

**MATTHEWS™**



Proposed Rendering

**2322 MS-19**

**Meridian, MS 39307**

**Former Backyard Burgers | Vacant Retail Investment Opportunity**

**OFFERING MEMORANDUM**

EXCLUSIVELY LISTED BY



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Firm Lic. No. C-11708 (MS)

**MATTHEWS™**

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2322 MS-19, Meridian, MS 39307

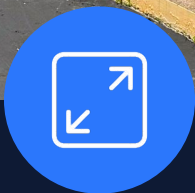
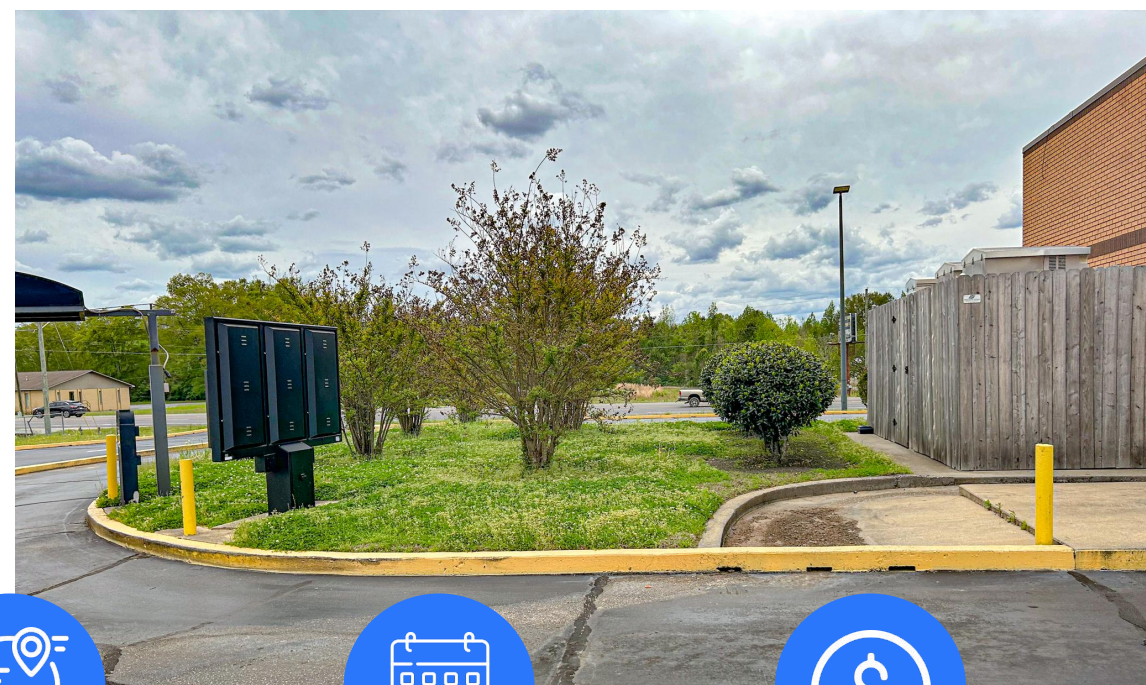
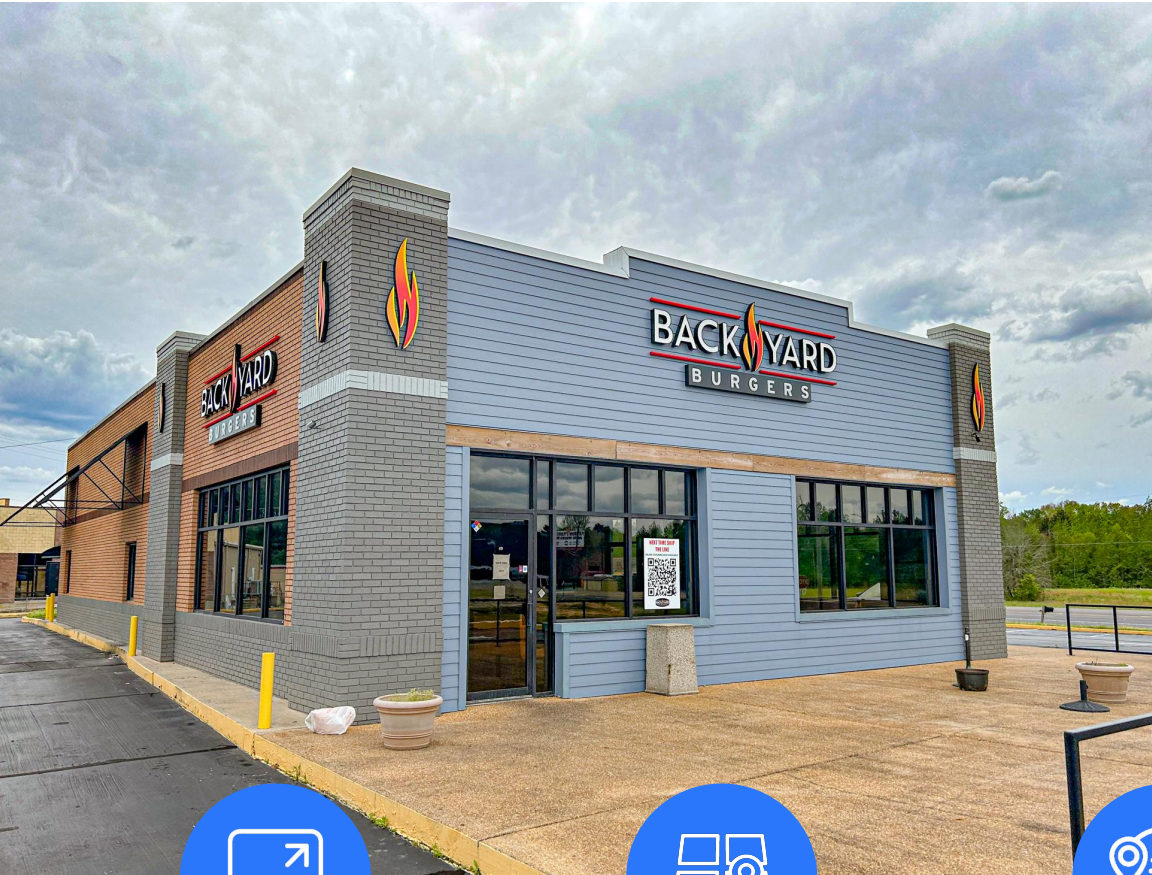
**EXECUTIVE  
SUMMARY**

