



CROSSGATES CROSSING

PAD SITES & RETAIL SPACE AVAILABLE FOR SALE OR BUILD TO SUIT

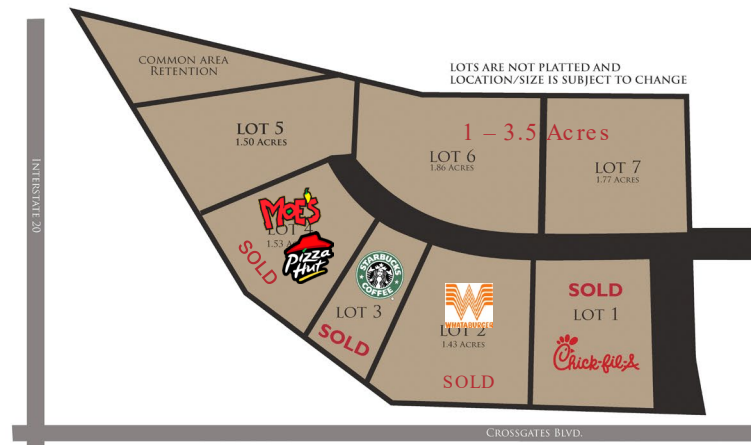
Restaurant – Retail – Hotel – Shopping Center





CROSSGATES CROSSING

RESTAURANT • RETAIL • HOTEL • SHOPPING CENTER



PAD SITES & RETAIL SPACE AVAILABLE FOR SALE OR BUILD TO SUIT

Crossgates Blvd & Interstate 20

Crossgates Blvd & Interstate 20, Brandon, Mississippi 39042

Property Features

- Thriving suburb of Jackson, MS that is experiencing tremendous growth.
- Located on a Heavily Trafficked Corridor, that will continue to increase with the addition of the E. Metro Pkwy. Phase I & Phase II Complete with Phase III Funded.
- Great Visibility from Interstate 20
- Last Undeveloped Corner on Crossgates Blvd. Exit
- Direct Access to Property via Traffic Light
- Prime Retail Corridor of Brandon with Excellent Surrounding Retail and Restaurant
- Substantial Investment of over \$30M by the city of Brandon into Parks & Recreation. The Brandon Amphitheater & Quarry Park

For more information:

Micah McCullough, CCIM, SIOR

601.981.6800 x301

micah@ucrproperties.com

Tom Underwood

601.981.6800 x302

tom@ucrproperties.com



CROSSGATES CROSSING

Sale Price:	\$13.00-\$21.50/SF
Development Size:	10 Acres
APN #:	H08M000002 00000
Zoning:	CC – Community Center
Market:	Brandon
Sub Market:	Crossgates
Cross Streets:	Disotell Blvd & Stribling Lane



Property Overview

Crossgates Crossing is a 10 Acre Mixed Use Development that will have self contained sites for Restaurants, Hotels and Retail Shopping.

Current retailers are Chick-Fil-A, Starbucks, Whataburger, Pizza Hut and Moe's.

LOTS HAVE NOT BEEN PLATTED AND CAN BE ADJUSTED TO FIT INDIVIDUAL USES

Location Overview

Brandon is consistently ranked as one of the Top 10 best places to live in Mississippi, well as one the 2nd safest city in Mississippi. Brandon is celebrating her 193rd birthday this year, having grown from 31 residents in 1828 to over 26,000 today. Being one of the fastest growing cities in the state, people call Brandon their hometown because of the high quality of life evident throughout the community.

This location represents a unique opportunity to be amidst the densest retail area in Brandon. In addition the property has immediate access to I-20 & is located near the intersection of Hwy 80 & Crossgates Blvd, which is "Main & Main" for the city of Brandon.

