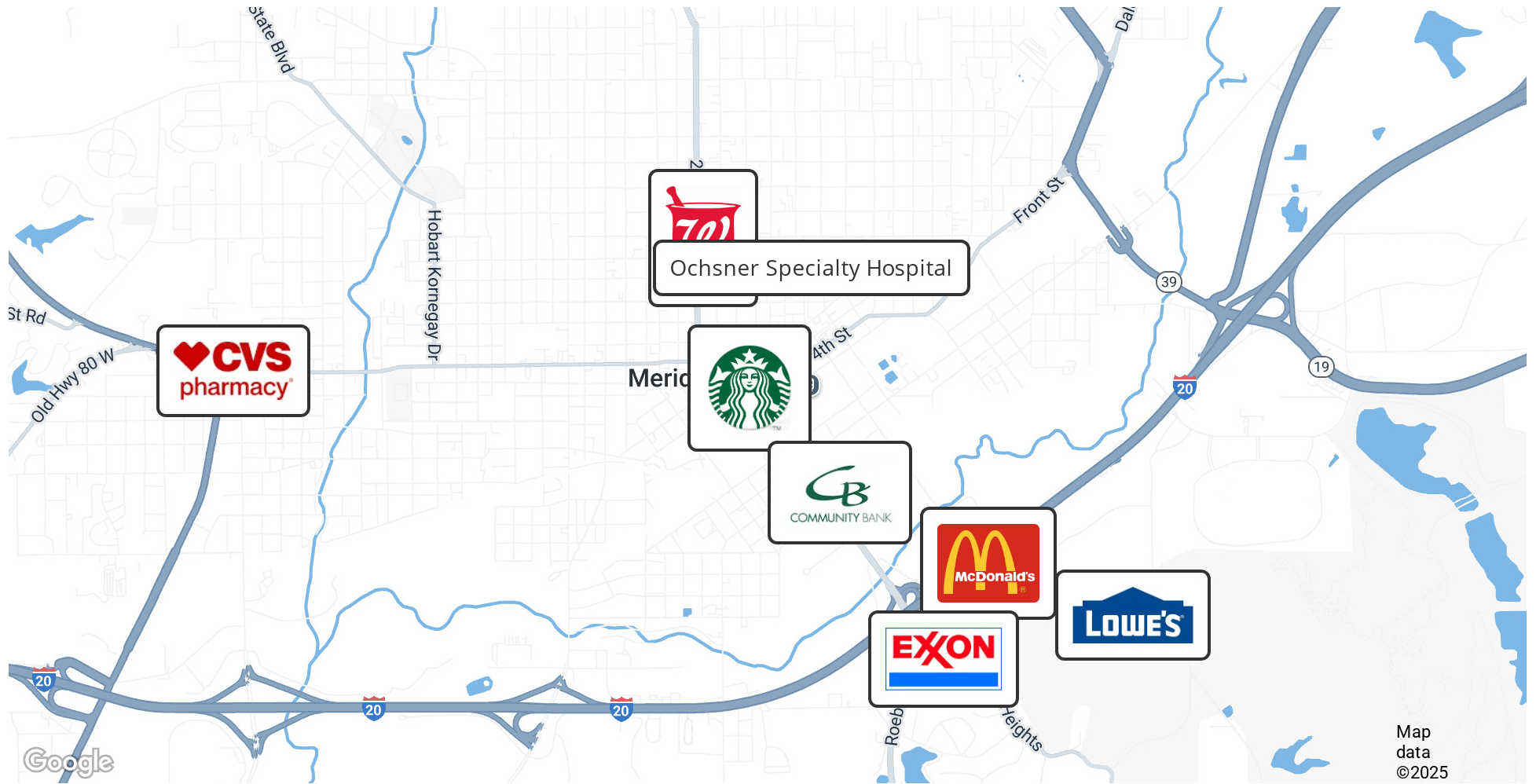
" With Meridian positioned near the shovel-ready CINCO Mega Site and a multi-billion-dollar data center announcement underway, this location is at the heart of a major economic surge. "



