

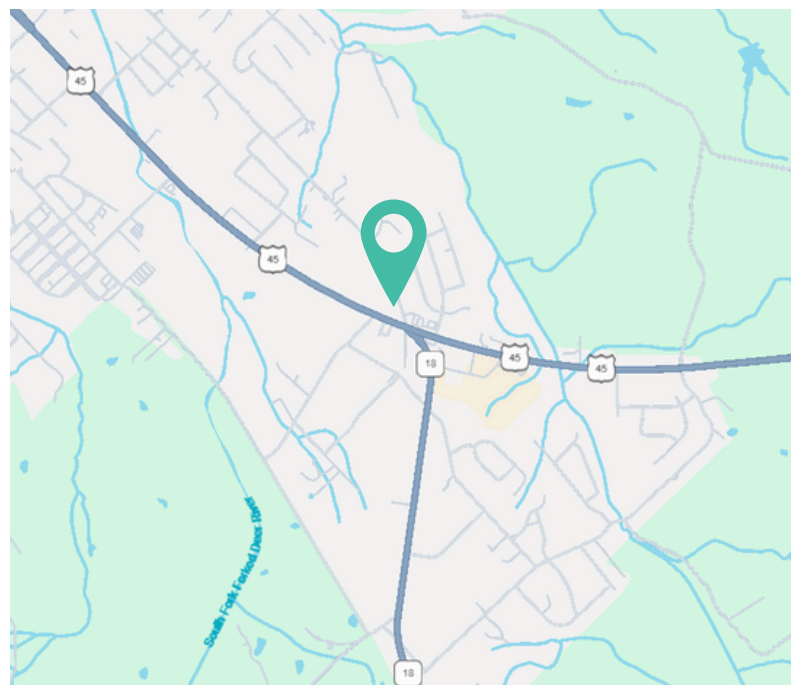
SENTINEL FUND.

BUILD-TO-SUIT OPPORTUNITY

0.7 Acres of Commercial Land

Jackson, TN

1966 S Highland Ave



0.7 ACRES

HIGH TRAFFIC

NEAR I-40

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KEY HIGHLIGHTS

- **Economic Growth:** Located in one of Tennessee's fastest-growing counties, Madison County (population 100,000+).
- **Outstanding Visibility:** Excellent street presence on South Highland Ave, surrounded by retail giants like Walmart and Lowe's, and across from South Side High School.
- **Major Developments:** Around major public and private investments in Madison County, including infrastructure upgrades and new manufacturing facilities.
- **Access & Connectivity:** Easy access to major highways and transportation routes.
- **Development-Ready:** Prime 0.7-acre, build-ready site on a thriving commercial corridor in Jackson.

PROPERTY SUMMARY

This 0.7-acre site on South Highland Ave in Jackson, TN offers prime visibility, high traffic, and flexible layout options. Located across from South Side High School and surrounded by retail stores like Walmart and Lowe's, with convenient access to I-40 less than 10 miles away, it's ideal for a range of commercial uses in a thriving corridor—perfect for maximizing your project's potential

LOCATION SUMMARY

Located on South Highland Avenue in Jackson—Madison County's fast-growing urban center—this property sits amid rapid growth and investment. Madison County recently surpassed 100,000 residents and continues to thrive as a regional hub for healthcare, education, and advanced manufacturing, with over \$1.2 billion in capital investments and nearly 1,700 new jobs announced since 2020.

Positioned alongside retail giants like Walmart and Lowe's, the site benefits from steady local traffic and strong consumer draw. Surrounded by major public and private projects, including infrastructure upgrades and commercial development along Highland Avenue, this location offers excellent visibility and convenient highway access.

Jackson's ongoing transformation and strong economic momentum make this a prime opportunity in a high-demand commercial market.

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles	Median Household Income	1-Mile	3-Miles	5-Miles
2023 Estimate	6,918	14,454	40,477	2023 Estimate	\$49,414	\$49,637	\$43,424
				2028 Projection	\$75,852	\$67,312	\$45,657
Median Age	1-Mile	3-Miles	5-Miles	Households	1-Mile	3-Miles	5-Miles
2023 Estimate	43	42.57	37.79	Homeowner	2,382	4,123	8,936
2028 Projection	43.8	43.6	39.6	Renter	692	1,754	7,644
				Total	1,537	5,877	16,580

TRAFFIC INSIGHTS



- **High Traffic Visibility:** Located on S Highland Ave (35,540 VPD), one of Jackson’s busiest corridors, offering strong exposure and easy access for both local and regional traffic.
- **Quick Access to I-40:** Less than 10 miles to Interstate 40, connecting Jackson to Memphis and Nashville and supporting logistics and commuter traffic.
- **Strong Daytime Activity & High Traffic:** Located in a busy commercial corridor surrounded by major retailers, restaurants, and South Side High School, this area benefits from steady vehicle traffic and consistent daytime activity—making it ideal for businesses that thrive on visibility and easy customer access.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it or other conditions, prior sale, lease or financing, or withdrawal without notice.