



2951 Old Orchard Road
Jackson, Missouri





Offered at **\$1,899,900**

8,970 s/f | 1.38 acres

Three-phase Electrical System

Prime Location



SportsPlex



Comfort Inn Suites



Tru By Hilton



I-55

SUBJECT PROPERTY



La Quinta Inn

Property Details:

- Large Restrooms
- Built in 2010
- Near highly trafficked highways and interstates
- Metal Frame building with maintenance free exterior
- Large conference/banquet room(s)
 - Can be divided into 3 rooms or be one large room



Hotels UNDER 10 minutes from Subject Property:

- Comfort Inn Suites: 1 Min. Drive (0.1 mi)
- La Quinta Inn: 2 Min. Drive (0.3 mi)
- Tru By Hilton: 4 Min. Drive (1.1 mi)
- Drury Plaza: 9 Min. Drive (4.7 mi)
- Drury Suites: 7 Min. Drive (4.3 mi)
- Pear Tree Inn: 8 Min. Drive (4.4 mi)
- Holiday Inn Express & Suites: 7 Min. Drive (4.4 mi)
- Fairfield Inn & Suites: 10 Min. (5.3 mi)



Jackson Missouri

- Known as the City of beautiful homes, parks, schools and churches, **Jackson, Missouri** continues to be the fastest growing community in Southeast Missouri with a population of more than 15,000 residents. With that population growth comes robust business development opportunities to support the retail, manufacturing, technology, service, transportation and logistics industries and many more business sectors that rely on an able workforce and increased traffic.



Check out Better Jackson Site:

Source: <https://businessisbetterinjackson.com/>

Highway and Interstate

- **Interstate 55 (I-55):**
 - A major transportation corridor, Interstate 55 spans approximately 964 miles, connecting LaPlace, Louisiana, to Chicago, Illinois. Along its route, it passes through several prominent cities, including New Orleans, LA; McComb, Brookhaven, and Jackson, MS; Memphis, TN; Cape Girardeau, Jackson, and St. Louis, MO; and Springfield, Bloomington, Joliet, and Chicago, IL.



Strategic Gateway at I-55 Exit 99: Connecting St. Louis and Memphis

The subject property situated approximately at this location

+/- One mile from I-55 Business Loop

- Located midway between St. Louis, Missouri, and Memphis, Tennessee, **Exit 99** on Interstate 55 serves as a pivotal access point for travelers and businesses alike. This interchange, situated at the intersection of **U.S. Route 61** and **Route 34**, is strategically positioned to facilitate efficient movement between these two major cities.





121,000 s/f
SportsPlex Located in
Cape Girardeau, MO

- +/- 40 Tournament Weekends Annually, attracting teams from Multiple States.



Cape SportsPlex

Facility Amenities

- Two regulation indoor turf fields (regulation indoor soccer)
- Turf fields are full enclosed by netting for a multipurpose space for baseball, football, soccer and softball
- Drop down batting cages
- Six high school regulation hard wood basketball courts
- 12 regulation hard wood volleyball courts
- Spectator seating areas available on turf and court sides of the facility
- Great for a multitude of events and activities such as cheer and dance competitions, martial arts, marching band events, gymnastics and more!
- Full-service food and beverage capabilities
- Multi-use space for team meetings, coach's clinics, team parties and more!

Source:

<https://www.cityofcapegirardeau.org/cms/One.aspx?portalId=5730427&pageId=8146751>

Subject Property near SportsPlex

High-Volume Events: Some tournaments, such as the NSSC SportsPlex Blast, feature over 100 teams, with events like the Martin Luther King Extravaganza bringing in 118 teams.

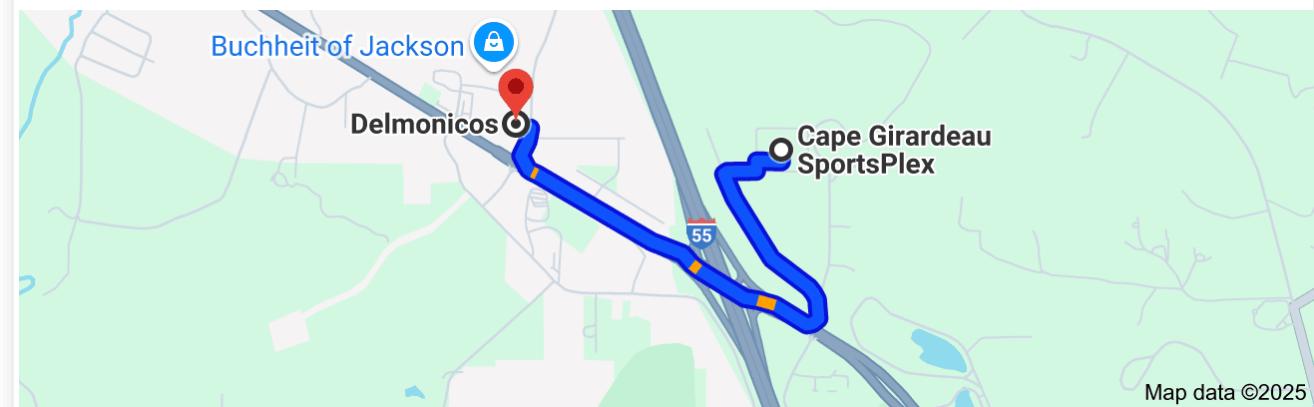
Estimated Six-Figure Visitor Total: The SportsPlex draws an estimated six-figure number of visitors each year, indicating its substantial role in regional sports tourism.

Economic Impact:

The influx of visitors for events at the SportsPlex has led to increased business for local hotels, restaurants, and retailers.

From: Cape Girardeau SportsPlex Jim Drury Way, Cape Girardeau, MO

To: 2951 Old Orchard Road, Jackson, MO 3755



5 min (1.5 mi) via I-55BL



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Listing Brokers

Contact us today to learn
more about this high
potential property in
Southeast Missouri!