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LAND FOR SALE MADISON COUNTY, MS

PRIME INDUSTRIAL PROPERTY

954 OLD JACKSON RD., CANTON, MS 39046

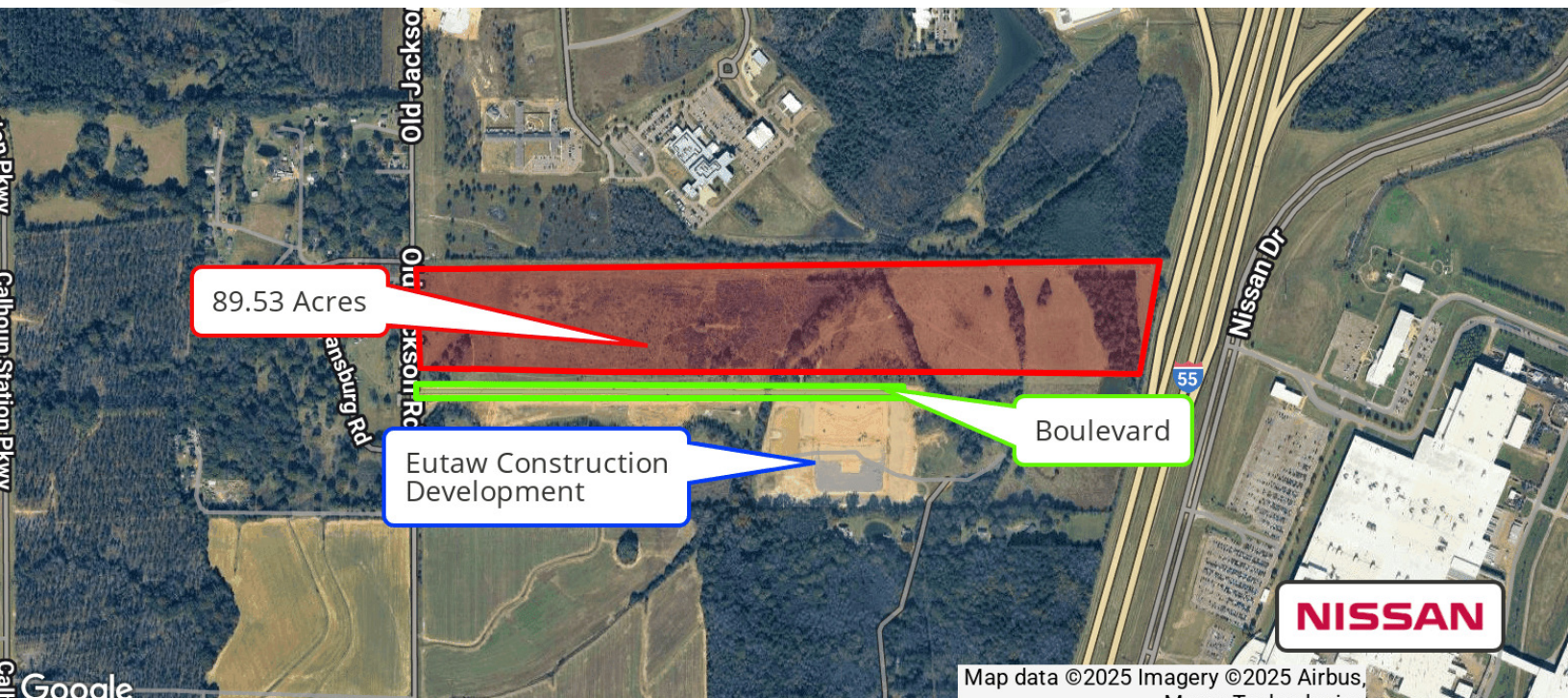


THE CRESS GROUP LLC
Commercial Real Estate Services

LAND | FOR SALE

PRIME INDUSTRIAL PROPERTY

954 OLD JACKSON RD., CANTON, MS 39046



PROPERTY DESCRIPTION

Discover an investment opportunity at Old Jackson Road and I-55 in Madison County, MS. This ±89.53-acre tract offers access to major transportation routes, positioning it as a strategic site for industrial or commercial development. This property also has great access to power lines and other utilities and is perfectly located between two existing commercial properties.

Located near the Nissan Manufacturing Plant and Amazon Fulfillment Center, the property benefits from a strong regional workforce and established infrastructure. The area continues to attract significant corporate investment, with Amazon Web Services' multibillion-dollar data center campus under construction and Clark Beverage Group's multimillion-dollar projects nearby—further strengthening the area's industrial growth.

This property combines location, infrastructure, accessibility, and long-term value, making it an ideal choice for investors seeking a foothold in one of Mississippi's most active economic corridors.