Retailer Map



Retailer Map



LOT SCHEDULE

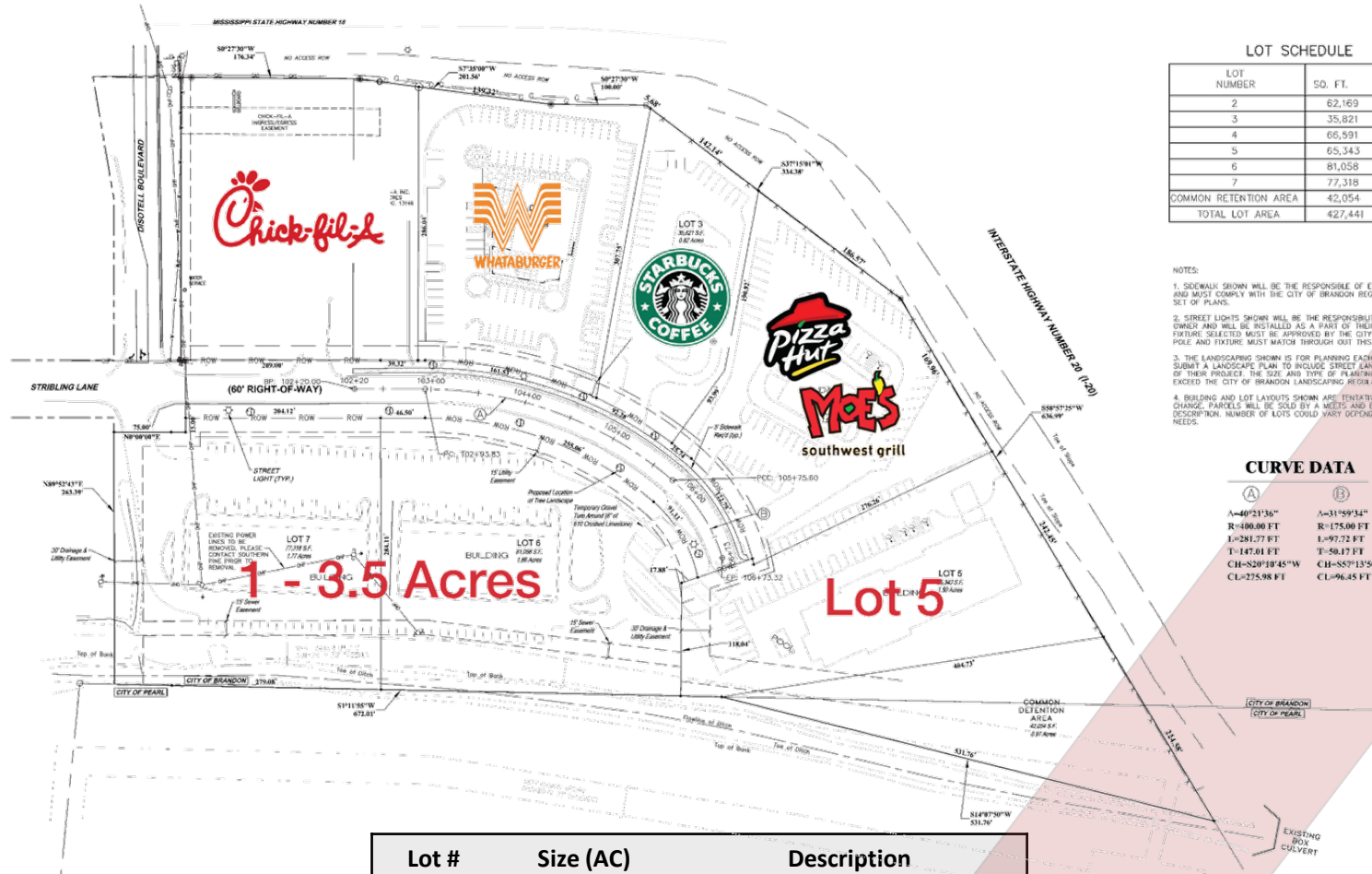
LOT NUMBER	SQ. FT.	ACRES
2	62,169	1.43
3	35,821	0.82
4	66,591	1.53
5	65,343	1.50
6	81,058	1.86
7	77,318	1.77
COMMON RETENTION AREA	42,054	0.97
TOTAL LOT AREA	427,441	9.81

NOTES:

1. SIDEWALK SHOWN WILL BE THE RESPONSIBILITY OF EACH LOT OWNER AND MUST COMPLY WITH THE CITY OF BRANSON REGULATIONS AND THIS SET OF PLANS.
2. STREET LIGHTS SHOWN WILL BE THE RESPONSIBILITY OF THE LOT OWNER AND WILL BE INSTALLED AS A PART OF THEIR PROJECT. THE FIXTURE SELECTED MUST BE APPROVED BY THE CITY OF BRANSON. POLE AND FIXTURE MUST MATCH THROUGH OUT THIS DEVELOPMENT.
3. THE LANDSCAPING SHOWN IS FOR PLANNING EACH LOT OWNER SHALL SUBMIT A LANDSCAPE PLAN TO INCLUDE STREET LANDSCAPING AS PART OF THEIR PROJECT. THE SIZE AND TYPE OF PLANTING SHALL MEET OR EXCEED THE CITY OF BRANSON LANDSCAPING REGULATIONS.
4. BUILDING AND LOT LAYOUTS SHOWN ARE TENTATIVE AND SUBJECT TO CHANGE. PARCELS WILL BE SOLD BY A MEETS AND BOUNDS LEGAL DESCRIPTION. NUMBER OF LOTS COULD VARY DEPENDING ON FINAL USER NEEDS.

CURVE DATA

(A)	(B)
A=40°21'36"	A=31°50'34"
R=400.00 FT	R=175.00 FT
L=281.77 FT	L=97.72 FT
T=147.01 FT	T=50.17 FT
CH=820°10'45"W	CH=853°13'50"W
CL=225.98 FT	CL=96.45 FT



1 - 3.5 Acres

Lot 5

Lot #	Size (AC)	Description
2	1.43	Whataburger
3	0.82	Starbucks
4	1.53	Pizza Hut/Moe's
5	1.5	
6 & 7	1 - 3.5	



CROSSGATES CROSSING

POPULATION

Between 2020 and 2023, Brandon has experienced a 4.09% population growth. Brandon is currently growing at a rate of 1.33% annually. The city has grown 43.2% since 2000. Brandon is growing moderately quickly; it is growing faster than 80% of similarly sized cities since 2000. Spanning over 26 miles, Brandon has a population density of 1,020 people per square mile.

