

OFFERING MEMORANDUM

111-113 N LIBERTY ST.
JACKSON, TN

EXCLUSIVELY LISTED BY:

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01

INVESTMENT OVERVIEW

111 N. LIBERTY ST
JACKSON, TN 38301



EXCLUSIVE OFFERING MEMORANDUM

THE OFFERING

ADDRESS

111 N. LIBERTY ST
JACKSON, TN 38301

SQUARE FEET

7,931 SF

UNITS

4

PARCEL #

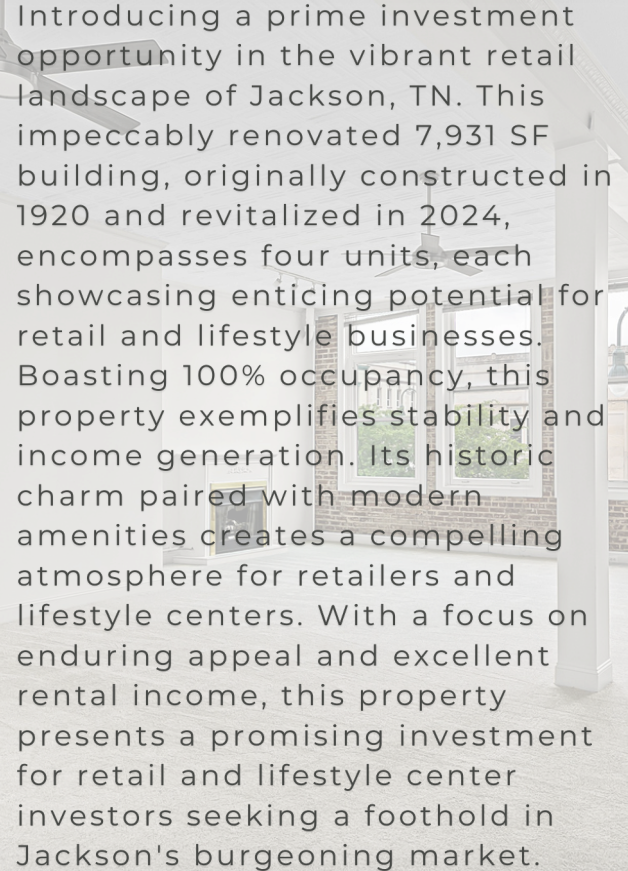
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SALE PRICE

\$1,604,190.86

CAP RATE

7.0 %

A photograph showing the interior of a renovated building. A ceiling fan with four blades is visible in the upper left. Large windows with white frames and brick surrounds are on the right. The floor is light-colored and polished. The overall atmosphere is bright and modern.

Introducing a prime investment opportunity in the vibrant retail landscape of Jackson, TN. This impeccably renovated 7,931 SF building, originally constructed in 1920 and revitalized in 2024, encompasses four units, each showcasing enticing potential for retail and lifestyle businesses. Boasting 100% occupancy, this property exemplifies stability and income generation. Its historic charm paired with modern amenities creates a compelling atmosphere for retailers and lifestyle centers. With a focus on enduring appeal and excellent rental income, this property presents a promising investment for retail and lifestyle center investors seeking a foothold in Jackson's burgeoning market.



INVESTMENT HIGHLIGHTS

Boasting a 100% occupancy, this well-maintained building promises immediate returns and future potential. A testament to enduring quality, this property is ideal for forward-thinking investors seeking a lucrative addition to their portfolio. Don't miss out on the chance to own this sought-after asset in the thriving Jackson area.

- - 7,931 SF historic building
- - Four versatile retail/lifestyle units
- - Renovated in 2024
- - Prime location in Jackson, TN
- - 100% occupancy