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# OFFERING INTRODUCTION

Matthews™ is pleased to offer the opportunity to acquire **2322 MS-19, Meridian, MS** - a former Backyard Burgers building.



**±3,043 SF**

Offering GLA



**±0.98 AC**

Estimated Land Area



**VACANT**

Occupancy



**2004/2021**

Year Built/Reno



**\$1,050,000**

Price

# INVESTMENT HIGHLIGHTS



## Located in Meridian MS –

Meridian is the eighth most populous city in the U.S. state of Mississippi, with a population of 35,052 at the 2020 census. It is the county seat of Lauderdale County



## Well-situated near the signalized intersection of Hwy 19 and N Hill Street.

The Walmart Supercenter is the leading driver of traffic on this side of town.



## An abundance outparcel draws includes Walmart Supercenter, Murphy Oil, AT&T, Sonic

creating additional synergy at the Property throughout the day.



## Site is delivered vacant,

and newer fully remodeled restaurant. Prime for a new user or investor.



## Extremely affluent demos,

growing trade area highlighted by an average household income of \$72k within 10 miles.





Top 15% Location  
**Walmart Supercenter**

**SONIC**  
**TSC TRACTOR SUPPLY CO**

**TELEY**  
Headquarters

**Naval Air Station Meridian**  
±22 Miles Away

**Subject Property**

**East Mississippi State Hospital**  
±372 Beds

**Anderson Regional Medical Center**  
±260 Beds

**Compass Datacenters**  
\$10 Billion Compass Datacenters Meridian Campus is currently under construction.

**TEXACO**  
**CITGO SUBWAY**  
**MARVIN'S**

**Ochsner Rush Hospital**  
±215 Beds

**McDonald's**  
**Cracker Barrel**  
**sam's club**  
**TACO BELL**

**ROSES**  
**POPEYES**  
**Little Caesars**  
**CVS pharmacy**

**Downtown Meridian**

**Meridian Community College**  
±3,435 Students

**Union Station**  
±4 Miles Away

**Bonita Lakes Park**  
±8 Miles Away

**TACO BELL**  
**McDonald's**  
**Waffle House**  
**Burger King**

**ROSS**  
**TJ-maxx**  
**DRESS FOR LESS**  
**Academy**  
**SPORTS+OUTDOORS**  
**OLLIE'S OUTLET**  
**Bargain**  
**GOOD STUFF CHEAP**  
**belk**  
**ASHLEY**  
**five BELOW**  
**Dillard's**  
**CATO**

