

SPECIAL PURPOSE PROPERTY FOR SALE

201 BYRAM PARKWAY

201 BYRAM PKWY BYRAM, MS 39272



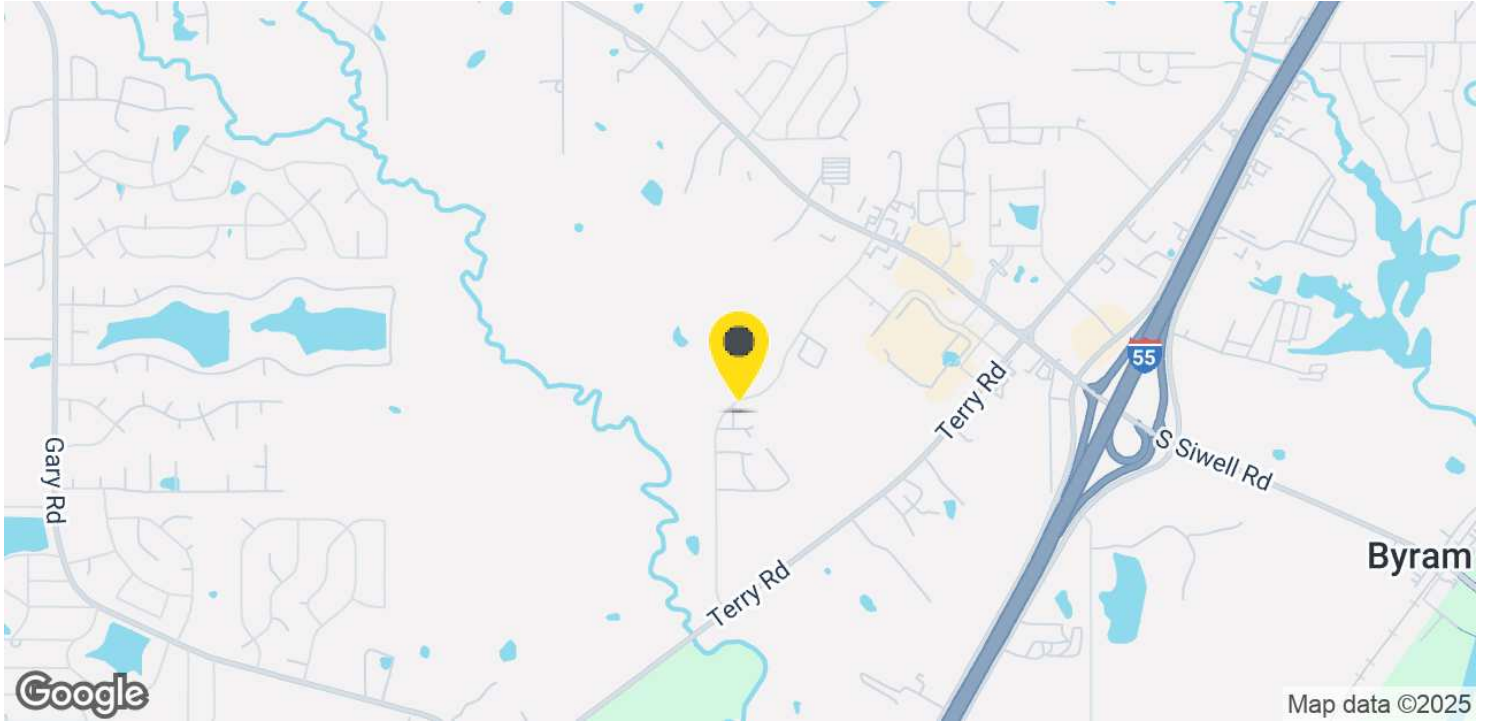
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SPEED COMMERCIAL REAL ESTATE

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OFFERING SUMMARY

Sale Price:	\$2,699,000
Building Size:	13,898 SF
Available SF:	
Lot Size:	4 Acres
Number of Units:	1
Price / SF:	\$194.20
Year Built:	2003
Zoning:	C3
Market:	Jackson
Submarket:	Byram
Traffic Count:	21,000

PROPERTY OVERVIEW

Discover an exceptional opportunity for a Special Purpose / School investor at 201 Byram Parkway. This impressive 13,898 SF building boasts a well-maintained interior and exterior, providing an inviting atmosphere for educational activities. The established daycare business and updated lighting ensure a turnkey operation for prospective investors. With an ample 108 parking spots, included transport vans, and 1.5 undeveloped acres, the property offers both convenience and potential for expansion. Located in the desirable Jackson area and zoned C3, this property presents an ideal investment option for those seeking a thriving educational facility.

PROPERTY HIGHLIGHTS

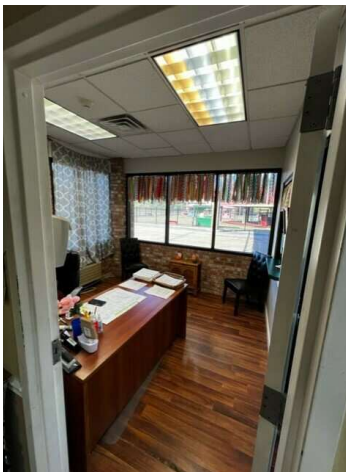
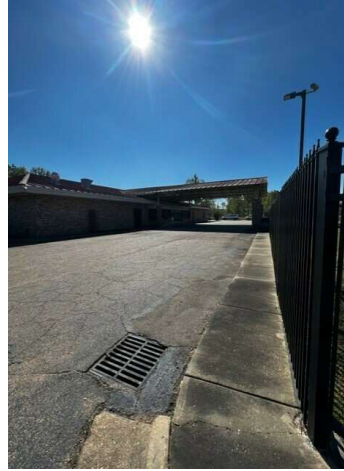
- - 13,898 SF building with established daycare business
- - Updated lighting inside and out
- - 108 parking spots for convenience
- - 1.5 undeveloped acres for potential expansion
- - 2 transport vans included for operational ease
- - Zoned C3 for versatile usage
- - Built in 2003, offering modern amenities
- - Desirable Jackson area location for accessibility

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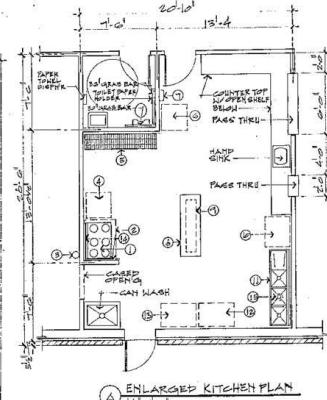
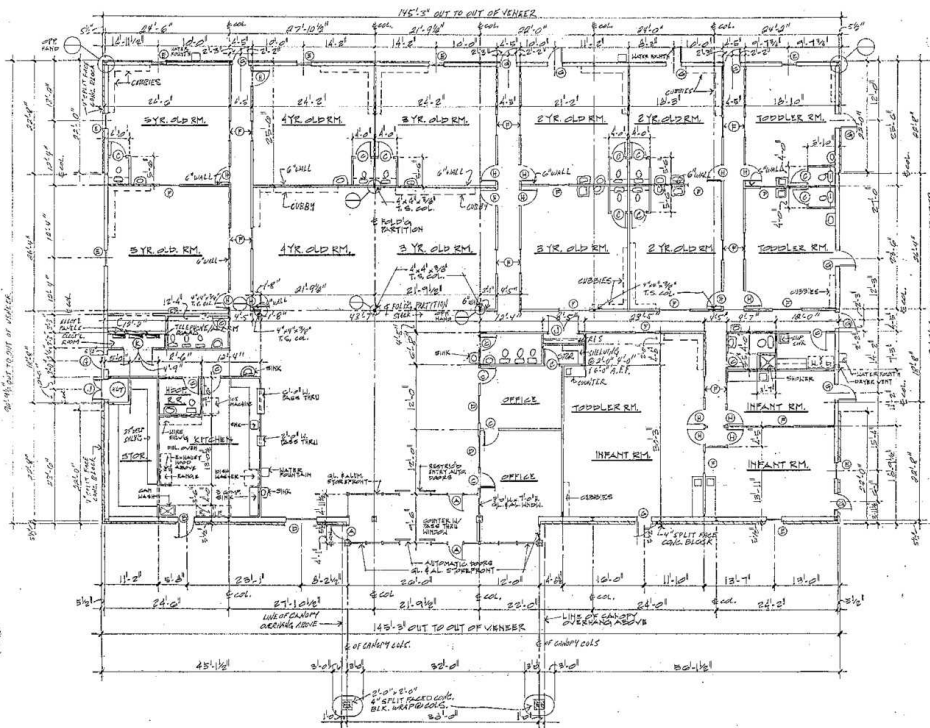
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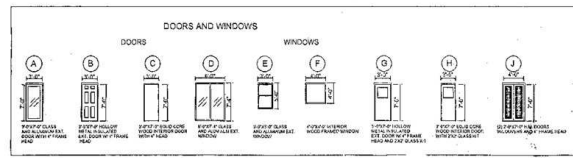


Kitchen Equipment Legend

1	See survey for range location
2	Exhaust hood with three (3) fire suppression system
3	Fire suppression system
4	Two (2) electric stoves, attached one on top the other
5	Wine storage
6	Ice machine with 200 lb. storage bin
7	Water filtration system for ice machine
8	6\"/>

GENERAL NOTES:

- ALL INTERIOR WALLS SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR CEILING SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR FLOOR SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR DOORS SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR WINDOWS SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR LIGHTS SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR PLUMBING SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR ELECTRICAL SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR ROOFING SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR Siding SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR Trim SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR Stairs SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR Railings SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR Handrails SHALL BE PAINTED UNLESS NOTED OTHERWISE.
- ALL INTERIOR Signage SHALL BE PAINTED UNLESS NOTED OTHERWISE.



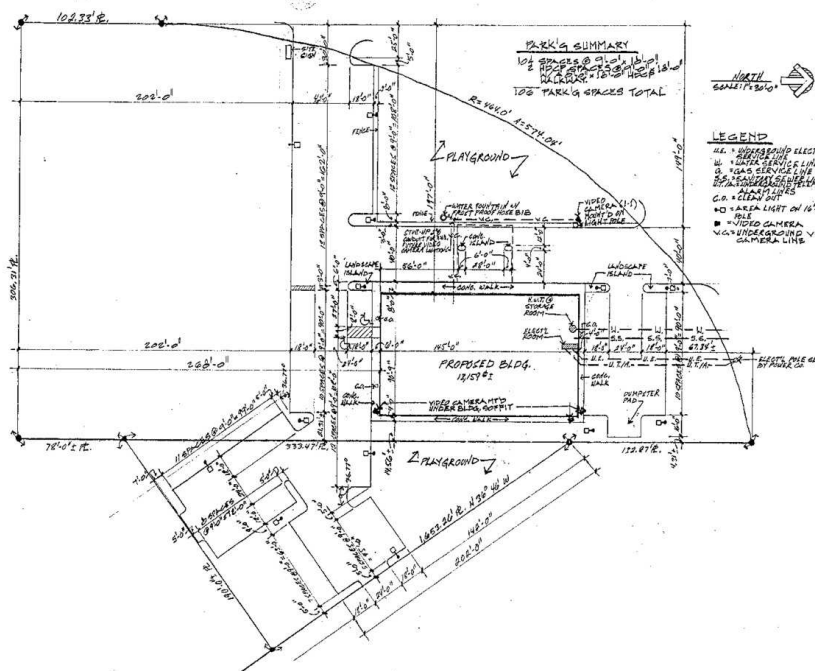
FLOOR PLAN

SCALE: 1/8\"/>

WEE CARE
CHILD CARE FACILITY

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PLAN

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CHILD CARE FACILITY

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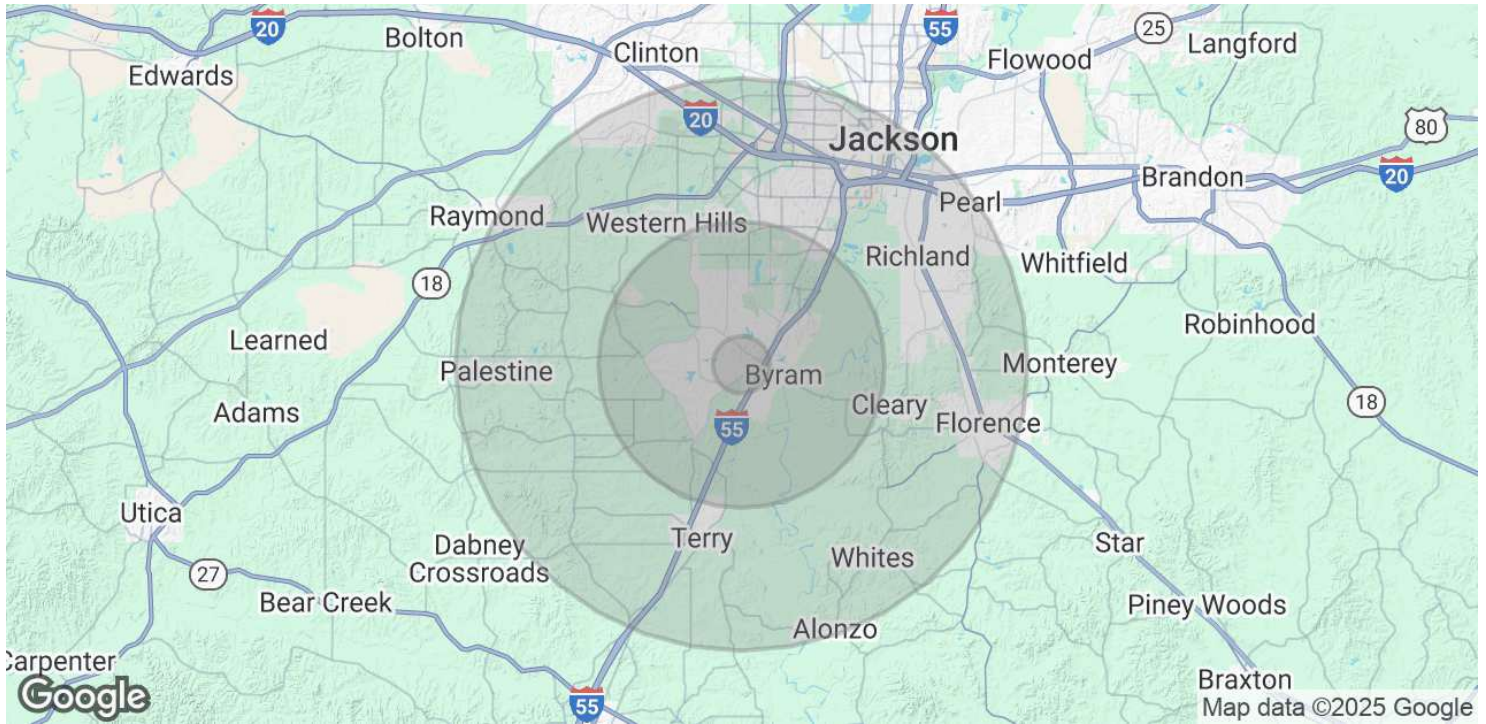


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,656	26,971	134,664
Average Age	37	40	39
Average Age (Male)	34	38	38
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,505	10,806	53,677
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$73,271	\$77,622	\$61,450
Average House Value	\$176,431	\$195,154	\$161,762

Demographics data derived from AlphaMap

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