

## Excellent Development Opportunity in Brandon, MS



**±6.836 ACRES**

**AT SIGNALIZED INTERSECTION OF CROSSGATES  
BOULEVARD AND CROSSGATES DRIVE**

LAND FOR SALE

**CBRE**





# FOR SALE

±6.836 acres located in the heart of Brandon on the new East Metro corridor connection to Flowood and the Ross Barnett Reservoir

**Total Area:** ±6.836 Acres

**APN#:** H09A-000017-00020  
H09A-000017-00000

**Submarket:** Brandon/Flowood/Pearl

**Cross Streets:** Crossgates Boulevard  
and Crossgates Drive

**Asking Price:** \$3,575,000



## P-1 Zoning

Potential for medical, hotel, or mixed-use development, service station, restaurant, etc.



# AREA OVERVIEW

Conveniently located near Highway 80 (0.4 mile) and I-20 (0.7 mile)

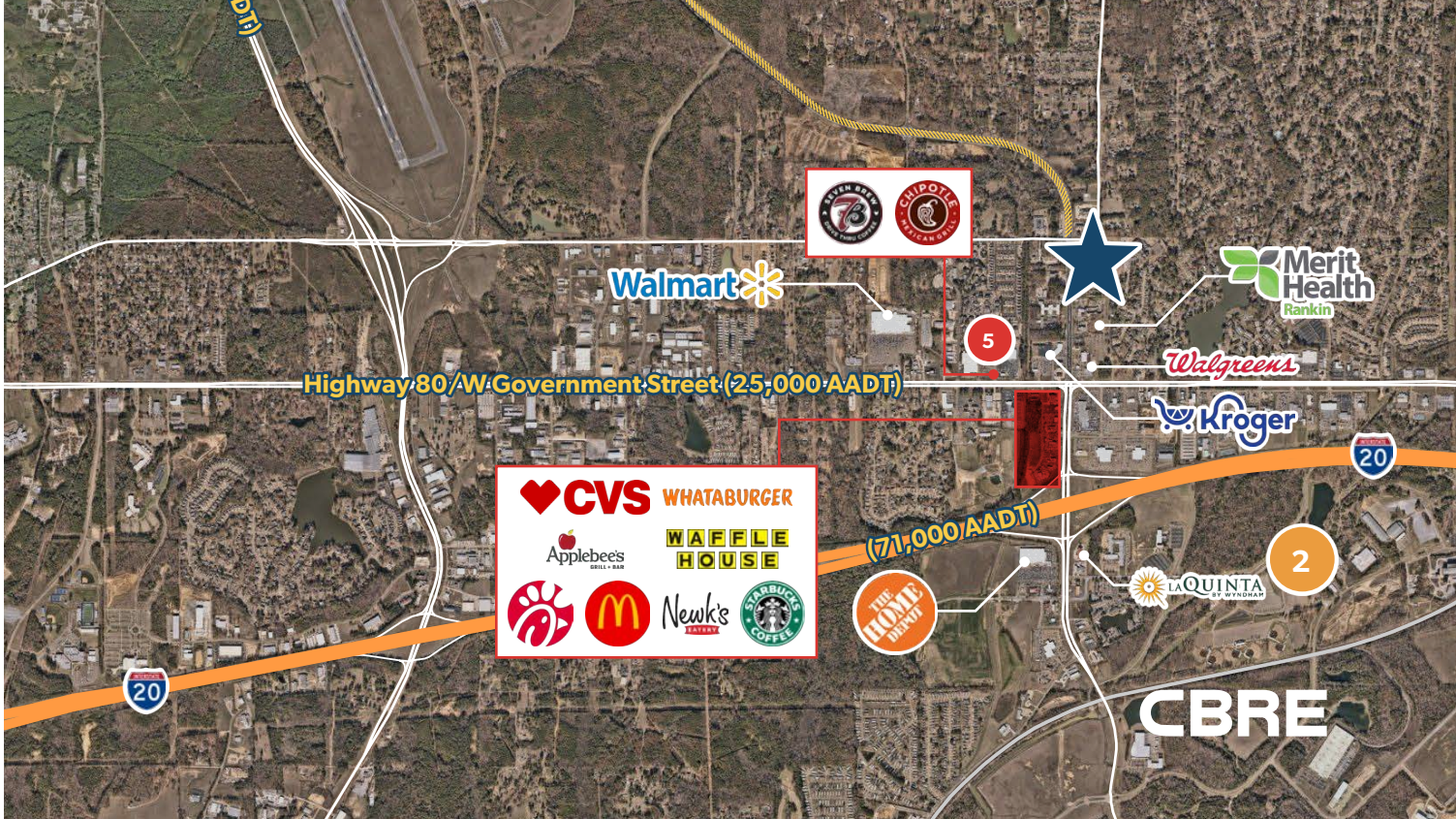
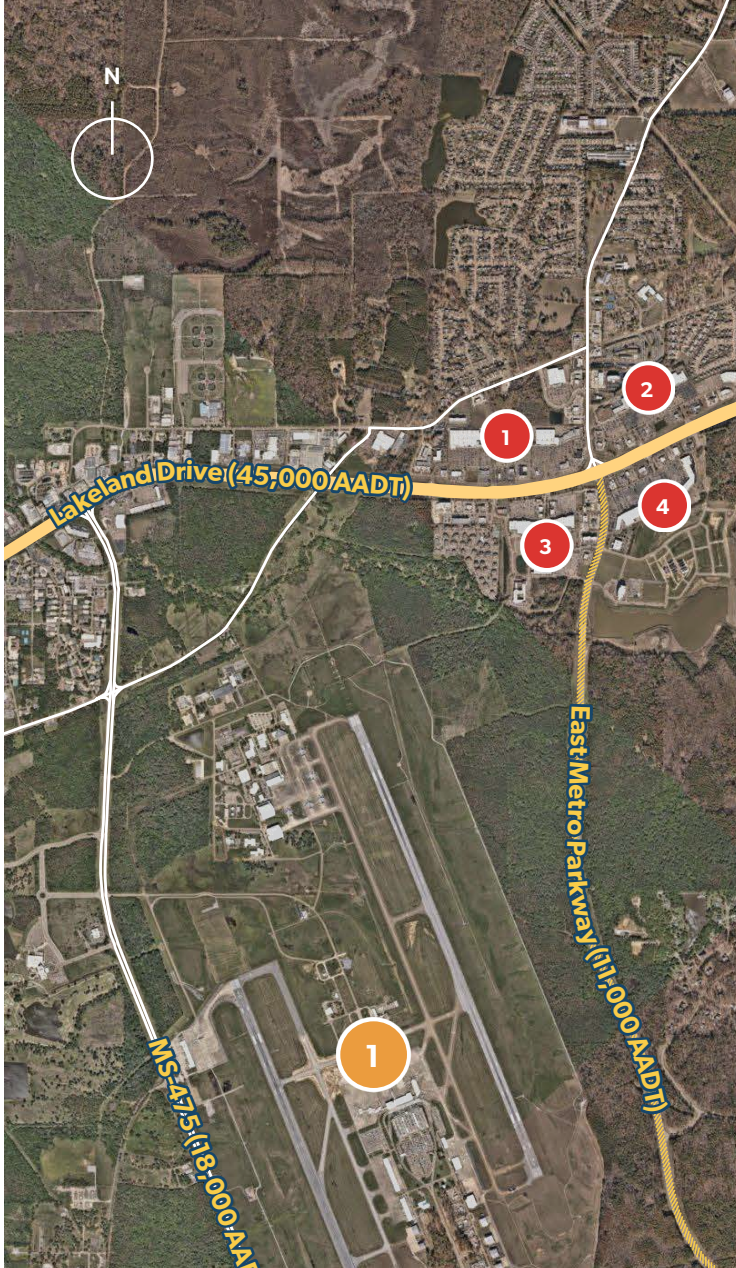
## 1. Jackson-Medgar Wiley Evers International Airport

