

For Sale

Crossgates Crossing: I-20 And Crossgates Blvd.



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.

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

- \$14 to \$17 per SF
- 4 Lots Left (Lots 5, 6, 7, & 8)
- Immediate access to I-20
- Home2 Suites Under Construction (Next to Lot 8)
- Located near intersection of Hwy 80 (28,000 VPD) & Crossgates Blvd (32,000 VPD)
- Thriving suburb of Jackson, MS that is experiencing tremendous growth.
- Located on a Heavily Trafficked Corridor
- Great Visibility from Interstate 20 (64,000 VPD)
- 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 Size:

10 Acres

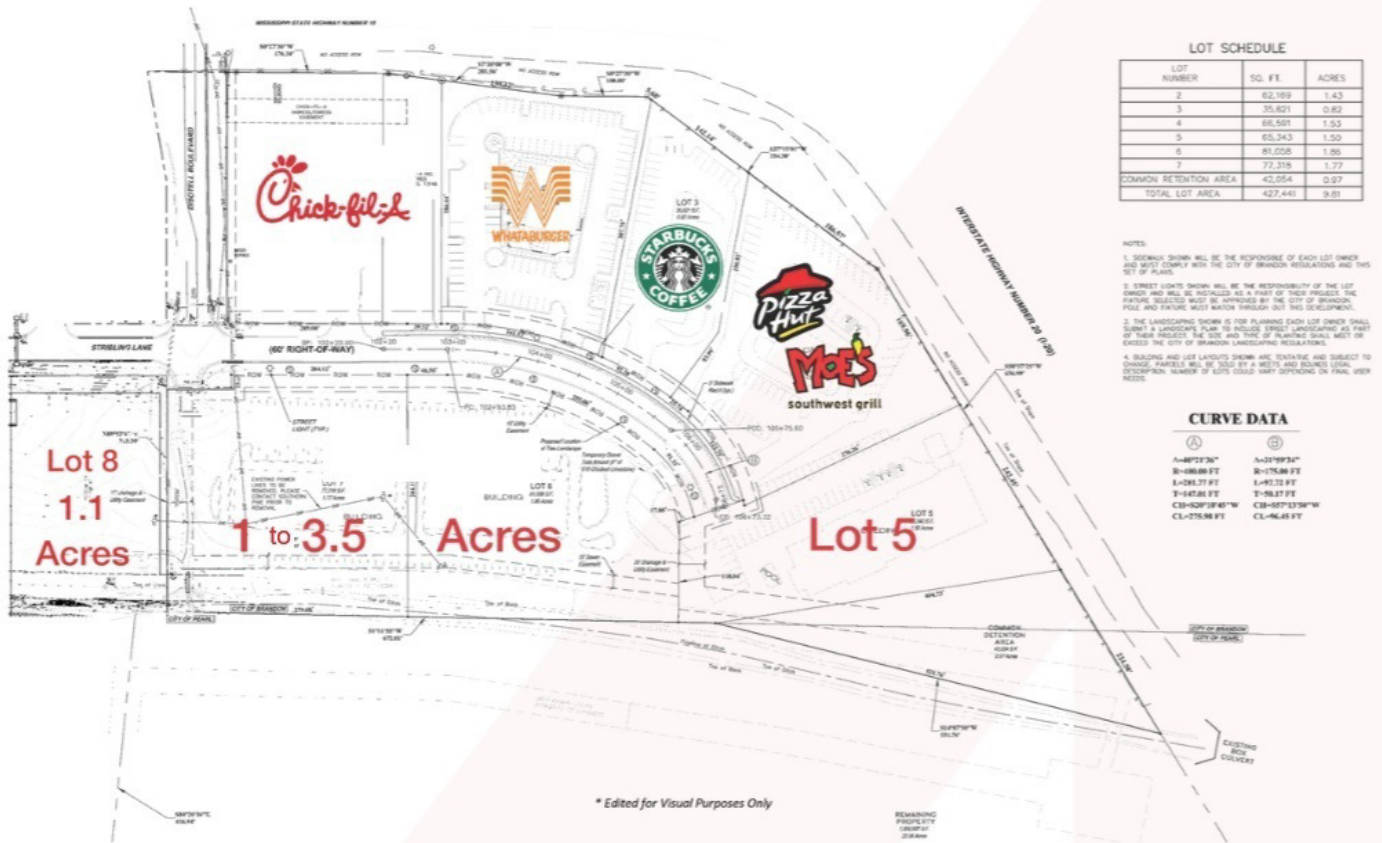
For Sale

Additional Photos



For Sale

Site Plan



For Sale

Lots



For Sale

Hospitality Investment

NEW HOSPITALITY INVESTMENT

STRENGTHENING BRANDON

HOME2 SUITES BY HILTON NOW UNDER CONSTRUCTION ADJACENT TO SITE

HOME2
SUITES BY HILTON

UNDER CONSTRUCTION



EXTENDED STAY

Modern suites designed for business and leisure travelers.



