

For Sale

NAIUCR Properties



Crossgates Crossing Development | Pad Sites for Restaurant, Retail & Hotel on I-20

Crossgates Blvd & Interstate 20, Brandon, MS 39042

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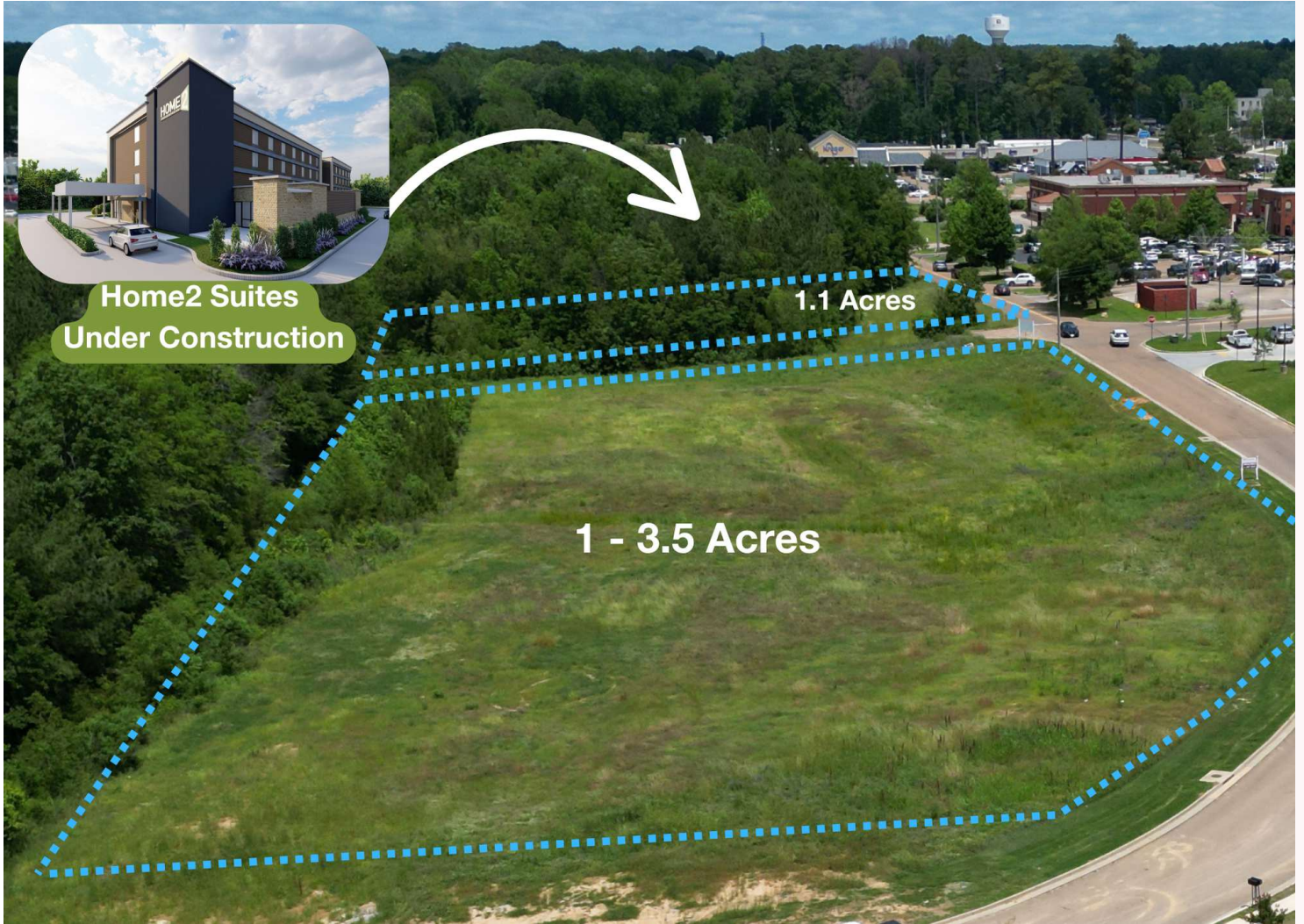
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660 Katherine Drive Suite 402 | Jackson, MS 39232 | ucrproperties.com



Restrictions for Lot 5,6, and 7: Chicken Restaurants, Hamburger Restaurants, and Coffee Shops.
Lot 8 has NO restrictions.





VIDEO

PROPERTY DESCRIPTION

Crossgates Crossing is a 10 Acre Mixed Use Development that will have self-contained sites for Restaurants, Hotels and Retail Shopping. Currently, Chick-Fil-A Occupies Lot 1, Starbucks Occupies Lot 3, Whataburger Lot 2 and Pizza Hut and Moe's Lot 4. Home2 Suites is now under construction next to Lot 8.

