

THE MALLARD AT LAKE DIXIE SPRINGS

A Legacy Water View Restaurant & Real Estate Investment Opportunity



Presented By: Chuck Paulk – Broker Owner

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REAL ESTATE

EXECUTIVE SUMMARY

The Mallard represents a rare opportunity to acquire a **turnkey water view restaurant and event destination** with deep historical roots and significant intrinsic value.

Situated on approximately **18.24± acres overlooking Lake Dixie Springs**, this offering combines real estate, business operations, and equipment into a single compelling investment.

With an **appraised total value of approximately \$1,960,000**, this property is being offered at **\$1,750,000**, representing an immediate **\$200,000+ value advantage** to the buyer.

Investment Highlights

- Established destination restaurant with origins dating back to **1939**
- Prime water view setting with scenic views with outstanding income potential
- Designated as a **Resort Property** by Pike County allowing for food and liquor sales 7 days a week
- Turnkey operation including furniture, fixtures, equipment, and large customer base
- Strong regional draw from Southwest Mississippi and Southeast Louisiana
- Significant upside through expanded operation hours and event marketing



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PROPERTY OVERVIEW

The Mallard is a well-positioned commercial restaurant and event venue located just north of **Summit, Mississippi**, just minutes from McComb and Broohaven. Less than ninety minutes from the greater New Orleans, Baton Rouge, Hattiesburg and Jackson markets.

The property includes:

- **18.24± acres** of land
- A **6,301± square foot restaurant building**
- Top-shelf commercial kitchen with capacity to accommodate large events
- Additional site improvements include a heated and cooled 40' x 40' steel building
- Direct access from Highway 51 and less than 2 miles from I-55 at exit 24

The layout and setting provide a unique combination of:

- Privacy and natural beauty
- Accessibility and visibility
- Flexibility for restaurant, event, or mixed-use hospitality operations



RESTAURANT HISTORY & LEGACY

Since 1939: A Lake Dixie Springs Tradition

The Mallard sits on the historic site of the **Dixie Springs Motel and Cafe**, founded in **1939** by the **Carruth family**.

For generations, this location has served as:

- A community gathering place
- A destination dining experience
- A landmark tied to Lake Dixie Springs

The Carruth family operated the restaurant for decades, establishing:

- Strong regional brand recognition
- Multi-generational customer loyalty
- A reputation for Southern hospitality and excellent food

Over time, the property evolved into what is now **The Mallard**, blending modern improvements with its historic identity.

Legacy Value

- Over **85 years of continuous restaurant history**
- Deep-rooted community connection
- Recognized destination and dining location

This legacy creates a powerful intangible asset—**brand equity that cannot be replicated.**



REAL ESTATE ASSETS INCLUDED

This offering includes a comprehensive set of real estate assets:

- **18.24± acres** with lake proximity and lake access
- Main restaurant building with bar and main dining room
- Historic church building for large events and dining space
- Two guest cabins for additional income
- Event and gathering area in courtyard with elevated deck and outside bar
- Parking and site infrastructure
- Scenic water view positioning with natural surroundings
- 40' x 40' heated and cooled steel shop building
- Four platted lots suitable for residential or recreational development

The site's size and layout also provide **future development potential**, including:

- Expanded dining capacity
- Expanded venue capacity
- Additional cabins or lodging
- Outdoor entertainment and recreation use



TRANSFERABLE EQUIPMENT & FURNISHINGS

The sale includes a substantial inventory of **furniture, fixtures, and equipment (FF&E)**.

Highlights Include

- Commercial kitchen equipment
- Dining furniture and fixtures
- Bar and service equipment
- Walk-in cooler, freezers, ovens, and prep stations
- Televisions and sound system
- Some pictures, art, and objects of curiosity

The appraisal estimates:

- **Depreciated FF&E Value: \$100,000+**

This supports a **true turnkey operation**, reducing startup costs for the new owner.



APPRAISAL & VALUATION SUMMARY

A comprehensive appraisal was completed by **Appraisal South (June 2023)**.

Appraised Value Breakdown

- **Real Estate Value:** \$1,525,000
- **FF&E Value:** \$100,000
- **Business Value:** \$335,000

Total Appraised Value: \$1,960,000

PRICING ADVANTAGE

Offering Price: \$1,750,000

This represents:

- **\$200,000+ below appraised value**
- Immediate built-in equity for the buyer
- Attractive entry point for investors and operators

INVESTMENT HIGHLIGHTS

- **Water View and Historic Location:** Rare and highly desirable
- **Legacy Business:** Established since 1939
- **Turnkey Operation:** Equipment included
- **Large Acreage:** 18.24± acres
- **Event Potential:** Weddings, corporate retreats, private events
- **Regional Draw:** Strong customer base

GROWTH & VALUE-ADD OPPORTUNITIES

- Expand event and wedding business
- Increase marketing and digital presence
- Extend operating hours
- Develop additional lodging or outdoor amenities

PURCHASE STRUCTURE

The offering includes:

- Real estate (land and improvements)
- Business operations
- Furniture, fixtures, and equipment
- Name and goodwill

Ownership transfer **can be** structured to include:

- Operational transition support
- Training period (if desired)

DUE DILIGENCE & DISCLAIMER

This presentation is based in part on a third-party appraisal dated June 2023, public records, and owner contributions.

All prospective buyers should:

- Conduct independent due diligence
- Verify all financial and operational data
- Review full appraisal and supporting documentation

CONTACT INFORMATION

For additional information, financials (subject to nondisclosure), or to schedule a private showing:

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Berkshire Hathaway HomeServices – Cabin & Creek Real Estate



For the video, copy and paste:

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