NEW HOSPITALITY ADDITION

Enhancing the Brandon hospitality corridor.



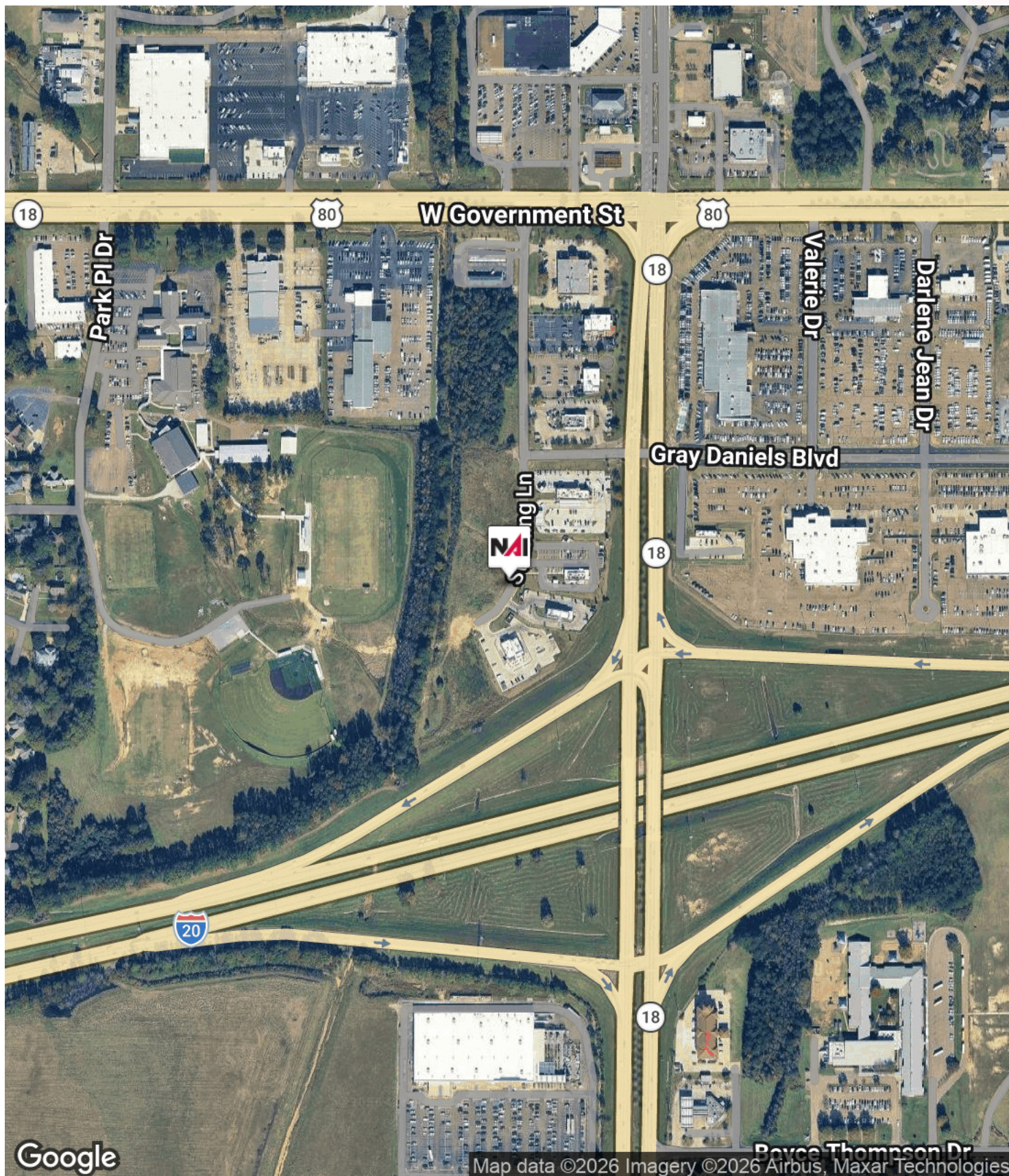
HOME2 SUITES BY HILTON
NOW UNDER CONSTRUCTION

1.1 ACRES

1 - 3.5 ACRES
AVAILABLE

For Sale

Location Map



For Sale

Regional Access

LOCATION & ACCESS

Brandon, Mississippi

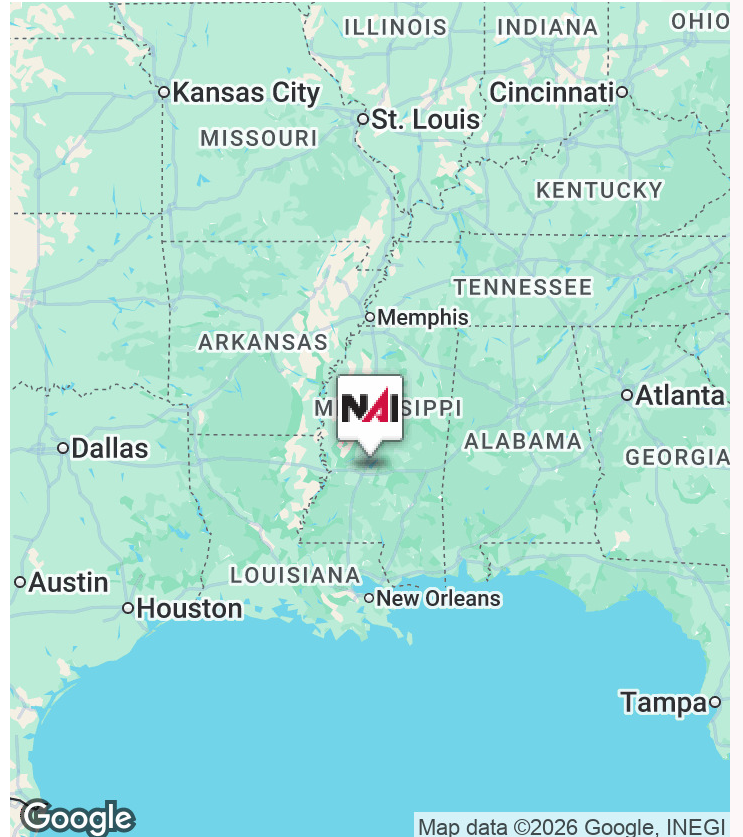
Rankin County • Jackson Metropolitan Area • Interstate 20, Exit 54

Brandon sits in Rankin County within the Jackson metro, right off I-20 at Exit 54 — 15 minutes from downtown Jackson and central to the Gulf South.



REGIONAL DRIVE TIMES

				
15 MIN	197 MI	226 MI	229 MI	237 MI
Jackson, MS	New Orleans	Birmingham	Shreveport	Memphis



CENTRALLY LOCATED

This location sits at the "Main & Main" of Brandon with immediate access to Interstate 20 at the Crossgates Blvd. exit. Its central position in the Jackson metro puts major employment, retail, and population centers within an easy drive.

For Sale

Retailer Map



For Sale

Brandon The City



BRANDON, MS

Founded in 1831 as the county seat of Rankin County, Brandon has grown from a small town of just 31 residents into one of the fastest growing and most desirable communities in Mississippi. Nearly two centuries later, the city is home to more than 26,000 residents and is consistently ranked among the top ten best and safest places to live in the state.

Located just east of Jackson with immediate access to Interstate 20 at the Crossgates Blvd. exit, Brandon offers the quality of life of a safe, family-oriented community alongside the strength of a major metro market. With a median household income around \$93,000, among the highest of any city in Mississippi, and a population that continues to climb, Brandon has become a preferred hometown and one of the most attractive retail markets in the state.