Restrictions for Lots 5, 6, & 7 are chicken restaurants, hamburger restaurants, and coffee shops. Lot 8 there are no restrictions.

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

LOCATION DESCRIPTION

Brandon is consistently ranked as one of the Top 10 best places to live in Mississippi, as well as one of the Top 10 safest places to live in Mississippi. Brandon currently is home to over 25,000 people today and is one of the fastest growing cities in the state. 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

PROPERTY HIGHLIGHTS

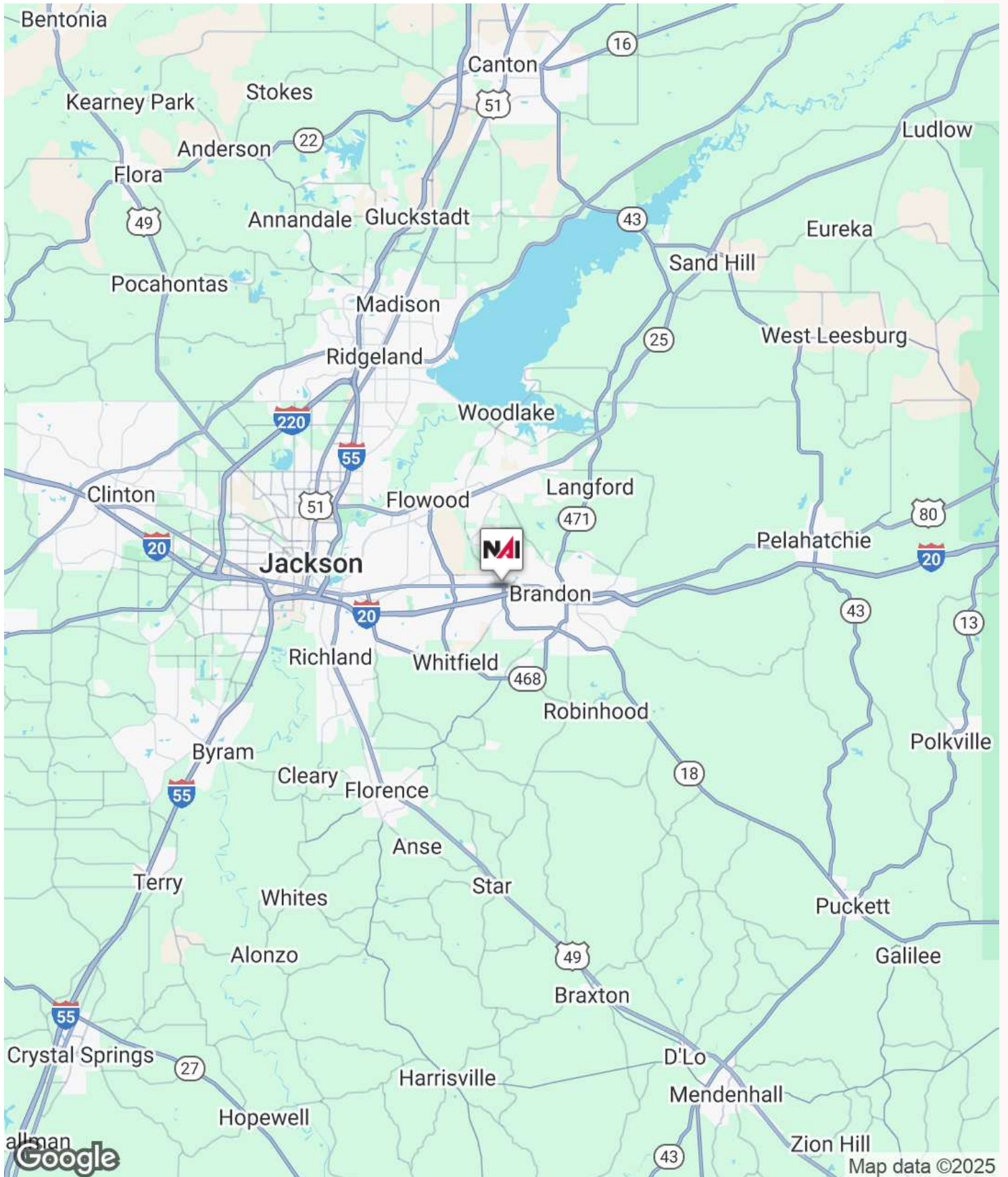
- Immediate access to I-20
- 4 Lots Left (Lots 5, 6, 7, & 8)
- Restrictions for Lots 5, 6, & 7 - Chicken Restaurants, Hamburger Restaurants, and Coffee Shops
- Lot 8 - No Restrictions
- Home2 Suites Under Construction (Next to Lot 8)
- Located near intersection of Hwy 80 & Crossgates Blvd
- Thriving suburb of Jackson, MS that is experiencing tremendous growth.
- Located on a Heavily Trafficked Corridor
- 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)