± 51,000 VPD

**BURGER KING**  
**KFC**  
**HARBOR FREIGHT**  
**Quality Tools at Remarkably Low Prices**  
**CITITRENDS**  
**Chick-fil-A**  
**Wendy's**  
**Arby's**

**Walmart Supercenter**  
**LOWE'S**  
**COOK-OUT**  
**Pizza Hut**

**Meridian Regional Airport**  
±4.3 Miles Away

± 6,000 VPD

± 6,000 VPD



## LOCATION ATTRIBUTES

### MERIDIAN, MS

Meridian, Mississippi serves as a regional commercial hub for East Mississippi and West Alabama, anchored by healthcare, military, manufacturing, and transportation sectors. Positioned along Interstate 20/59 and U.S. Highways 11, 19, and 45, the city benefits from steady commuter traffic and regional draw from surrounding rural communities. Retail corridors along North Hills Street and MS-19 capture daily consumer traffic driven by established residential neighborhoods, employment centers, and national retailers. The presence of Naval Air Station Meridian and multiple medical campuses supports consistent daytime population levels and consumer spending.

The city's moderate cost of living, stable household base, and limited new retail construction create a balanced supply environment. Meridian functions as a primary shopping destination within Lauderdale County, attracting consumers from neighboring counties lacking comparable retail concentration. Retail demand is primarily driven by necessity-based tenants, quick-service restaurants, medical users, and service-oriented retailers. The combination of regional accessibility and established infrastructure positions the area as a stable small-market retail environment with long-term tenant demand supported by essential services and community-serving businesses.

## Top Industries & Major Employers

Meridian, Mississippi features a diverse industrial base anchored by manufacturing, healthcare, and a major emerging data center hub. Key sectors include food processing (Frito-Lay), consumer goods manufacturing (American Greetings), and forestry. A significant \$10 billion investment in a new 8-campus hyperscale data center is currently transforming the area into a, regional technology hub.

**Manufacturing & Logistics:** Major companies include Frito-Lay, American Greetings, Pepsi Bottling Ventures, and concrete manufacturer Argos USA.

**Data Centers & Technology:** A major \$10 billion, eight-year project by Compass Datacenters is developing a massive, hyperscale data center campus.

**Healthcare & Medical Services:** The area is a hub for medical services, with high demand for nurses and lab technicians.

**Forestry & Agriculture:** As part of Mississippi's top industry, sustainable timber and forest products are significant, with companies like Weyerhaeuser active in the region.

**Electronics:** Peavey Electronics is headquartered in Meridian.

## Top Industry Sectors



**Manufacturing/Logistics**



**Data Centers & Technology**



**Healthcare & Medical Services**



**Forestry & Agriculture**



**Electronics**

## Major Area Employers



## ACCOLADES

Meridian, MS, often referred to as the "Queen City," has received several top accolades highlighting its growth as a cultural, educational, and tourist destination.

### Top Accolades and Recognition

- **Top Tourism Honors (2025):** Meridian received top honors at the Mississippi Tourism Association's Governor's Conference. The MSU Riley Center was named Best Venue, and The MAX's Sipp & Savor event was named Best Small Festival.
- **"Successful" School District (2025):** The Meridian Public School District was recognized by the Mississippi Department of Education as a "successful" district for the fourth consecutive year.
- **Best Parks & Recreation (2021):** Bonita Lakes Park was recognized as one of the best in Mississippi, specifically winning top honors for city parks/playgrounds and free adventure.
- **"Great Colleges to Work For" (2023):** Meridian Community College (MCC) was named one of the best in the country to work for, earning honors in Supervisor/Department Chair Effectiveness, Faculty and Staff Well-being, and Shared Governance.
- **Military-Friendly Institution:** Meridian Community College has been recognized as a Military Friendly School, highlighting its service to veterans and active-duty personnel.
- **Top Athletic Academic Performance:** MCC's women's and men's tennis teams previously achieved the highest GPA in the nation for their sports, earning top honors from the National Junior College Athletic Association (NJCAA).
- **National Recognition for Revitalization:** The city has been recognized for its downtown revitalization efforts, including the repurposing of the historic Threefoot Building into a hotel.



