

1750
ELLIS AVENUE

JACKSON, MS 39204

FOR SALE | LEASE



New Horizon Church
INTERNATIONAL

CBRE

PROPERTY SUMMARY

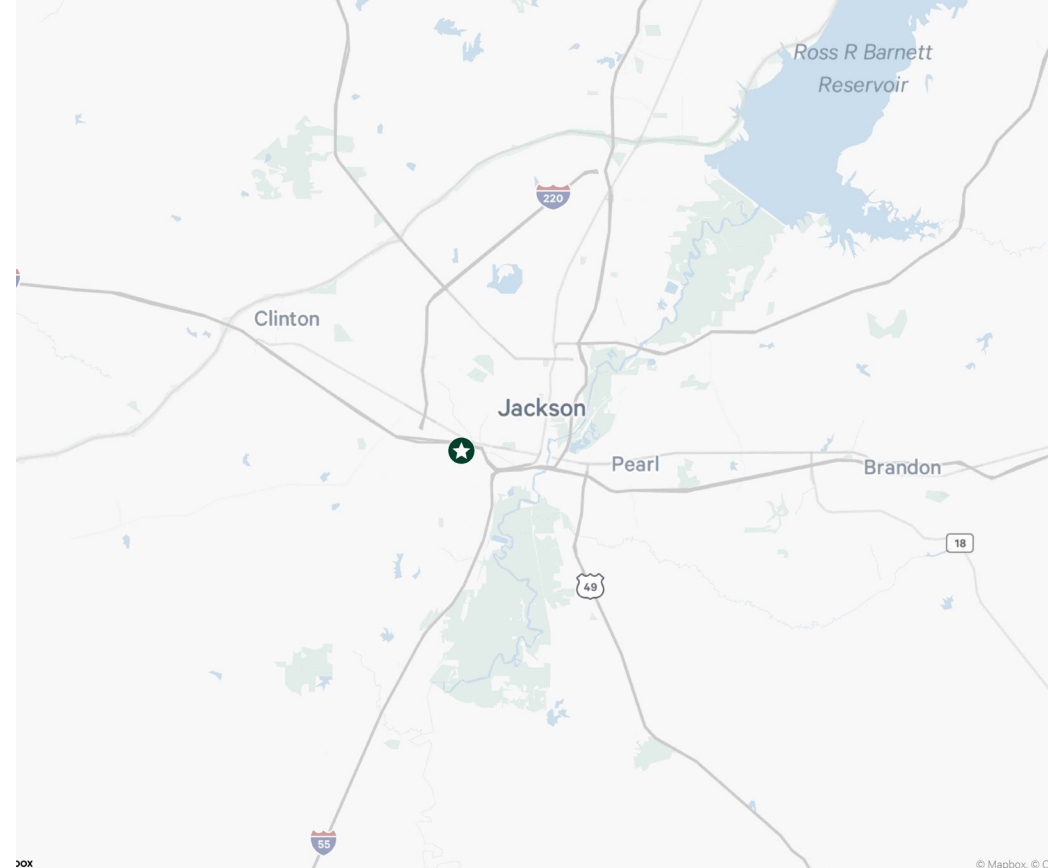
THE PROPERTY - The property encompasses approximately 238,000 square feet, previously utilized for retail purposes, and is now suitable for industrial conversion. The northern section, totaling around 131,000 square feet, was renovated to house New Horizon Church. The remaining 107,000 square feet is currently vacant.

THE SITE - The site spans approximately 20.78 acres, bordered by I-20 to the north, Ellis Avenue to the west, and Raymond Road to the south. There are five out parcels along Ellis and Raymond Roads. The property offers access from both Ellis and Raymond Roads.

THE NEIGHBORHOOD - The area surrounding the property south of I-20 is a blend of commercial and residential zones. North of I-20, the area features a mix of commercial and light industrial developments.

MIXED-USE AREAS OFFER SEVERAL BENEFITS, INCLUDING:

- **Enhanced Convenience:** Residents have easy access to a variety of amenities such as shops, restaurants, and offices, reducing the need for long commutes.
- **Increased Economic Activity:** The blend of residential, commercial, and industrial spaces can stimulate local economies by attracting businesses and creating jobs.
- **Improved Walkability:** Mixed-use developments often promote walking and cycling, leading to healthier lifestyles and reduced traffic congestion.
- **Vibrant Communities:** These areas tend to be more lively and engaging, fostering a sense of community and social interaction.
- **Efficient Land Use:** By combining different types of development, mixed-use areas make better use of available land, which can be particularly beneficial in urban settings.



PROPERTY OVERVIEW

Rentable SF	238,000 SF
Land	20.78 Acres
Asking Sale Price	\$5,250,000.00/ \$22.05/sf
Asking Lease Price	\$4.50-\$5.50/SF NNN
Zoning	General Commercial District (Subject to rezoning for Industrial use)

Traffic Counts

I-20	±90,000 VPD
Ellis Avenue	±13,000 VPD
Raymond Road	±6,700 VPD



1750
ELLIS AVENUE



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	5,425	45,932	88,159
2029 Population - Projection	5,194	44,007	84,704
PLACE OF WORK			
2024 Businesses	286	2,523	4,873
2024 Employees	2,400	41,756	101,138
HOUSEHOLD INCOME			
Average Household Income	\$60,022	\$53,085	\$57,044
Median Household Income	\$35,521	\$33,317	\$35,510
HOUSING VALUE			
Median Home Price	\$72,819	\$74,878	\$83,706
Average Home Price	\$112,025	\$144,393	\$154,831
HOUSING UNITS			
Owner-Occupied Housing	34.0%	33.9%	38.9%
Renter-Occupied Housing	38.7%	44.6%	42.5%
DAYTIME POPULATION			
Daytime Workers	2,014	34,362	80,746
Daytime Residents	3,260	27,728	50,587

1750

ELLIS AVENUE

JACKSON, MS 39204

CONTACTS

RICHARD RIDGWAY

Senior Vice President
+1 601 420 8080
richard.ridgway@cbre.com

GRANT RIDGWAY

First Vice President
+1 601 936 7133
grant.ridgway@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE