

CONFIDENTIAL OFFERING
MEMORANDUM



Academy[®]
SPORTS+OUTDOORS

**SINGLE-TENANT NNN
INVESTMENT OPPORTUNITY**

12075 LAMEY BRIDGE ROAD
D'IBERVILLE, MS
MARCH 2025

stirling





SINGLE-TENANT NNN INVESTMENT OPPORTUNITY

12075 LAMEY BRIDGE ROAD, D'IBERVILLE, MS

Table of Contents

03

INVESTMENT
SUMMARY

04

TENANT
OVERVIEW

05

FINANCIAL
ANALYSIS

06

AREA
OVERVIEW

11

COMPANY
OVERVIEW

13

DISCLAIMER /
CONFIDENTIALITY



JUSTIN LANGLOIS,
CCIM Managing Director -
Investment Sales
225-329-0287
jlanglois@stirlingprop.com



BEEZIE LANDRY
Managing Director of Sirling
Investment Advisors
985-246-3781
blandry@stirlingprop.com

stirling

Stirling Properties, LLC
8550 United Plaza Boulevard, Suite 101
Baton Rouge, LA 70809

225-926-4481 office
225-925-9888 fax
StirlingProperties.com

/ INVESTMENT SUMMARY /

INVESTMENT SUMMARY

ADDRESS	12075 Lamey Bridge Road, D'Iberville, MS 39540
TENANT	Academy Sports + Outdoors
BUILDING SIZE	62,963 SF

INVESTMENT HIGHLIGHTS

- Academy Sports + Outdoors has 6+/- years of remaining term with five (5-year) options to renew.
- Rental increases of \$0.50 per square foot every 5 years during the primary term and renewal options, increasing NOI and hedging against inflation. Next rent bump is March 1, 2026.
- Academy is a leading full-time sporting goods and outdoor recreation retailer currently operating over 259 stores across 16 states.
- Surrounded by national tenants including Walmart Supercenter, Lowe's Home Improvement, Target, Best Buy, Kohl's, Walgreens, Chick-fil-A, and many more.
- NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities
- LL is responsible for structural repairs to the building including roof, roof membrane, foundation, load bearing walls and any other structural members of the building.
- Ideal, low-management investment for a passive investor.



/ FINANCIAL ANALYSIS /

PRICING SUMMARY

Net Operating Income:	\$790,815
In-Place Cap Rate:	7.25%
Price:	\$10,907,793
Lease Type:	NNN



RENT SCHEDULE

TENANT	LEASEABLE SQUARE FOOTAGE		ANNUAL BASE RENT	MONTHLY BASE RENT	RENT PSF	LEASE COMMENCEMENT	LEASE EXPIRATION
Academy Sports + Outdoors	62,963	Primary Term	\$759,333	\$63,278	\$12.06	10/30/2015	2/28/2026
		*Primary Term	\$790,815	\$65,901	\$12.56	3/1/2026	2/28/2031
		Option 1	\$822,297	\$68,525	\$13.06	3/1/2031	2/28/2036
		Option 2	\$853,778	\$71,148	\$13.56	3/1/2036	2/28/2041
		Option 3	\$885,260	\$73,772	\$14.06	3/1/2041	2/28/2046
		Option 4	\$916,741	\$76,395	\$14.56	3/1/2046	2/28/2051
		Option 5	\$948,223	\$79,019	\$15.06	3/1/2051	2/28/2056

* In-place rent of \$759,333 increases to \$790,815 beginning March 1, 2026. The seller will issue a rent credit at closing to account for the difference in income until the rent increase takes effect.

/ TENANT SUMMARY /



Academy Sports + Outdoors is one of the nation's largest sporting goods and outdoor stores. Originally founded in 1938 as a family business in Texas, Academy has grown to 259 stores across 16 contiguous states. Academy's mission is to provide "Fun for All" and Academy fulfills this mission with a localized merchandising strategy and value proposition that strongly connects with a broad range of consumers. Academy's product assortment focuses on key categories of outdoor, apparel, footwear and sports and recreation through both leading national brands and a portfolio of 19 private label brands, which go well beyond traditional sporting goods and apparel offerings.

Over the last several decades, the company has grown substantially from its small beginnings. Sales reached one billion dollars in 2003, two billion dollars in 2007, three billion dollars in 2012, and four billion dollars in 2014. In fiscal 2020, sales exceeded \$5.69 billion.

Academy is headquartered out of Katy, TX, a suburb of Houston, TX.