## DEMOGRAPHICS

### Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	18,559	33,963	53,262
Current Year Estimate	19,973	35,927	56,087
2020 Census	21,170	37,191	57,931

Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	7,744	14,164	22,017
Current Year Estimate	8,376	15,021	23,221
2020 Census	8,694	15,149	23,524

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$47,885	\$59,647	\$72,506

56,087+

**Current Year Population**  
*Within 10 Mile Radius*

\$72K

**Average Household Income**  
*Within 10 Mile Radius*

# SITE DETAILS

**Offering GLA**  
±3,043 SF

**Occupancy**  
Vacant

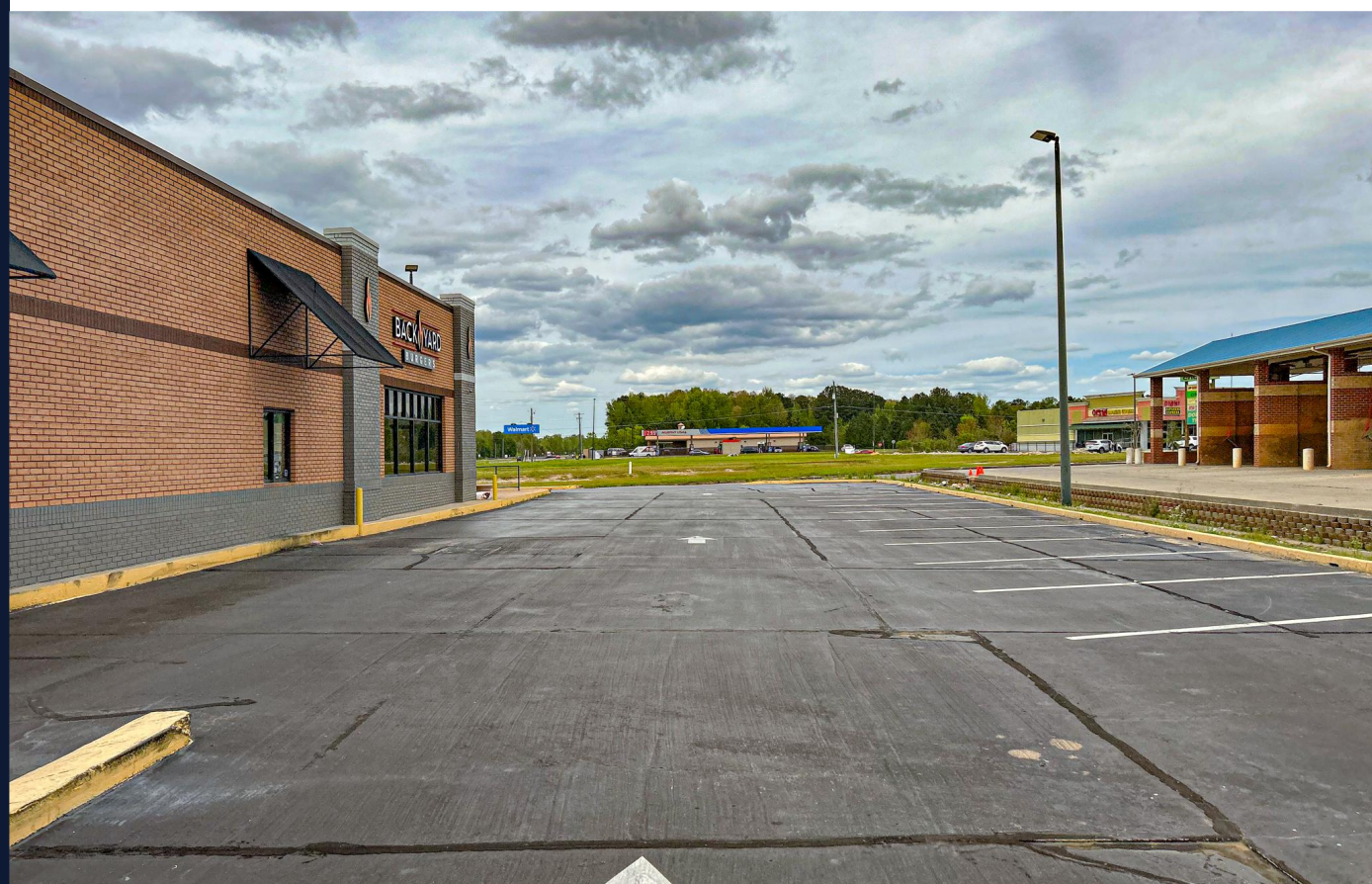
**Year Built**  
2004

**Year Renovated**  
2021

**Land Area**  
±0.98 AC

**Anchor Tenant**  
Former Backyard Burgers

**National Tenants Nearby**  
Walmart Supercenter, Murphy Oil, AT&T, Sonic

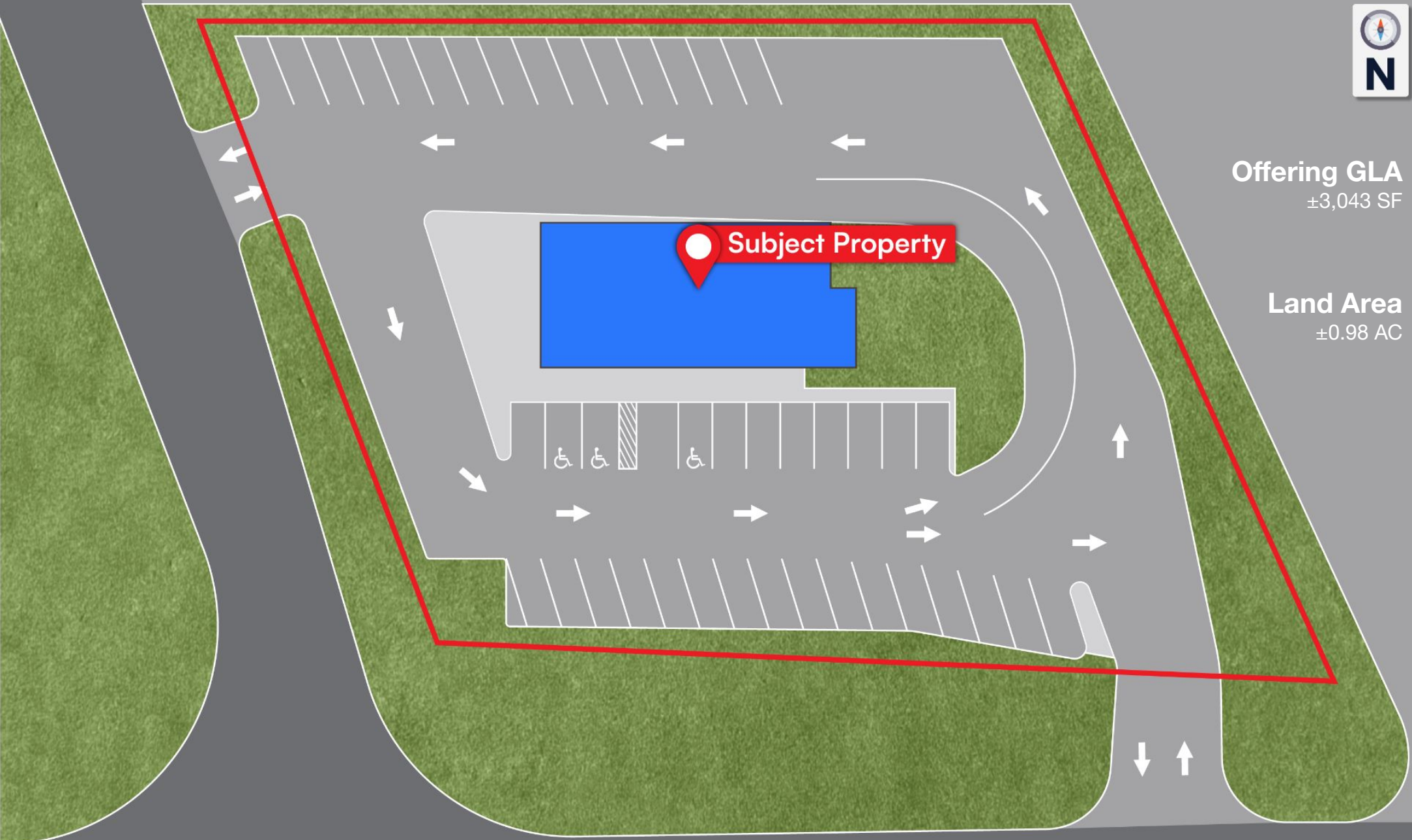


# SITE PLAN



Offering GLA  
±3,043 SF

Land Area  
±0.98 AC



**MATTHEWS™**

**02**

**Former Backyard Burger**  
2322 MS-19, Meridian, MS 39307

**PROCEDURE  
FOR OFFERS**

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# PROCEDURE FOR OFFERS

Qualified investors who have been invited by the owner or its exclusive disposition agent, Matthews™, should put their offer in writing as a non-binding letter of intent and deliver it to Matthews™ via the email address(es) shown below. No consideration will be given to uninvited offers, nor real estate commission or other form of compensation paid by the owner in relation to offers without a signed broker/principal confidentiality agreement/broker registration that has been approved by the owner and Matthews™. The owner reserves the right to reject any or all proposals and to negotiate with any investor exclusively at any time. All other inquiries may be directed to the contact information of the individuals identified below.



## Important Offer Selection Criteria

When submitting offers, please be advised that Matthews™ will give preference to buyers that:

- Can demonstrate their ability to close, lending source, and required equity funds
- Have visited and inspected the property first-hand prior to submitting an offer
- Can complete their due diligence in a timely manner
- Have prior experience in similar property types and established lender relationships
- Have a successful track record of closings and can provide references from previous sellers

Buyers are encouraged to provide relevant written or digital information about their background and experience when submitting offers.

## Bidder Notification

All bidders will be notified in writing of their offer's acceptance or rejection.

# CONFIDENTIALITY AND CONDITIONS OF SALE

This offering memorandum is a solicitation of interest with respect to a possible sale of the property described in this offering memorandum. It is not intended to constitute an offer.

This offering memorandum has been prepared by Matthews™ and approved for distribution by the owner. Although every effort has been made to provide accurate information, neither owner nor Matthews™ can warrant or represent the accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been summarized and these summaries do not purport to represent all of the information a legal analysis of the contents of the applicable documents. Neither owner nor Matthews™ represent that this offering summary is all inclusive or contains all the information a purchaser may require. All the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this offering memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed after the preparation of this package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

Environmental matters can and do have dramatic impact, not only on the physical conditions of a property, but also on its economic performance and underlying value. If such substances exist, special governmental approvals and/or notifications may be required. Purchasers are encouraged to engage qualified professionals to determine