PROPERTY HIGHLIGHTS

- Zoned for Heavy Industrial I-2 use
- Convenient access to I-55
- Prime location in Madison area
- Ideal for Land / Industrial investment
- Ample space for development
- Proximity to major transportation routes
- Potential for diverse land use
- Versatile investment opportunity

OFFERING SUMMARY

Sale Price:	\$8,505,350
Lot Size:	89.53 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	31,055	65,697	133,159
Total Population	77,188	160,893	328,242

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This property has convenient access to 230kV power lines.

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Old Jackson Road side



Alternate view of Old Jackson Road Side

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I-55 / Frontage Road side



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MADISON COUNTY, MS EXECUTIVE SUMMARY

POPULATION

104,562



MALE POPULATION
47.8%



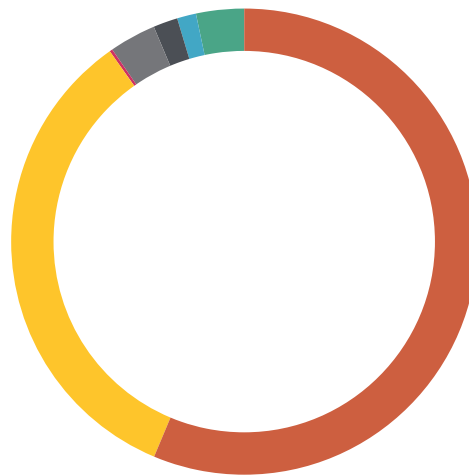
FEMALE POPULATION
52.2%

AGE

UNDER 14		21.3%
AGES 15-24		12.7%
AGES 25-44		26.3%
AGES 45-64		25.9%
AGES 65+		13.7%

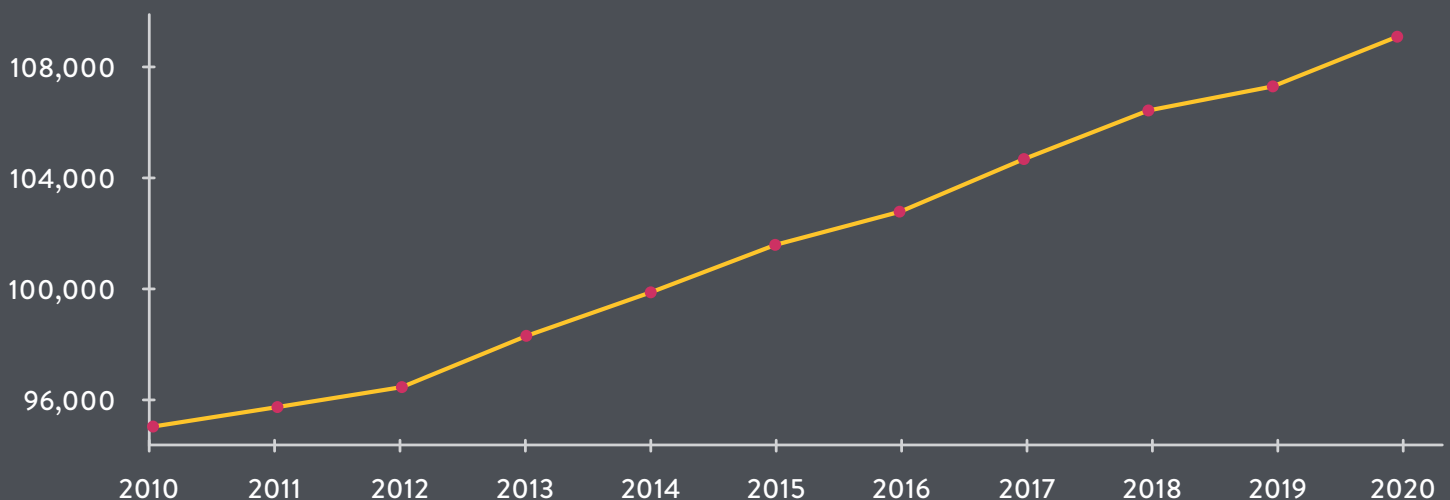
MEDIAN AGE: 37

Source: ESRI 2020 Q1



- White Alone (57.2%)
- Black Alone (38.0%)
- American Indian/Alaska Native Alone (0.2%)
- Asian Alone (2.6%)
- Other Race (1.2%)
- Two or More Races (0.8%)
- Hispanic Origin (Any Race) (3.0%)

POPULATION TRENDS



EDUCATIONAL ATTAINMENT

AGE 25-64 YEARS



- Graduate/Professional Degree (19.8%)
- Bachelor's Degree (30.2%)
- Associate's Degree (9.5%)
- Some College, No Degree (17.5%)
- High School Graduate (16.6%)
- No Diploma (6.4%)

Source: Jobs EQ 2020 Q1

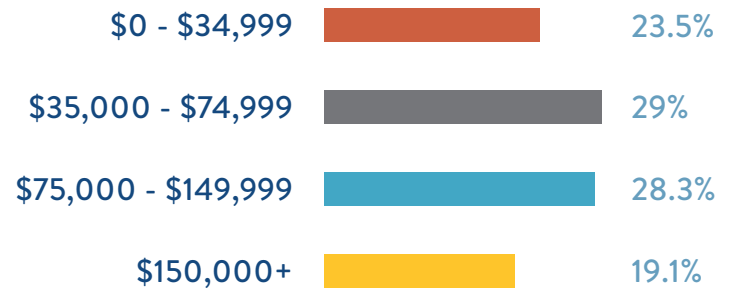
HOUSEHOLD INCOME & SIZE



Average Household Size
2.62 PEOPLE



Median Household Income
\$69,722



Source: ESRI 2020Q1

INDUSTRY SNAPSHOT

271,777 EMPLOYED IN THE JACKSON, MSA

– TOP 5 LARGEST SECTORS –



50,915

HEALTH CARE
& SOCIAL ASSISTANCE



32,622

MANUFACTURING
& TRANSPORTATION SERVICES



28,952

RETAIL TRADE



25,112

EDUCATIONAL
SERVICES



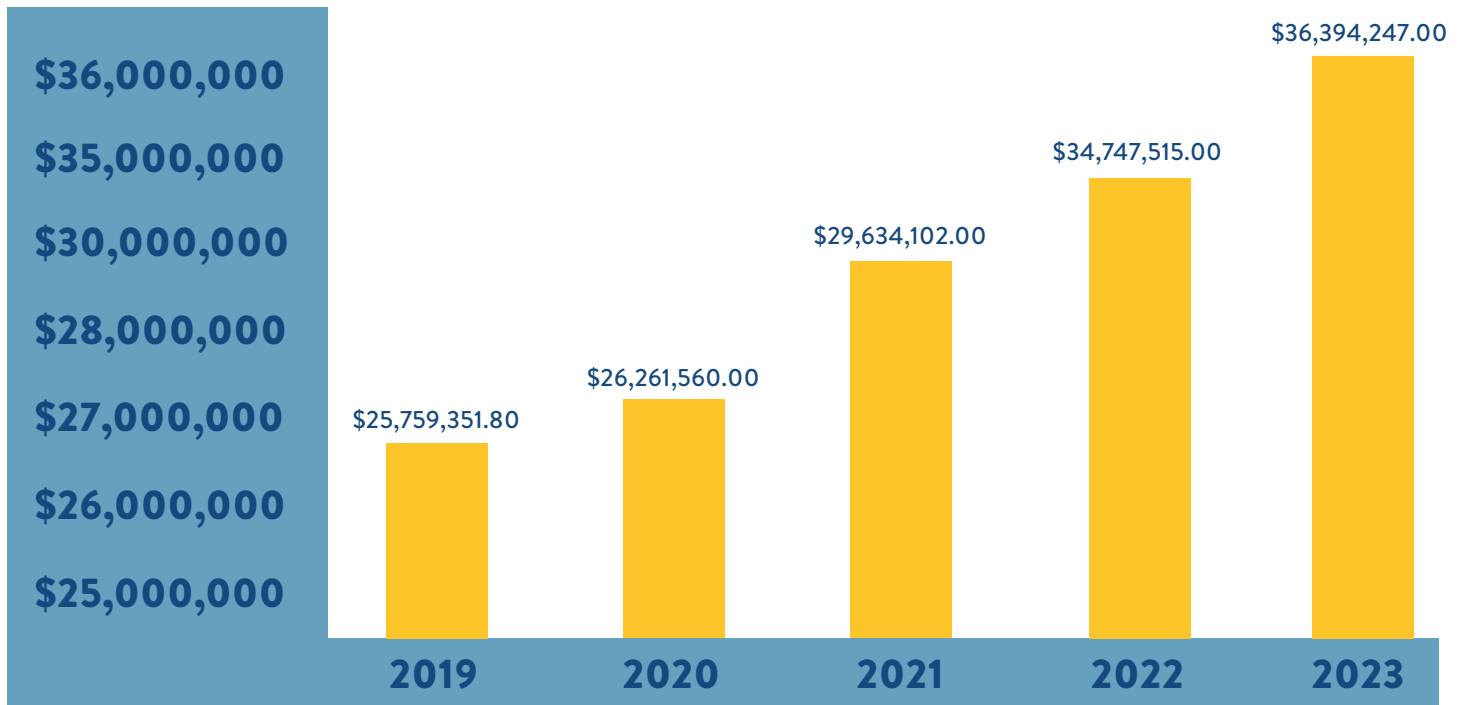
21,395

ACCOMMODATION
& FOOD SERVICES

Source: Jobs EQ 2020 Q1

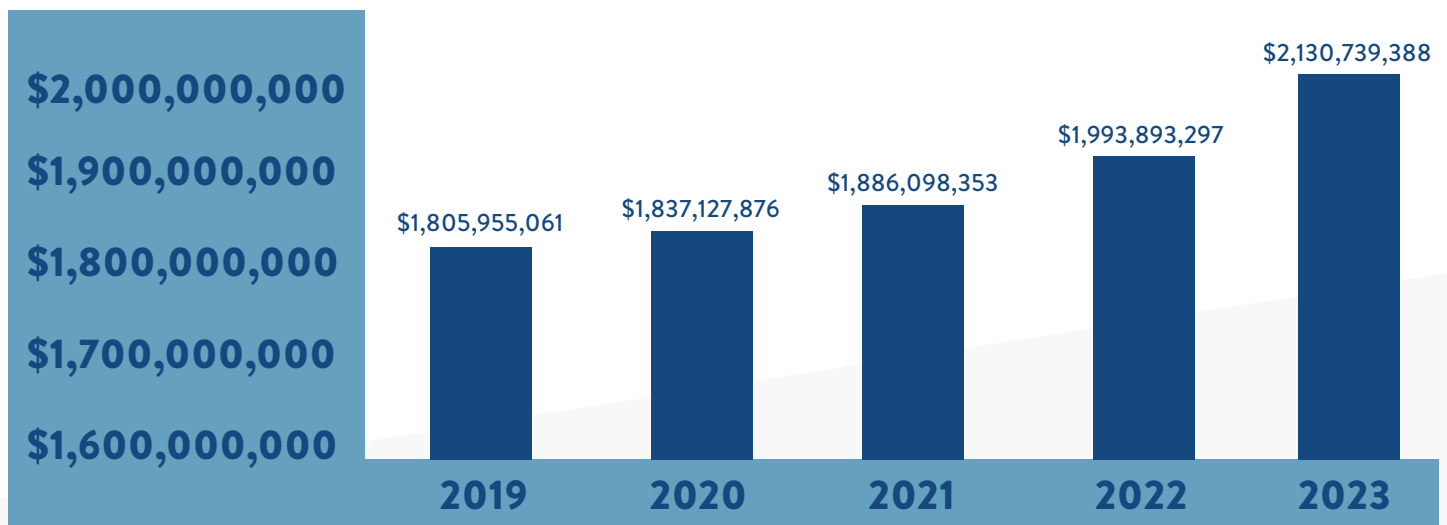


SALES TAX



Source: MS Department of Revenue

ASSESSED VALUES

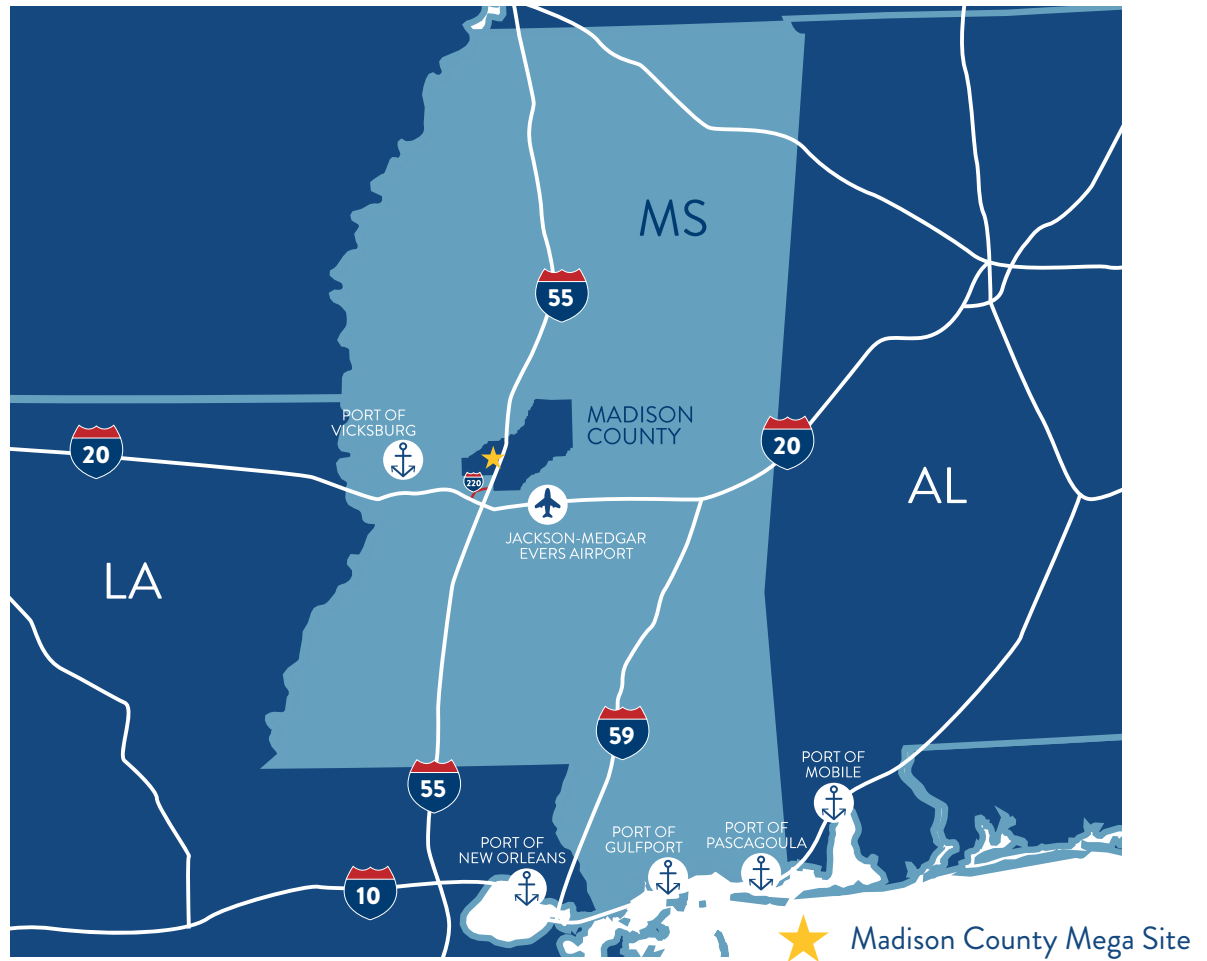


Source: Madison County Tax Collector's Office

MADISON COUNTY

LOCATION & TRANSPORTATION

Madison County is located in the Jackson, MS, MSA at the intersection of 2 major interstates, with access to major highways, railroads and ports.



TRANSPORTATION & INFRASTRUCTURE

 2 MAJOR INTERSTATES

 2 MAJOR HIGHWAYS

 2 RAIL LINES

 1 INTERNATIONAL AIRPORT

MADISON COUNTY MAJOR ROADWAYS

Interstates

I-55

- Runs North and South, connecting to various locations such as:
 - Memphis, TN; St. Louis, MO; Chicago, IL; Baton Rouge, LA; New Orleans, LA

I-20

- Runs East and West, connecting to major metros in the Southeast U.S. such as:
 - Birmingham, AL; Atlanta, GA; Columbia, SC; Dallas, TX; El Paso, TX

Highways

U.S. Hwy 49

- Runs south to Gulfport, MS on the Gulf of America and runs north to Arkansas

U.S. Hwy 51

- North-south highway that runs for 1,286 miles from Northern Wisconsin to New Orleans



LEGEND



Madison County Mega Site



Route to I-20 (25 miles)

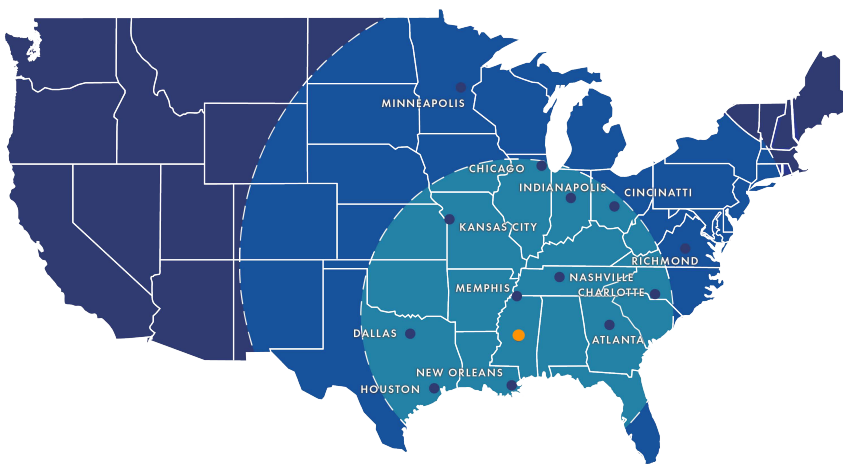


ONE DAY DRIVE
(11 TRUCKING HOURS)

121 MILLION

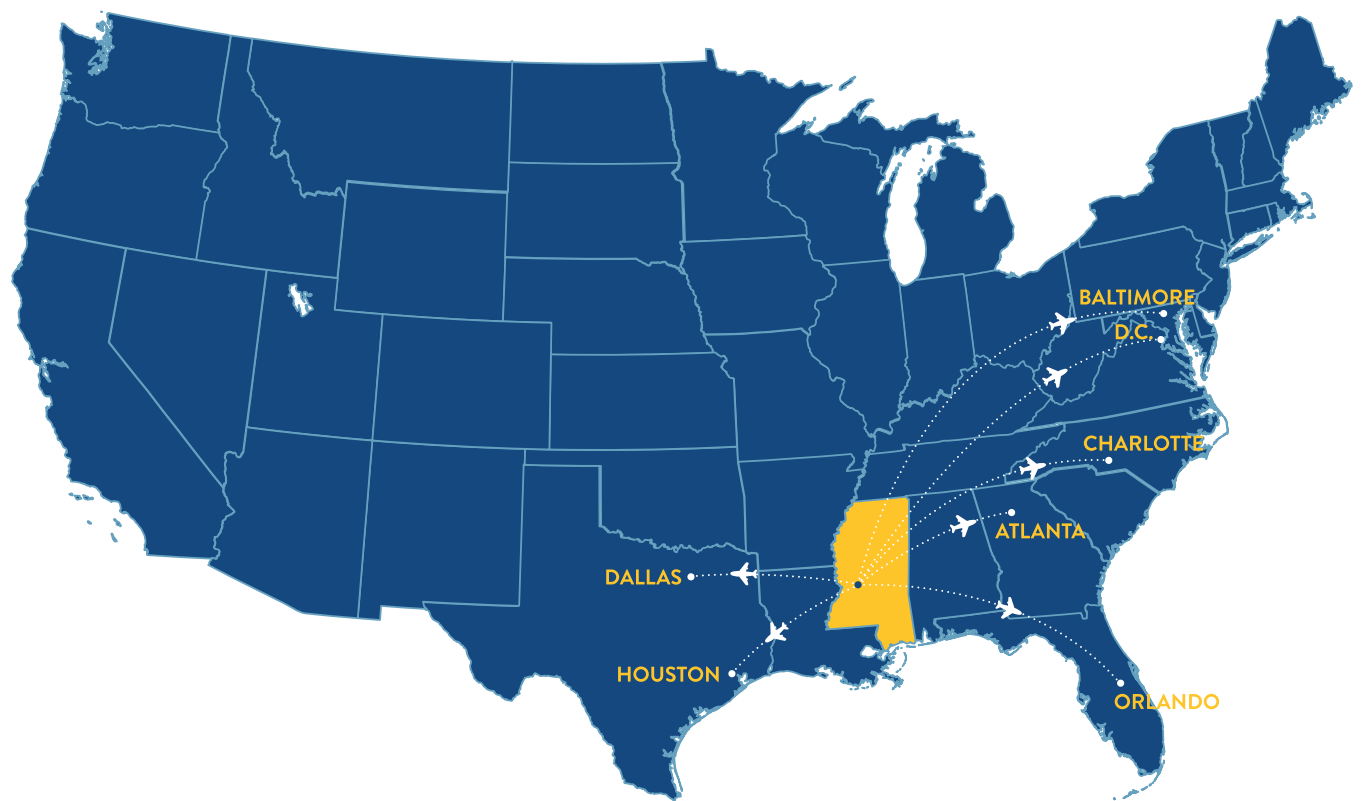
TWO DAY DRIVE

260 MILLION



FLIGHTS

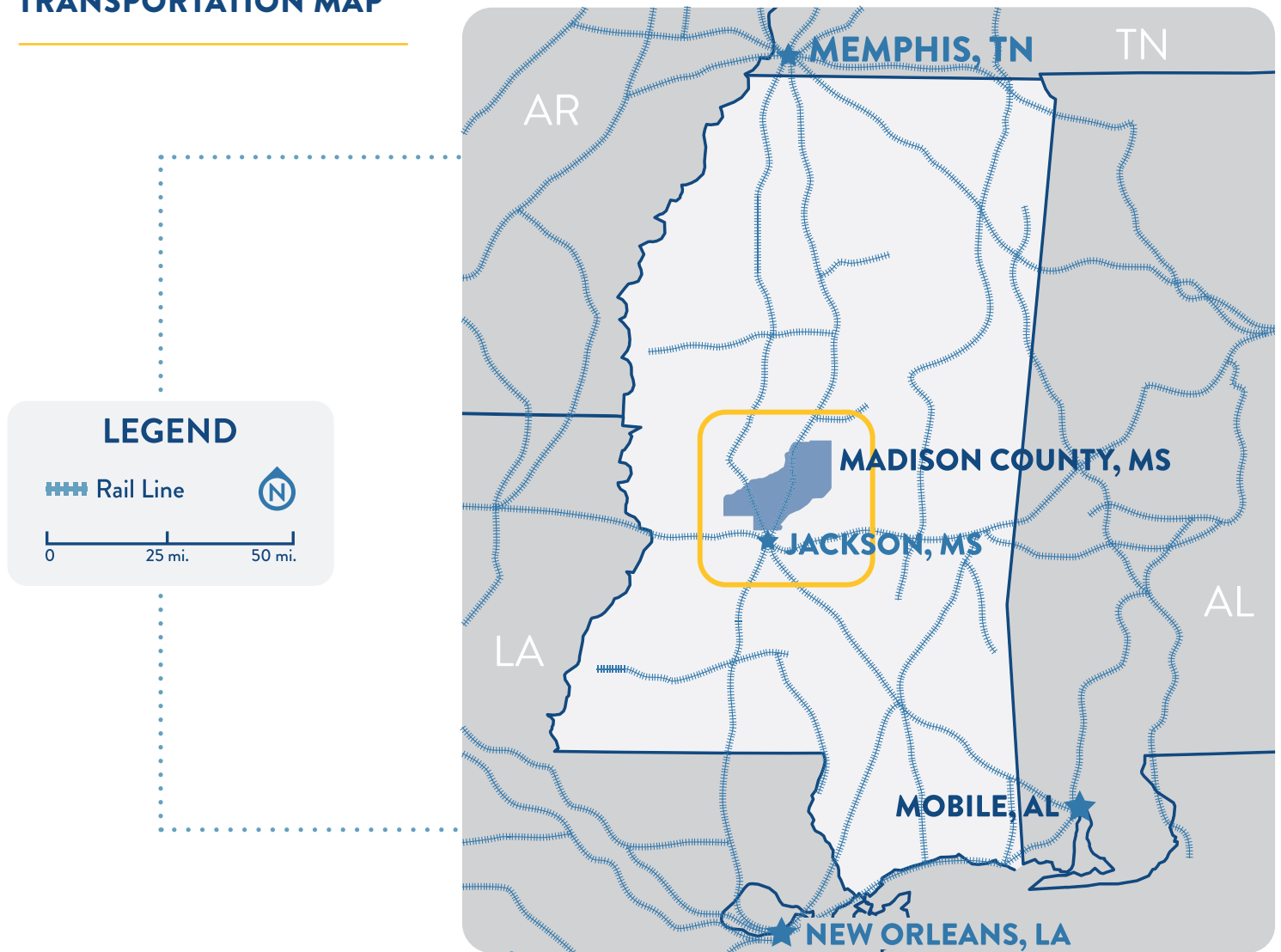
The Jackson-Medgar Wiley Evers International Airport provides non-stop air service to seven cities daily via four passenger carriers.



	AIRPORT CITIES	AIRLINES
	Atlanta (ATL)	Delta
	Baltimore (BWI)	Southwest
	Charlotte (CLT)	American Airlines
	Dallas/Ft. Worth (DFW)	American Airlines
	Houston/Intercontinental (IAH)	United
	Orlando (SFB)	Southwest
	Washington D.C./Reagan National (DCA)	American Airlines



MADISON COUNTY RAIL TRANSPORTATION MAP



CANADIAN NATIONAL RAILWAY

- Two main lines run through Madison County and converge in Jackson, where the railroad has a major terminal switching yard
- The lines run south to New Orleans, Louisiana, and southeast to Mobile, Alabama
- CN also operates an automotive facility in the area serving the four states of MS, AL, TN, and LA. Jackson is the headquarters for one of CN's five divisions, the Gulf Division.

GRENADA RAILROAD

- The Grenada Railroad is a shortline and has connections in the Memphis Gateway to nearly every Class I railroad (BNSF, Canadian National, CSX Transportation, Norfolk Southern Corp. and the Union Pacific Railroad)

PORTS



Madison County has access to some of the most vital ports and waterways in the United States.