/ AREA OVERVIEW /

RETAIL AERIAL



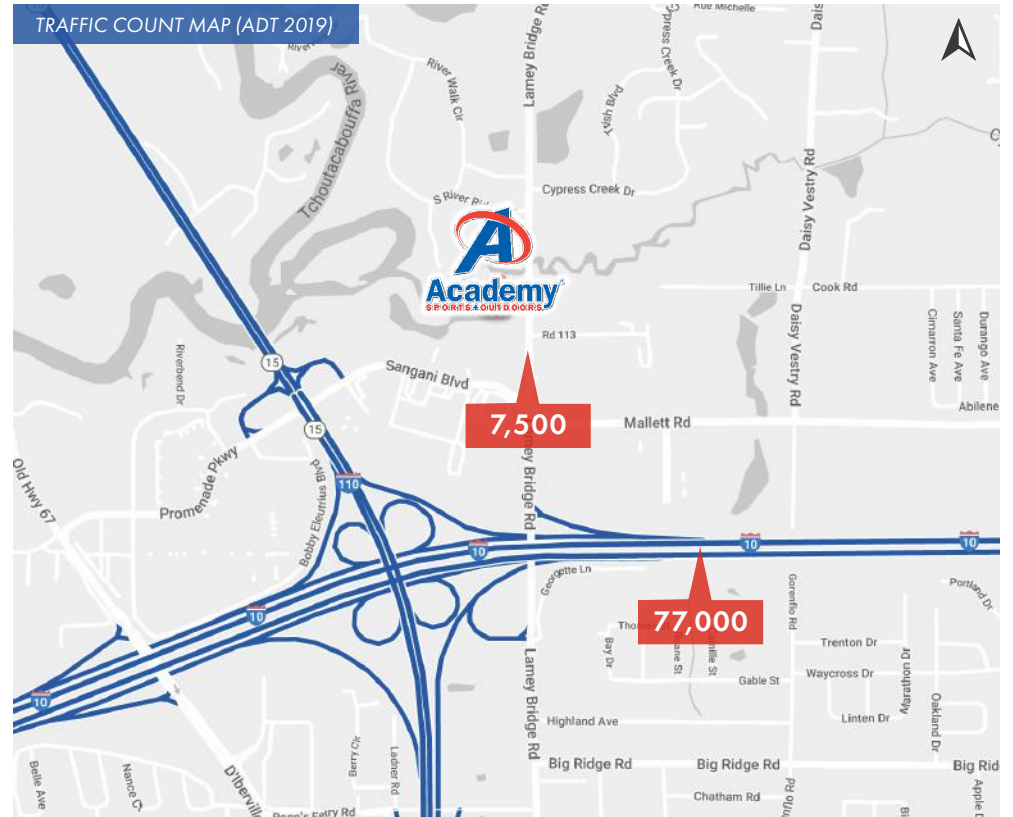
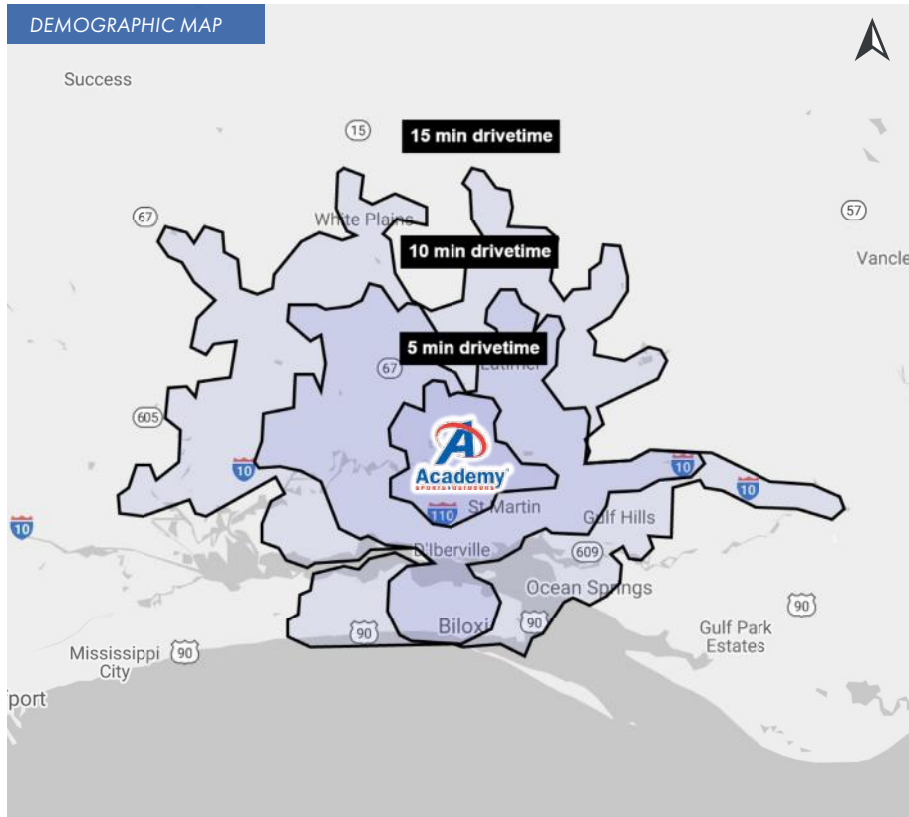


7 SINGLE-TENANT NNN INVESTMENT OPPORTUNITY




stirling

/ AREA OVERVIEW /

DEMOGRAPHICS



2021 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN	5 MIN	10 MIN	15 MIN	5 MIN	10 MIN	15 MIN		
 POPULATION	11,394	43,792	80,897	 AVG. HH INCOME	\$58,070	\$65,157	\$66,821	 HOUSEHOLDS	4,668	17,596	31,988

/ AREA OVERVIEW /

GULFPORT / BILOXI ECONOMIC HIGHLIGHTS

Often called the “Riviera of the South” Gulfport and Biloxi MS are connected by Hwy. 90 and have an easy air about them, welcoming visitors to their shores and historic sites. This area offers sunny beaches on barrier islands, fantastic fishing and prime boating opportunities that are enriched by long-standing maritime traditions such as shrimping and boat building.

Jobs in Gulfport and Biloxi are plentiful in the area’s most important industries, gaming, tourism/hospitality, and the seafood industry. Keesler Airforce Base and the John C. Stennis Space Center are also major employers in the region. Nearly 37,000 jobs were reported by the Coastal Mississippi tourism commission in December 2019. Construction, medical services and retail are also part of the local economy, which is primarily driven by the gaming industries. Industry leaders include Ingalls Shipbuilding, Chevron, AT&T, Northrup Grumman, Signet Maritime Corp., Rolls- Royce Naval Marine and VT Halter Marine.

Attracted to the laid-back atmosphere, plentiful jobs, and low cost of living this region’s population continues in an upward trajectory. According to the 2010 census the population was approximately 371,000 increasing to approximately 387,000 in 2015. In 2020 the population was projected to be 417,000.00. Making this area not only a great place to visit but a great place to live.



GULFPORT, MS



JOHN C. STENNIS SPACE CENTER



BILOXI, MS



KEESLER AIR FORCE BASE

/ COMPANY OVERVIEW /

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values— presenting both problems and opportunities in the market.

Stirling Investment Advisors has the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, and private equity firms, totaling more than \$1.64 billion in commercial volume in the last five years.

SERVICES



Retail, Multifamily,
Office, Medical,
Industrial



Single Asset/
Portfolio
Dispositions



Net Lease
Investments



1031 Tax Deferred
Exchanges



Capital Markets
Debt Placement



Financial &
Investment Analysis



Market
Research



Valuation
Services

OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
SIA IS COMMITTED TO PROVIDING THE
BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.

/ DISCLAIMER & CONFIDENTIALITY /

DISCLAIMER

The information provided in this Offering Memorandum has been derived from sources deemed reliable. However, it is subject to errors, omissions, price change and/or withdrawal, and no warranty is made as to the accuracy. Further, no warranties or representation shall be made by Stirling Properties or its agents, representatives or affiliates regarding oral statements that have been made in the discussion of the property. This presentation prepared by Stirling Properties was sent to the recipient under the assumption that s/he is a buying principal. Any potential purchaser is advised that s/he should either have the abstract covering the real estate which is the subject of the contract examined by an attorney of his/her selection or be furnished a policy of title insurance.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Stirling Properties, LLC or any of the affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

CONFIDENTIALITY

This Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purchase or made available to any other person without the written consent of Seller or Stirling Properties, LLC.

By acknowledging your receipt of the Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential.
2. The information contained herein shall be held and treated with the strictest of confidence.
3. Whether directly or indirectly, you will not disclose this Offering Memorandum in a manner detrimental to the interest of the Seller.

Should you elect to not pursue negotiations in the acquisition of the Property or in the future you discontinue such negotiations, you then agree to purge all materials relating to this Property including this Offering Memorandum.



**SINGLE-TENANT NNN
INVESTMENT OPPORTUNITY**

12075 LAMEY BRIDGE ROAD
D'IBERVILLE, MS 39540

stirling

8550 United Plaza Boulevard, Suite 101
Baton Rouge, LA 70809

225-926-4481 office
225-925-9888 fax
StirlingProperties.com