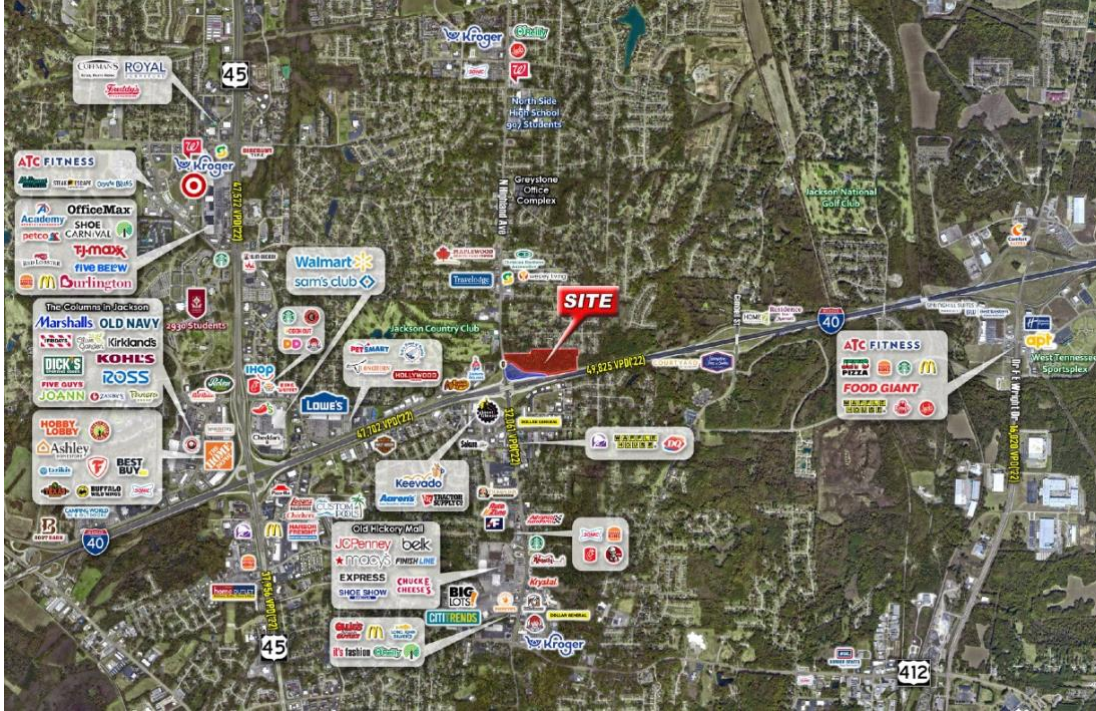


# RETAIL & MIXED USE DEVELOPMENT SITE

## NE Corner of I-40 & Highland Ave at Vann Drive

### JACKSON, TN



LOCATION	The Northeast corner of the I-40 Exit 82 Highland Ave aka U.S. Hwy 45, with unmatched visibility from and exposure to I-40 and plans are in the works to connect to the Vann Drive and Highland Ave intersection and traffic signal. The Long Range Transportation Plan for Jackson shows Vann Drive extending from Highland Ave, through this property to Exit 83, Campbell St.		
DESCRIPTION	Excellent Shopping Center and Mixed-Use Development Opportunity.		
LOT SIZE	Approximately 22 ac, with about 1,880 feet of frontage on I-40. The plan is for additional land to be added to this property when the old R.O.W. for the removed ramp is acquired will enlarge it to 26 +/- acres. The depth ranges from over 500 feet up to 700 feet in the center. See Aerial Tax Map for a depiction of this.		
ZONING	Planned Regional Commercial (Jackson Land Use Plan)		
SALES PRICE	Call for pricing.		
TRAFFIC COUNTS	I-40 East of Highland Ave	49,825	
	I-40 West of Highland Ave	47,702	
	Highland Ave North of I-40	29,447	

Demographics	3-Miles	5-Miles	10-Mile
Population	41,627	68,979	94,581
Avg HH Income	\$75,445	\$76,580	\$78,557
Daytime	55,580	88,018	109,582

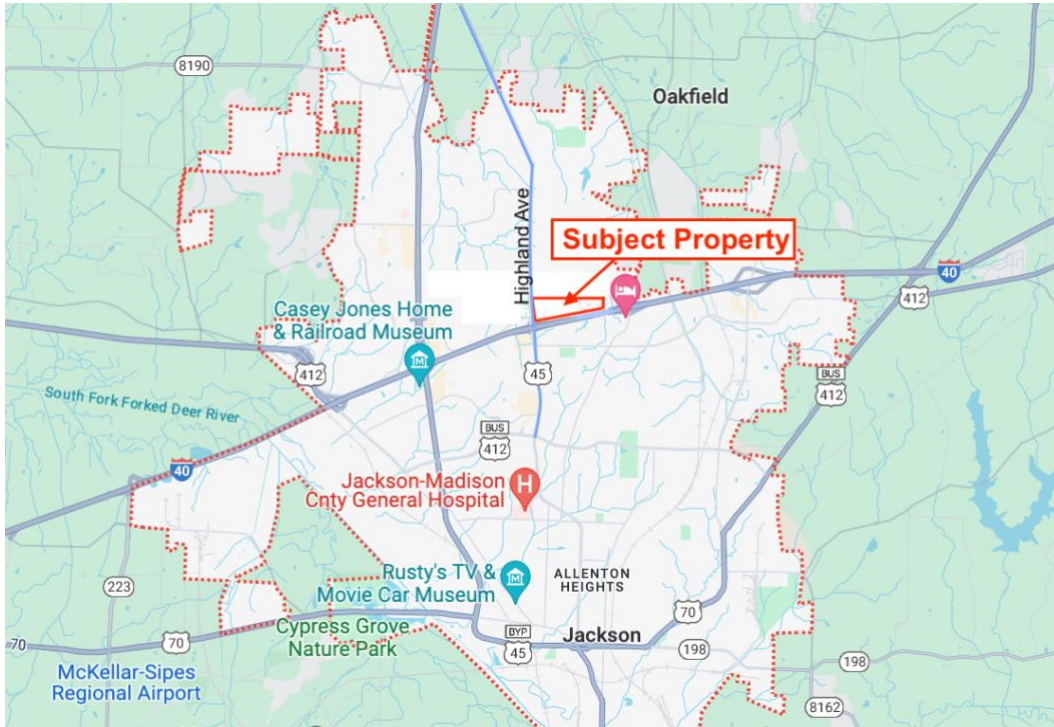


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## VICINITY MAP



## AERIAL TAX MAP