SALE

2107 4TH ST

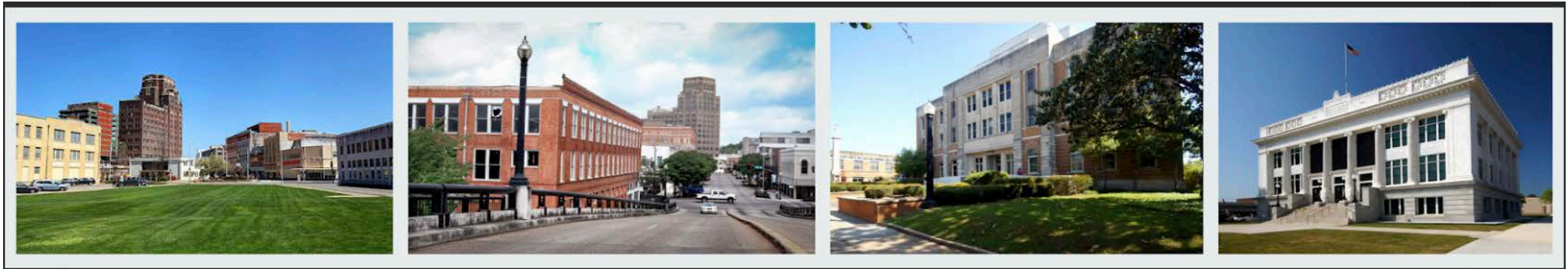
2107 4th St Meridian, MS 39301



SALE

2107 4TH ST

2107 4th St Meridian, MS 39301



MERIDIAN, MISSISSIPPI — A MARKET ON THE EDGE OF EXPLOSIVE GROWTH Meridian is entering one of the most dynamic expansion cycles the city has experienced in decades. The catalyst is the Cinco-5 Industrial Park mega project, a regional-scale development poised to shift the city's economic base, labor demand, and housing requirements for years to come. Cinco-5 represents the largest coordinated industrial and logistics effort in East Mississippi, designed to recruit manufacturers, distribution centers, tech firms, warehousing, and advanced production companies. This is not a speculative vision — the city, county, and state have already aligned infrastructure, incentives, and long-range workforce development around this site.

The moment the first anchor tenant commits, Meridian will experience a rapid inflow of skilled labor, contractors, support businesses, and satellite suppliers. Historically, when industrial mega sites activate, housing demand increases 12–18 months before job creation, and Meridian is already showing those early signals. Rents are rising from a very low base, vacancy is tightening, and the market is under supplied in almost every workforce price category. Investors entering now are effectively buying into a market before the curve, just as the pressure begins.

WHY MERIDIAN IS QUIETLY BECOMING A MAJOR DATA & TECH STORAGE HUB One of Meridian's most overlooked competitive advantages is its structural real estate — especially the abandoned twin parking garage towers downtown. These towers offer the exact characteristics required for modern data storage, cloud backup facilities, AI computing clusters, and digital security infrastructure.

• Enormous concrete mass (ideal for temp and vibration stability) • Centralized downtown grid access • Tier-1 fiber connectivity corridors running through Meridian • Thick structural columns and floor loads far higher than normal office space • Multi-level redundancy capability • Ability to retrofit for secure, climate-controlled data environments Across the country, data facilities are taking over buildings just like these, because they cannot be replicated easily or cheaply. Meridian's garages put the city in a unique category: inexpensive, structurally robust vertical real estate ready for conversion — a rare commodity as the digital economy explodes.

THE EMERGING STORY: VALUE-ADD HOUSING + INDUSTRIAL BOOM = PERFECT TIME IN Meridian is at the sweet spot where: • Housing stock is old and under-managed • Rents are artificially low • Workforce housing is in severe shortage • Industrial demand is about to spike • The city is investing in long-range infrastructure • Private investors have not yet crowded into the market. This combination creates one of the best value-add plays in Mississippi. As Cinco-5 comes online, rent ceilings will push upward, stabilized cap rates will compress, and consolidated portfolios like yours will significantly outperform smaller single-asset owners. Meridian has all the fundamentals of a market that is about to rerate upward — dramatically — and this portfolio positions investors right at the inflection point.

SALE

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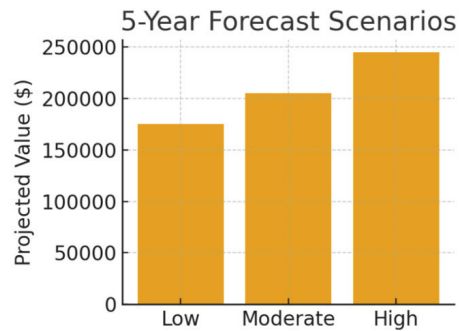
2107 4th St Meridian, MS 39301

2107 4th St is strategically positioned to benefit from the next wave of economic expansion in Meridian. As CINCO, a 1,440 acre advanced industrial megasite, accelerates regional growth, this property stands as a rare downtown redevelopment opportunity priced ahead of market transformation.

Seller Positioning:

The \$160,000 valuation reflects future -driven logic:

- Downtown redevelopment scarcity
- CINCO-driven economic uplift
- Long-term commercial absorption
- Increasing investor interest in infill sites



Scenario	Projected 5-Year Value
Low Growth	\$170k-\$180k
Moderate Growth	\$195k-\$215k
High Growth	\$230k-\$260k+



SALE

2107 4TH ST

2107 4th St Meridian, MS 39301

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	311	771	4,052
Average Age	40	40	40
Average Age (Male)	40	40	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	150	364	1,764
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$27,250	\$27,852	\$30,539
Average House Value	\$173,195	\$159,297	\$98,116

Demographics data derived from AlphaMap

