

AVAILABLE FOR SALE | FOR LEASE

44 Outdoor Pickleball Courts

THE COURTHOUSE

46 Northtown Drive, Jackson, MS

Renovated in 2024

10 Indoor Pickleball Courts

Parcel Size:
6.58 Acres

Building Size:
57,329 SF

NORTHTOWN DR



POTENTIAL COURT REVENUE: \$5,657,228

Court	Hourly Rate	Daily Total	Annual Gross Revenue
Outdoor Pickleball / Tennis	\$30	\$19,800	\$7,227,000
Indoor Pickleball / Tennis	\$50	\$7,500	\$2,737,500
Membership	Monthly Membership	Monthly	Yearly Total
400 Members	\$75	\$30,000	\$360,000.00

2025 NET OPERATING INCOME AT 70% CAPACITY: \$5,657,228

(601) 653-2935 | Murray D. Wikol



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AMENITIES

- Clear Heights up to 25 feet
- (44) Pickle Ball / (12) Tennis Courts (Outdoor)
- (10) Pickle Ball / (3) Tennis Courts (Indoor)
- (2) Olympic Size Pools (Outdoor & Indoor)
- (2) Indoor Spas
- Dance, Yoga, Spinning, Studios, and more

57,329
Building
Square Feet

Year One
Rent/ Square
Foot (NNN)

2025

2026

2027

Potential Gross Revenue

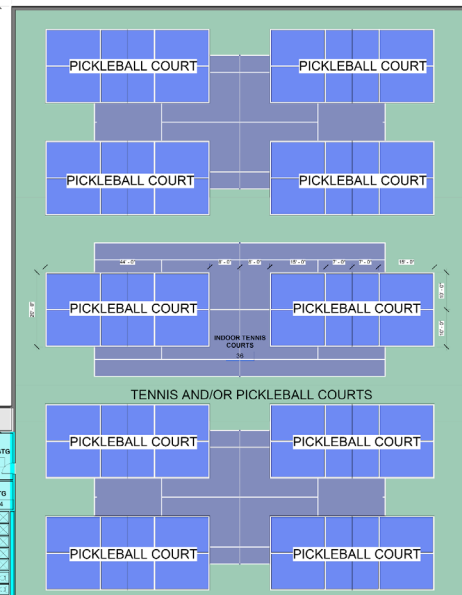
USTA / Pickle Ball Groups ¹	39,829	8.62	\$343,326	\$350,192	\$357,196	
Recreational Lease Space ²	17,500	10.50	\$175,000	\$178,500	\$182,070	

Total Triple Net (NNN) Net Operating Income

\$518,326 \$528,692 \$550,052

1 USTA (Mississippi Tennis Association) / Pickleball Group

2 Fitness Recreational and Performance Sports User



SELLER FINANCING AVAILABLE



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