±3.6 Miles | Typically 8–10 Minutes

## 2. Brandon Amphitheater

±2.1 Miles | Typically 5 Minutes

- 1 Lakewood Commons | GLA: 547,597 SF  
Anchors: Kohl's, Hobby Lobby, Ross, Lowe's
- 2 Dogwood Promenade | GLA: 577,006 SF  
Anchors: Target, Best Buy, Kroger
- 3 Market Street at Flowood | GLA: 255,368 SF  
Anchors: JCPenney, DICK'S, Barnes & Noble
- 4 Dogwood Festival Market | GLA: 307,565 SF  
Anchors: Belk, T.J. Maxx, HomeGoods
- 5 Crossgates Plaza | GLA: 153,062 SF  
Anchors: Big Lots, Goodwill



CBRE



# 2023 DEMOGRAPHICS

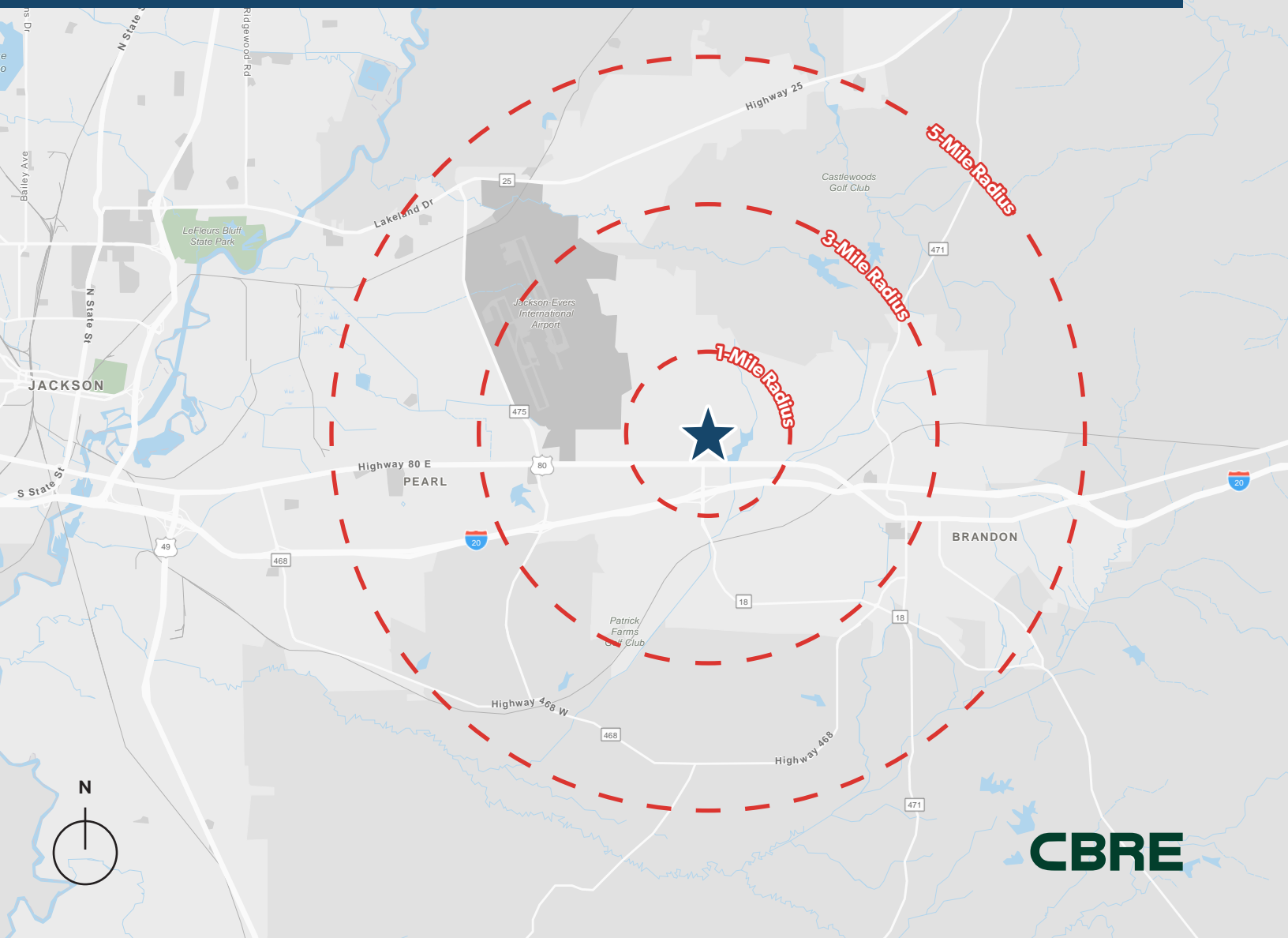
	1 MILE	3 MILES	5 MILES
<b>PLACE OF WORK</b>			
Businesses	340	1,023	2,651
Employees	4,523	13,037	37,764
<b>POPULATION</b>			
Population	5,595	23,632	67,377
Daytime Population	7,445	23,908	65,958
Median Age	45.5	40.2	38.6
<b>HOUSEHOLD</b>			
Households	2,490	9,798	25,056
Average Household Income	\$86,985	\$91,436	\$98,510

±3.5 miles | ±7 minutes

**BRANDON, MS**

±9.8 miles | ±20 minutes

**JACKSON, MS**



# ±6.836 ACRES

## LAND FOR SALE



### CONTACT US

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