whether hazardous or toxic substances or wastes, including asbestos, polychlorinated biphenyls, petrochemicals, or other contaminants or conditions are present at the property. Neither Matthews™ nor the owner performs or conducts investigations of any environmental matters. It is the sole responsibility of qualified purchasers to comply with all applicable laws and regulations applying to either the existence, transportation, or removal of hazardous materials and to prudently have an on-site inspection performed and an inspection of the property conducted. The cost and removal of hazardous materials may be substantial; therefore, Matthews™ strongly encourages qualified purchasers to engage legal counsel and appropriate technical professionals if any of these conditions are discovered during the inspection.

No person, firm, or entity is authorized to make or submit offers on behalf of anyone or divulge or reproduce the contents of this executive summary or discuss the availability or the purchase of the property without first having registered in writing the name of the party receiving the material and received written authorization to proceed from Matthews™. The owner and Matthews™ reserve the right, at their discretion, to reject any or all expressions of interest with any party at any time with or without notice. Purchasers may not conduct site visits at the property without first notifying and/or scheduling a site visit with Matthews™, nor may purchasers discuss the sale of the property with any tenant. The terms and conditions stated herein apply to all sections of the executive summary.

Matthews™ is acting as an exclusive disposition agent, and the owner reserves the right to withdraw the property from the market, to change the price and terms, or sell the property at any time without notice being given.

## **Net Lease Disclaimer**

There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

# 2322 MS-19

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