COMMUNITY PROFILE

Brandon, Mississippi

County seat of Rankin County · 15th-largest city in the state · Incorporated 1831

 26,327 Population (2026)	 +4.7% Growth since 2020 ≈0.78%/yr, from 25,144	 \$92,783 Median HH income
 40.6 Median age	 19,104 Adults	 41.3% Bachelor's degree+
 96.4% HS grad or higher	 21.3 sq mi Land area	 8.5% Poverty rate Below state average
 4,500 Seniors (65+)		

Source: U.S. Census Bureau & World Population Review · latest available estimates



A fast-growing, affluent, well-educated suburb — population up nearly 5% since 2020 with a median household income near \$93K.

For Sale

Community

DOWNTOWN REDEVELOPMENT BRANDON, MISSISSIPPI

Brandon's downtown is experiencing exciting growth and revitalization, blending historic charm with modern investment to create a vibrant destination for businesses, residents, and visitors.



INVESTING TODAY.
BUILDING TOMORROW.
STRENGTHENING
OUR COMMUNITY.

KEY HIGHLIGHTS

- ✓ Streetscape improvements
- ✓ New businesses and dining
- ✓ Historic building restoration
- ✓ Public spaces and events
- ✓ Private investment and growth



40+

NEW BUSINESSES
Opened or announced
in the past few years



\$15M+

PRIVATE INVESTMENT
In downtown properties
and improvements



GROWING

COMMUNITY HUB
Events, farmers markets,
and community gatherings



STRONG FUTURE

Continued momentum
driving economic growth
and quality of life

OUR VISION

A walkable, welcoming downtown
that honors our heritage while
embracing the future—creating
opportunities for generations
to come.