Population 2023 (Estimate)	26,167
Population 2020	25,138
Population Percent Change – 2020 - 2023	4.09%

HOUSEHOLD INCOME

Brandon's Household income is the highest for municipalities in the State of Mississippi for populations of 26,000 residents, and second overall for the entire state. Madison, MS is the only city that has a higher household income.

Brandon has seen the job market increase by 1.0% over the last year. Future job growth over the next ten years is predicted to be 35.6%, which is higher than the US average of 33.5%.

Median Household Income 2017 - 2021	\$85,911
-------------------------------------	----------

RESIDENTIAL PERMITTING

In the last several years, Brandon has permitted the construction of 559 new single-family residential homes; and, over the last decade has averaged over 100 residential permits every year. The number of residential permits issued declined in 2018 due to the lack of availability of home sites. Beginning in 2019 and continuing over the next several years new residential developments have been approved and home sites are now becoming available for construction. In 2020, 170 lots were made available for new homes. There are currently many new residential developments in the planning and design phases. These new developments will continue to add available lots to the desirable Brandon residential market for many years to come.

BUSINESS GROWTH ACROSS BRANDON


Increasing residential growth has led to commercial growth across the City. Brandon recently welcomed a first franchised Clubstore Outlet in the country. New office buildings are under construction while others have recently been renovated. Projects are underway to redevelop historic buildings downtown. Several commercial centers have recently been built or renovated, while several new commercial developments are being planned. The Grants Ferry Parkway, currently under construction, will open hundreds of acres to development.



Brandon Amphitheater

In 2018, the City of Brandon completed the construction of an 8,500-seat concert and event venue known as the Brandon Amphitheater. Since 2018, the venue has hosted 12-14 live concerts a year, which averages nearly 66,000 annual visitors. The Amphitheater hosts big names like Jason Alden, Luke Bryan, Little Big Town, Imagine Dragons, Pentatonix, Brooks & Dunn, Kenny Chesney and Chris Stapleton. The amphitheater draws visitors locally as well as regionally. Out of the concert visitors, nearly 36% are out-of-state or live outside of the Jackson Metro Area and have a travel distance exceeding an hour and a half.

The Brandon Amphitheater is located between two interchanges along Interstate 20 near downtown Brandon, and is just 237 miles from Memphis, 197 miles from New Orleans, 229 miles from Shreveport, and 226 miles from Birmingham. The Brandon Amphitheater is the centerpiece of The Quarry, a 250-acre park that features running, biking and nature trails, a dog park, a new baseball park facility and other outdoor amenities.

**Brandon
Amphitheater**
 66,000
 Annual Visitors

**City Hall
Live**
 6,600
 Annual Visitors

City Hall Live

In addition to events held at the amphitheater, the City of Brandon also holds concerts and events at City Hall (City Hall Live). There are 6-8 events held at city hall annually and they have an average 600-1200 visitors per event. These events bring an average of 6,600 visitors annually

Parks & Recreation

The City of Brandon's Recreation and Parks facilities continue to be a local and regional draw for athletics, tournaments and events. Brandon currently has 8 parks spread across **425 acres**.

Shiloh Park is Brandon's largest park consisting of 116 acres. It is home to 7 baseball/softball fields, 11 soccer fields, 4 pickle ball courts, 3 playgrounds and 1 splash pad.

The **Quarry Park Fields** sits on 50 acres and is home to 6 baseball/softball fields. All of the fields have artificial turf which allow for year-round play and decrease the downtime during inclement weather

City Park is an 18-acre park located behind the Brandon Public Library. This park is home to 7 full-size tennis courts and 3 junior tennis courts. It also has a large children's playground, a nature area with walking trail and is the home to the Rankin County Historical Museum.

Each year, over **52,000** people visit the City of Brandon for sports and recreational tournaments alone. The number of tournaments and visitors has been steadily increasing every year as the demand continues to grow. Similar to the amphitheater, tournaments also draw visitors locally as well as regionally. While it fluctuates every year, over 40% of all tournament visitors are either out-of-state or non-metro teams.



The City of Brandon also hosts 3 events that have been extremely successful for the community and attract visitors locally and regionally.

- Christmas Parade – 4,000 Visitors Annually
- Gumbo Fest – 1,500 Visitors
- Mardis Gras Parade – 3,000 Visitors

Brandon Total Visitor Statistics *(Amphitheater, Tournaments and Events)*

Annual Visitor Statistics

Concerts

66,000

City Hall Live

6,600

Christmas Parade

4,000

Gumbo Fest

1,500

Mardis Gras Parade

3,000

Tournaments

52,000

EAST METRO PARKWAY

East Metro Corridor will connect I-20 at Crossgates Blvd in Brandon to Lakeland Drive (Hwy 25) in Flowood.