	FAST FACTS	LOCATION	CONNECTIONS	SERVICES
VICKSBURG	<ul style="list-style-type: none"> Handles 14 million tons of freight annually Designated a Foreign Trade Zone and Port of Entry, and maintains a US Customs Service 	<p>City: Vicksburg, MS</p> <p>River: Mississippi RM 436.0</p>	<p>Roads: Direct access to US-61 (north-south); 12 miles from I-20 (east-west)</p> <p>Rail: Port main line connects to Class 1 KCS and crosses river; KCS connects to CN at Jackson MS and Union Pacific at Tallulah LA.</p>	Multimodal services (bulk and break bulk), all-weather loading and unloading, warehousing, liquid warehouse facilities, barge fleet, marshaling, barge cleaning and refurbishing
GULFPORT	<ul style="list-style-type: none"> Receives and ships general cargo and dry-bulk materials including steel billets, structural shapes, coiled strip, paper, steel, ore and bridge beams Near the confluence of the Tennessee River and the Tennessee-Tombigbee Waterway Two 100-ton capacity mobile harbor cranes 	<p>City: Gulfport, MS</p> <p>Water: Gulf of America</p>	<p>Roads: Served by US-90; access to I-10 via US-90 to US-49</p> <p>Rail: Class 1 KCS</p>	Refrigerated and large container storage and shipment; break bulk shipments; foreign trade; warehousing for bulk, break bulk, and containerized cargo; stuffing; stripping; consolidation and deconsolidating needs
PASCAGOULA	<ul style="list-style-type: none"> Mississippi's largest port. Ranks nationally in the top 20 ports in foreign cargo volume 	<p>City: Pascagoula, MS</p> <p>Water: Gulf of America</p>	<p>Roads: (1) Pascagoula River Harbor—direct access to US-90; 6.6 miles to I-10 via MS-613 (2) Bayou Casotte Harbor access to US-90 and I-10 via MS-63</p> <p>Rail: CSX main line, interchanges with Union Pacific and BNSF in New Orleans; MSE, interchanges with CSX and CN 40 miles north at Lucedale</p>	Deep draft vessel stevedoring and terminal operations; barge loading, unloading and transloading; transloading between rail, truck and barge; barge fleet; marine dry-dock and repair; warehousing; truck scales
NEW ORLEANS	<ul style="list-style-type: none"> International Container & Deepwater Port 13,511 ft of berthing 6 dedicated break bulk terminals 140,000 SF dock side cold storage facility 	<p>City: New Orleans, LA</p> <p>Water: Gulf of America</p>	<p>Roads: I-10, I-55, I-12</p> <p>Rail: 6 Class I Railroads</p>	Container, break bulk, heavy lift, temperature-sensitive cargo and bulk transload

LEADING EMPLOYERS IN MADISON COUNTY

MADISON COUNTY BUSINESS



Nissan

Automotive OEM

Number of Employees: 5,000

Madison County School District

Public Education

Number of Employees: 1,800

Peco Foods of MS, Inc.

Food Manufacturing

Number of Employees: 1,450

Yates Services

Automotive Manufacturing

Number of Employees: 750



C Spire

Wireless Communications Provider

Number of Employees: 700

Mississippi Department of

Rehabilitation Services

State Agency

Number of Employees: 600

Capstone Logistics

Automotive Part Distribution

Number of Employees: 485



Marelli

Automotive Component Manufacturing

Number of Employees: 400

Levi Strauss & Co.

Distribution

Number of Employees: 480

Amazon

Robotics Fulfillment Center

Number of Employees: 1,000



BeyondTrust

Data Processing, Hosting,
and Related Services

Number of Employees: 150

Faurecia

Automotive Seat Manufacturing
and Assembly

Number of Employees: 450

Canton Public Schools

Public Education

Number of Employees: 476

B&B Electric

Electrical and Utility Contractors

Number of Employees: 344

The Vertex Company

Aerospace Defense Contractor

Number of Employees: 270

DeBeukelaer Baking Company

Bakery/Food Manufacturing

Number of Employees: 230

Hederman Brothers

Printing

Number of Employees: 95

Fastenal

Distribution

Number of Employees: 100

Musee Bath

Bath Balm Manufacturer

Number of Employees: 50

Cardinal Health

Distribution

Number of Employees: 50

UPS

Warehouse/Distribution

Number of Employees: 161

Southern Beverage

Warehouse/Distribution

Number of Employees: 200

TALENT & WORKFORCE DATA

JACKSON, MSA

597,727
TOTAL
POPULATION

288,614
TOTAL
LABOR FORCE

61.4%
LABOR
PARTICIPATION
RATE

Source: JobsEQ 2020

LABOR FORCE BY SECTOR

SECTOR	PERCENT	NUMBER (THOUSANDS)
Mining & Logging	0.30%	0.8
Construction	4.03%	10.8
Manufacturing	7.34%	19.7
Trade, Transportation, & Utilities	18.9%	50.7
Information	0.97%	2.6
Financial Activities	5.52%	14.8
Professional & Business Services	13.08%	35.1
Education & Health Services	16.06%	43.1
Leisure & Hospitality	9.21%	24.7
Other Services	4.58%	12.3
Government	20.01%	53.7
Total		268.3

Source: Jackson MSA Economy At A Glance BLS 2022



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