



PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

HWY 18 - INDUSTRIAL PARK
BRANDON, MS 39042

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1.00-\$3.50 SF
Lot Size:	155 Acres
Market:	Jackson, MS

PROPERTY OVERVIEW

155 sub-divisible acres available. Of the 155 acres 104.52 acres are located in City of Pearl zoned I2 and 50.35 acres are located in City of Brandon zoned ORC. The property has water, sewer, and power access and all retention has been completed.

LOCATION OVERVIEW

Located 1.4 miles from Interstate 20 and less than 8 miles from Jackson. This property is situated across from the Brandon Pepsi plant in a high demand area experiencing strong population growth and outside investment. A 100mm+ mixed use development is in the pipeline less than 1 mile from this property.

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,605	14,354	44,171
Total Population	4,391	37,327	115,300
Average HH Income	\$118,461	\$101,886	\$99,447



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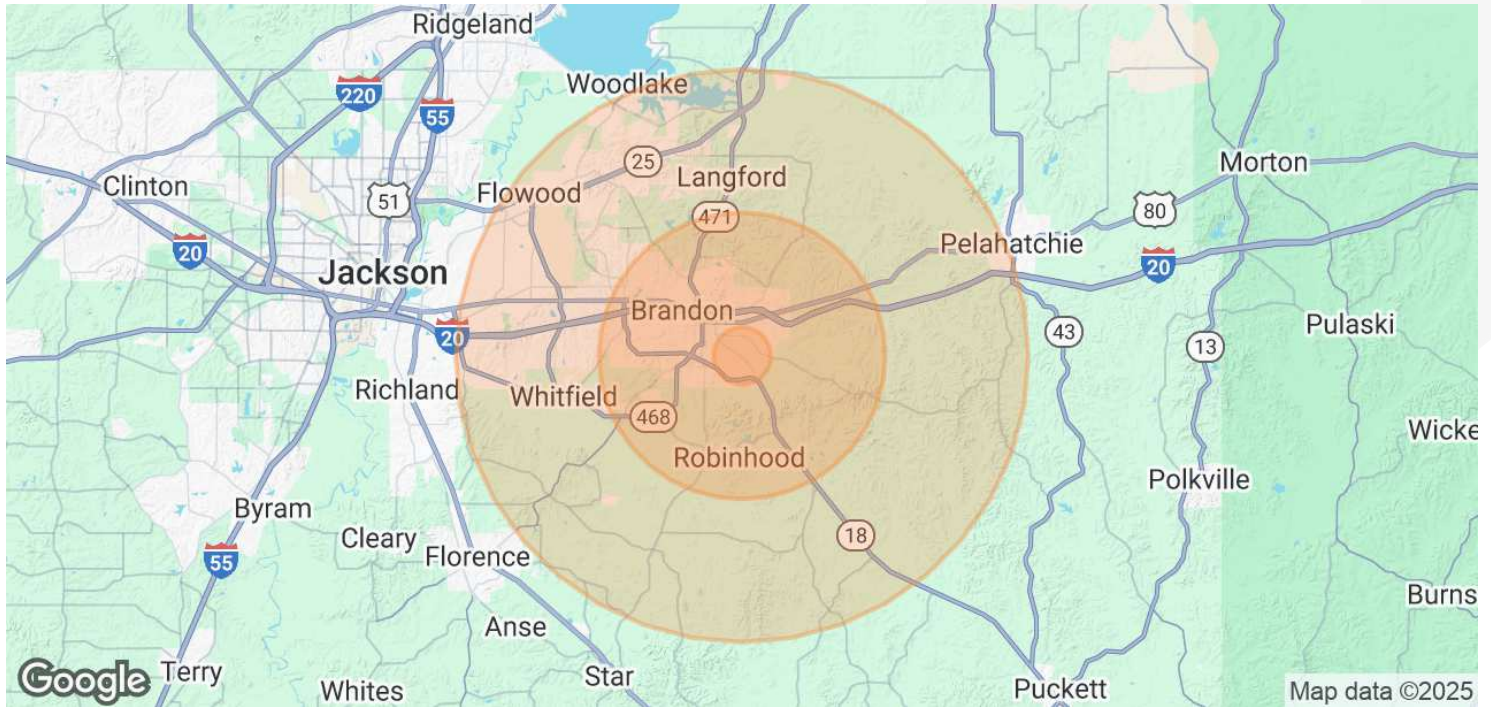
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,391	37,327	115,300
Average Age	38	40	40
Average Age (Male)	36	38	39
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,605	14,354	44,171
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$118,461	\$101,886	\$99,447
Average House Value	\$294,670	\$271,739	\$272,176

* Demographic data derived from 2020 ACS - US Census



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Property Type	Land
Property Subtype	Industrial
Lot Size	155 Acres

Unlock the potential of these exceptional industrial land parcels located in a highly sought-after Industrial Park on Highway 18, offering prime opportunities for development and growth.

Lot 1

- Size: 144 acres
- Price: \$5,250,000
- Subdividable: Flexible options to suit your needs
- 104.52 acres: Located in Pearl, zoned for I2
- 40.35 acres: Located in Brandon, zoned ORC
- Build-to-Suit Available: Tailored to meet the unique demands of your operation
- Existing Utilities: water, gas, electricity, cable

Lot 2:

- Size: 5 acres
- Price: \$750,000
- Perfect for smaller-scale development or complementary uses
- Existing Utilities: water, gas, electricity, cable

Both parcels offer exceptional location and access, making them ideal for a wide range of industrial, commercial, or mixed-use projects. Positioned on Highway 18, these lots provide:

- Strategic Connectivity: Easy access to major highways and transport hubs
- Infrastructure Support: Positioned within an established industrial park with utilities nearby
- Growth Opportunities: Situated in an area primed for expansion and economic development

This is a rare opportunity to secure versatile land in a thriving industrial area. Whether you're planning a large-scale project or a more focused development, these lots provide the perfect foundation.

Contact us today for more information or to explore build-to-suit options tailored to your needs.