02

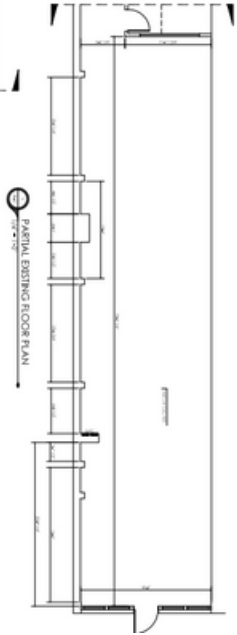
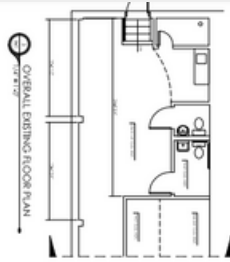
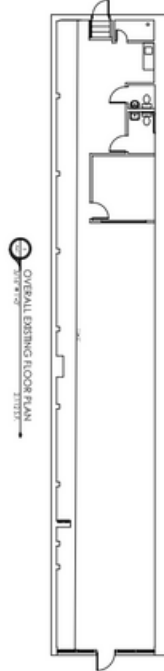
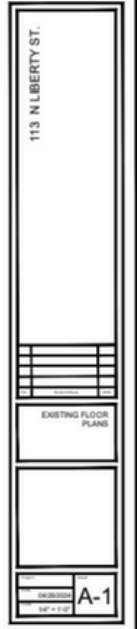
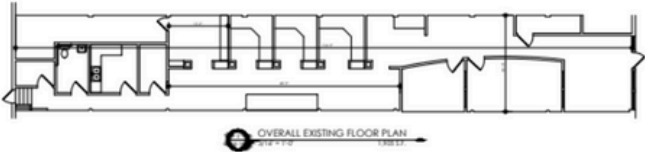
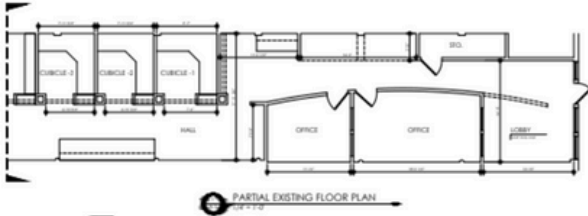
SITE PLAN

111-113 N. LIBERTY ST
JACKSON, TN 38301



EXCLUSIVE OFFERING MEMORANDUM

SITE PLAN



111 N. LIBERTY ST

03

PROPERTY
PHOTOS

111- 113 N. LIBERTY ST
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FINANCIAL OVERVIEW

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EXCLUSIVE OFFERING MEMORANDUM

FINANCIAL SUMMARY

	Monthly	Annual
Potential Rental Income	\$10,250.00	\$123,000.00
Vacancy Rate	10%	
Rental Income	\$9,225.00	\$110,700.00
Building Improvement Income	\$1,124.53	\$13,494.36
NNN/CAM income	\$540.93	\$6,491.16
Effective Gross Income	\$10,890.46	\$130,685.52
Expenses		
Real Estate Taxes	\$458.75	\$5,505.00
Insurance	\$500.00	\$6,000.00
Cleaning	\$36.67	\$440.04
Repairs and Maintenance	\$300.00	\$3,600.00
Management Fees	\$237.26	\$2,847.12
Total Expenses	\$1,532.68	\$18,392.16
Net Operating Income	\$9,357.78	\$112,293.36

NET OPERATING INCOME

\$112,293.36

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AREA OVERVIEW

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AREA OVERVIEW

DOWNTOWN JACKSON, TENNESSEE

With recent reinvestment in Downtown Jackson, the demand for new residential and mixed-use development opportunities continues to rise. In 2023, Downtown saw 23 new businesses and over \$12 million invested in public and private improvements. Downtown Jackson, offers a blend of cultural, historic, and entertainment experiences. Key attractions include the Ned McWherter Cultural Arts Center for theater and concerts, the Rockabilly Hall of Fame and Casey Jones Museum, honoring Jackson's musical and railroad heritage. Outdoor highlights include The Jackson Walk with its seasonal Farmers Market and The AMP, an outdoor music venue hosting free concerts. Art lovers will enjoy downtown's murals and galleries, while local eateries and coffee shops add to the charm. Guided historical tours provide insights into the area's past, making downtown Jackson a vibrant destination for all interests.



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NEARBY AMENITIES

Rockabilly Hall of Fame and Museum



The Ned McWherter West
Tennessee Cultural Arts Center



AMP at the Market



The Jackson Walk and Farmers Market



OFFERING MEMORANDUM
NEARBY
AMENITIES

Starbucks Coffee



Rock'n Dough Pizza



The Blacksmith



Workforce
And More....

OFFERING MEMORANDUM

DEMOGRAPHICS

JACKSON, TENNESSEE

	3MI	5MI	10MI
MEDIAN AGE	38	40	40
MEDIAN INCOME	\$48,549	\$59,129	\$78,488
MEDIAN PROPERTY VALUE	\$167,535	\$197,471	\$247,081
POPULATION	11,104	19,166	36,211



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MEET OUR LISTING TEAM

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