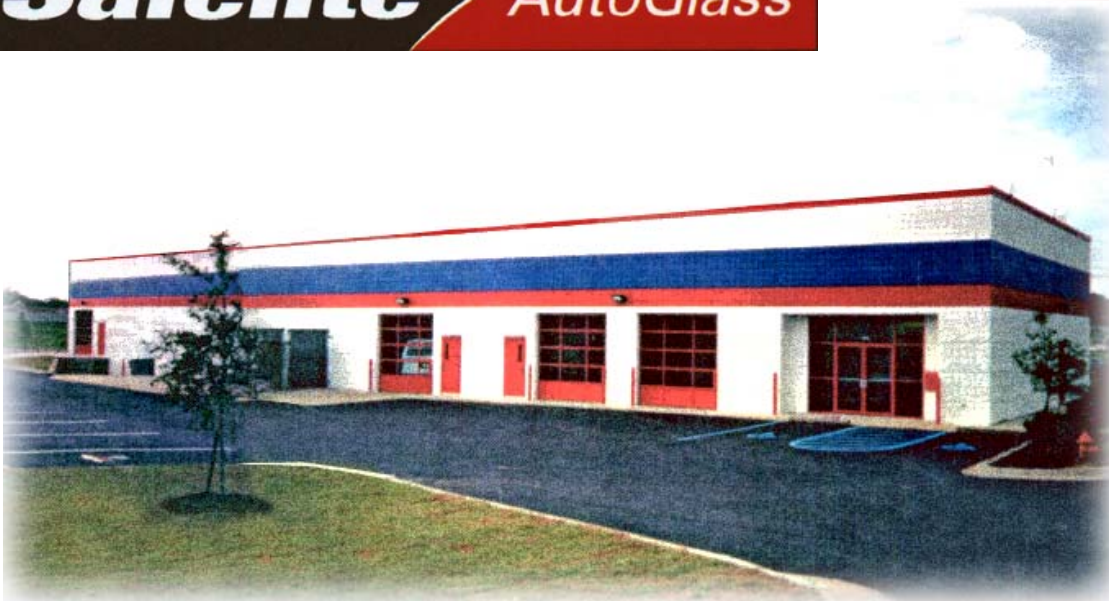


FOR SALE

Lease Investment Opportunity

4635 I-55 Frontage Road • Jackson, MS



- Price: \$1,030,600
- Cap Rate: 8.5%
- Building: 12,000 sf.
- Lot Size: .798 acres
- Lease Term: Ten (10) Years

For more information, please contact:
Rocky Hardin at 512.819.4709
rhardin@embreegroup.com



Embree Asset Group, Inc.
4747 Williams Drive
Georgetown, Texas 78628



Downtown Jackson is not only the economic and cultural heart of Mississippi, but it is also the center of great opportunity in the Mid-South. Jackson is noted for Pearl River and the city population is over 184,226. Jackson sits within Hinds County with a population over 250,800.

The site is located just south of downtown Jackson, easily accessible from I-55. The area is home to Jackson State University, University of Mississippi Medical Center, Bellhaven College, Millsaps College, and the Mississippi State Fairgrounds as well as numerous metroplex, community businesses serving the retail, commercial and residential markets.

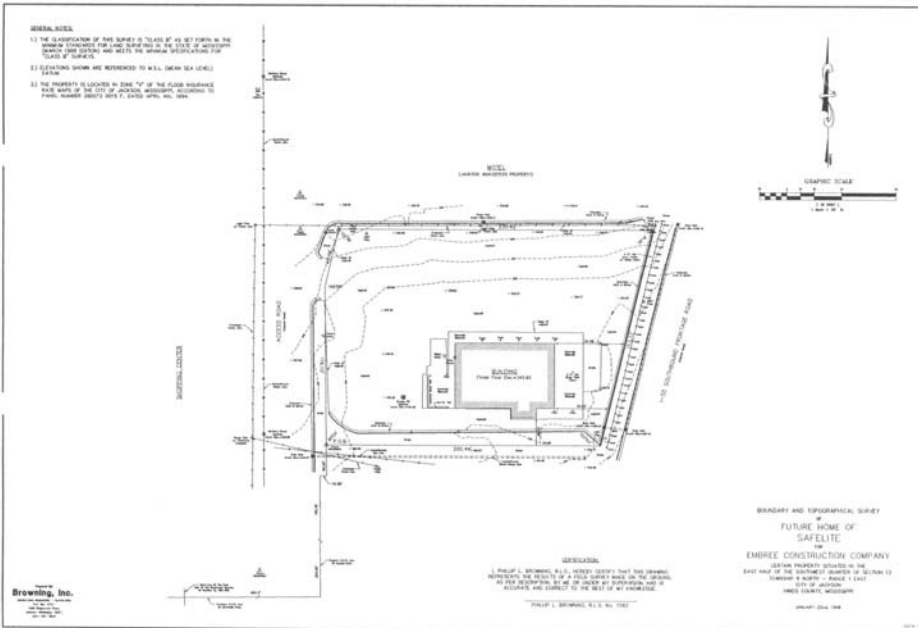
The site parallels the famous Illinois Central Railway. The nearest suburb community is Byram, MS. The nearest major cities are Atlanta, Baton Rouge, Biloxi, Gulf Shores, Montgomery, New Orleans, Pensacola, Shreveport and Monroe.

The area is served by Jackson-Evers International Airport (JAF), just I-55 North to I-20 East, Exit 52. And the Nissan Plant is in very near proximity to JAF.

This Safelite AutoGlass Store is located just off I-55 South of Jackson, near many retail locations including Econolodge South Jackson, Hooters, Kroger Food Stores, Walgreens Drug Store all to the north; and Days Inn of Byram, Wendy's, Popeye's Chicken, McDonald's, Texaco, and Super D Drugs all to the South.

Lease Summary

Tenant:	Safelite Fulfillment, Inc. (Safelite Auto Glass)
Property Address:	4635 I-55 Frontage Road ● Jackson, MS
Lease Term:	Ten (10) years
Schedule of Rents:	\$87,600
Taxes & Insurance:	By Tenant
Repairs:	Tenant responsible for all repairs and maintenance.



Safelite Investment
Location

Embree Asset Group, Inc. and various officers, employees and agents thereof are licensed Texas Real Estate Brokers or Sales Agents representing the Seller of this property. The information above is from sources deemed reliable; however, we have not verified it and make no guaranties, warranties or representations about such information. You should not rely on any of this information without independently confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates are for example only and do not necessarily represent the current or future performance of the property. You and your advisors should conduct a careful, thorough and independent investigation of the property and the tax and other financial matters to determine to your satisfaction the suitability of the property for your needs. The property is offered without regard to race, color, creed, familial status, national origin, religion, or handicap status.