OFFERING SUMMARY

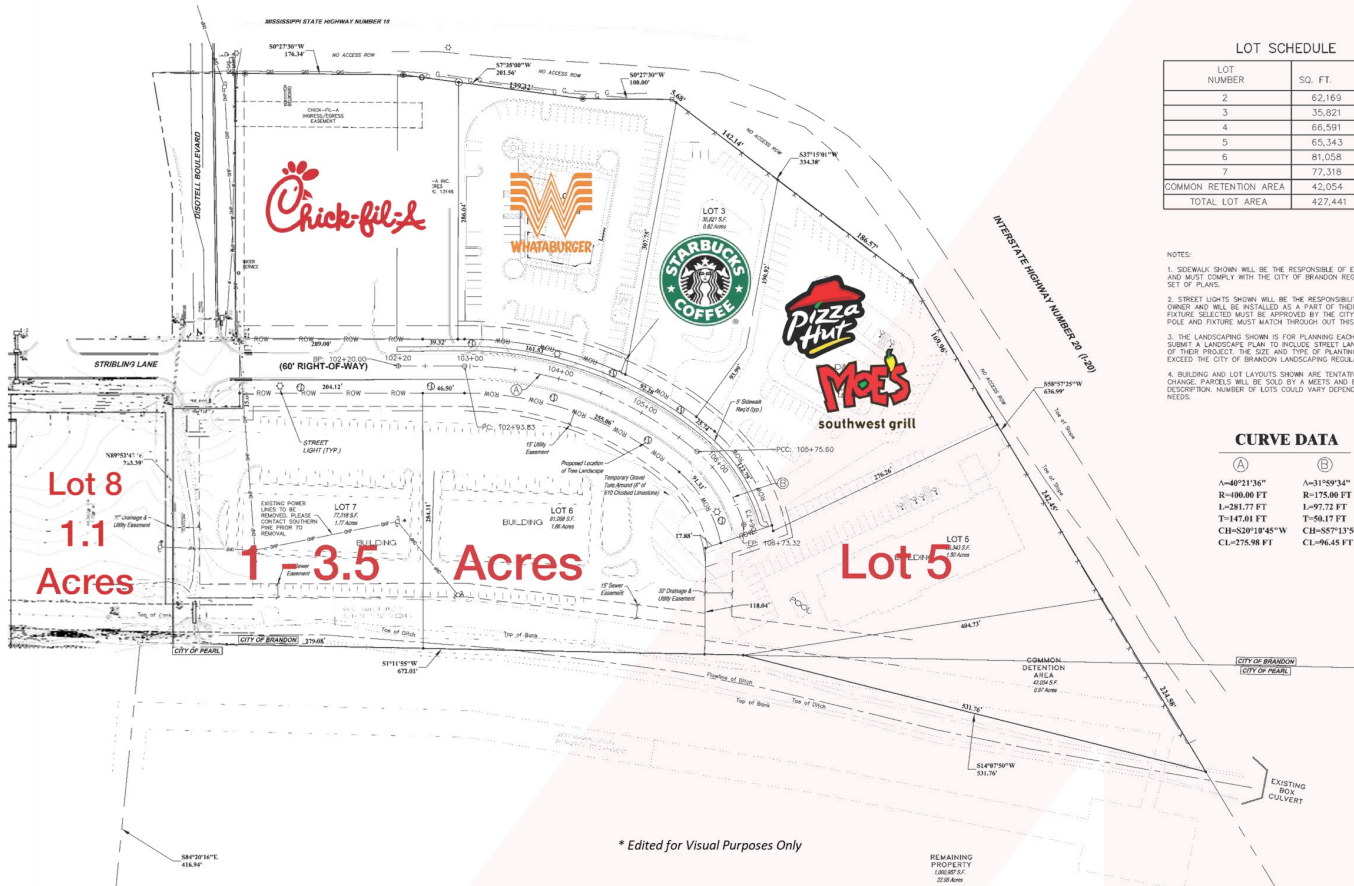
Sale Price:

Contact Broker for Details









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

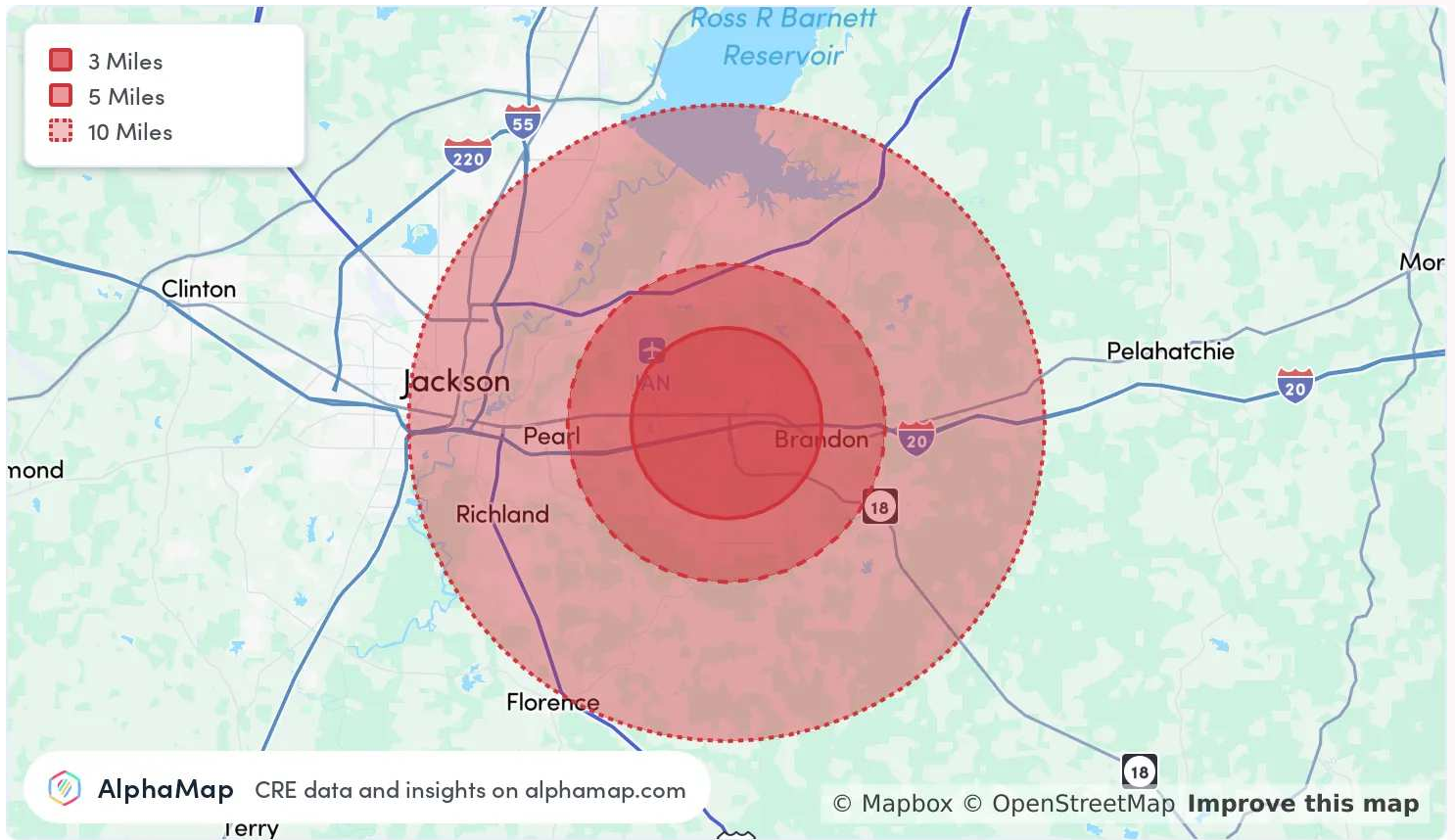
NOTES:

1. SIDEWALK SHOWN WILL BE THE RESPONSIBILITY OF EACH LOT OWNER AND MUST COMPLY WITH THE CITY OF BRANDON 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 FUTURE SELECTED MUST BE APPROVED BY THE CITY OF BRANDON. 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 BRANDON 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°59'34"
R=400.00 FT	R=175.00 FT
L=281.77 FT	L=97.72 FT
T=147.81 FT	T=50.17 FT
CH=S29°18'45"W	CH=S57°13'50"W
CL=275.98 FT	CL=96.45 FT

* Edited for Visual Purposes Only



POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

HOUSEHOLD & INCOME

Total Households

Persons per HH

Average HH Income

Average House Value

Per Capita Income

Map and demographics data derived from AlphaMap

1 MILE

5,069

41

39

43

1 MILE

2,368

2.1

\$72,990

\$239,415

\$34,757

3 MILES

26,120

42

40

43

3 MILES

10,773

2.4

\$93,620

\$243,284

\$39,008

5 MILES

64,558

40

39

42

5 MILES

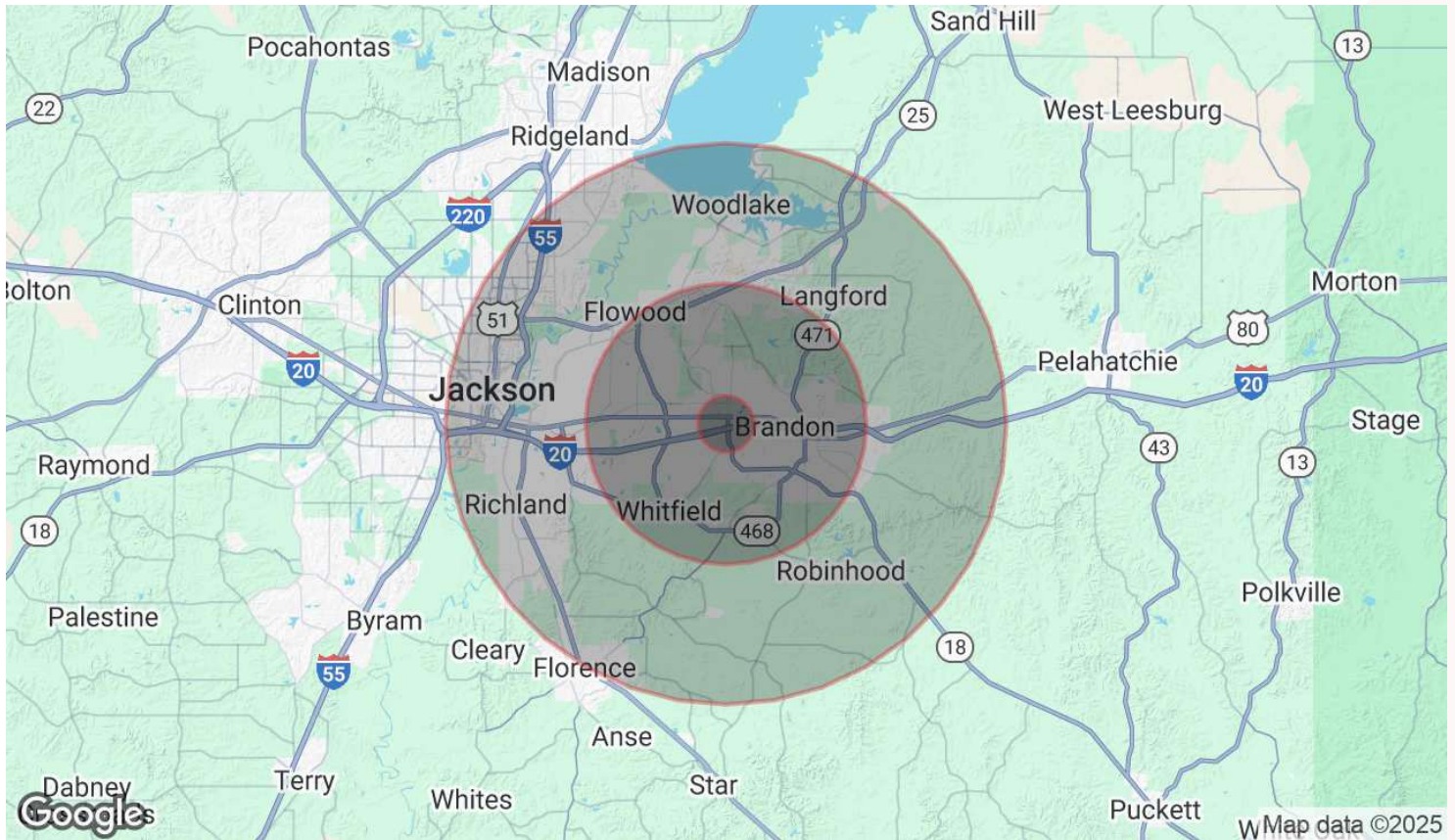
24,099

2.7

\$95,044

\$266,835

\$35,201

**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	2,660	53,549	159,237
Average Age	40.2	36.7	35.7
Average Age (Male)	38.3	35.8	34.9
Average Age (Female)	41.9	37.9	36.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,089	20,191	62,942
# of Persons per HH	2.4	2.7	2.5
Average HH Income	\$74,728	\$72,132	\$73,603
Average House Value	\$151,235	\$163,817	\$185,762

2020 American Community Survey (ACS)