DOWNTOWN REDEVELOPMENT

Downtown Brandon, listed on the National Register of Historic Places in 2010 and anchored by the 1924 Rankin County Courthouse and town square, has seen years of reinvestment: historic buildings restored, new shops and restaurants, and year-round programming through City Hall Live and Brandon Main Street events. The result is a walkable, active downtown that strengthens the whole 39042 market.

For Sale

Infrastructure

EAST METROPOLITAN PARKWAY

Brandon, Mississippi

A premier four-lane divided parkway designed to connect people, businesses, and opportunities.

East Metropolitan Parkway enhances mobility and accessibility across Rankin County, linking Brandon to the Jackson metro and key commercial corridors.



4-LANE DIVIDED PARKWAY

Modern design for safety and efficiency



CONNECTING KEY CORRIDORS

Links Brandon to I-20, Highway 471, and the Jackson metro



IMPROVED MOBILITY & ACCESS

Reduces congestion and supports future growth throughout Rankin County



DRIVING ECONOMIC GROWTH

Enhances commercial development and investment opportunities



BUILT FOR THE FUTURE

A long-term infrastructure investment in our community

KEY BENEFITS

- ✓ Enhanced connectivity for residents and businesses
- ✓ Supports retail, office, industrial, and mixed-use development
- ✓ Strengthens Brandon's position as a regional hub
- ✓ Improves quality of life and economic vitality



15 MINUTES

Downtown Jackson



1 MINUTE

To I-20 (Exit 54) in Brandon



15 MINUTES

Jackson-Medgar Wiley Evers International Airport



600,000

People within a 60-minute drive

EAST METRO PARKWAY

The East Metro Parkway corridor connects Interstate 20 at Crossgates Blvd. to Lakeland Drive (Highway 25) in Flowood. Early segments are complete and the corridor is opening hundreds of acres, including the East Metro Center, to new development. Both the AVAIO Digital data center and the new International Paper plant are locating in the East Metro Center along this corridor.

For Sale

Investment/Development

BRANDON & RANKIN COUNTY ARE IN THE STRONGEST GROWTH RUN IN THEIR HISTORY.

Since this development was last brought to market, more than **\$6.4 billion in investment** has been announced across the trade area, fueling unprecedented growth and opportunity.

OVER \$6.4 BILLION IN ANNOUNCED INVESTMENT

AVAIO
DIGITAL

\$6 BILLION

AI-READY DATA CENTER

One of the largest projects in state history

INTERNATIONAL
PAPER

\$225 MILLION

PACKAGING PLANT

BAPTIST
MEMORIAL HOSPITAL

\$70 MILLION

INVESTMENT

Taking over operations and making major investment at the former Merit Health Rankin campus



NEW HOME2SUITES BY HILTON

On-site hotel adding convenience and accommodations for visitors and business travelers.



LUXURY APARTMENT COMMUNITY

A new, upscale apartment community bringing quality residential options to the area.



GROCERY-ANCHORED SHOPPING CENTER

New retail development anchored by a grocery store to serve the growing market.



MIXED-USE HOTEL & LOFT PROJECT

A dynamic mixed-use development featuring a hotel, lofts, and ground-floor retail.



TRANSFORMING TODAY. STRENGTHENING TOMORROW.



UNPRECEDENTED MOMENTUM

Transformational investments and new development are fueling record growth and opportunity.



JOBS

Creating thousands of new jobs and strengthening our local economy.



INVESTMENT

Billions in private and institutional investment driving long-term economic impact.



BRIGHT FUTURE

New amenities, housing, retail, and hospitality enhancing quality of life for our community.



MARKET MOMENTUM/NEW INVESTMENT

Brandon and Rankin County are in the middle of the strongest growth run in their history. Since this development was last brought to market, more than \$6.4 billion in investment has been announced across the trade area: AVAIO Digital's \$6 billion AI-ready data center (one of the largest projects in state history), International Paper's \$225 million packaging plant, and Baptist Memorial's \$70 million investment to take over the hospital right on Crossgates Blvd. Add to that a new Home2suites by Hilton hotel on site, plus a new luxury apartment community, a grocery-anchored center, and a mixed-use hotel-and-loft project all rising nearby.

ESTABLISHED AREA EMPLOYER (PEPSI)

The Pepsi and Dr Pepper distribution facility operated by Brown Bottling Group sits on the Highway 18 corridor about a minute from Interstate 20, one of several longtime employers anchoring the area alongside the new East Metro Center projects.

MAIN STREET DESIGNATION

In January 2026, the Mississippi Main Street Association named Brandon a Designated Mississippi Main Street Community, the program's highest level of achievement, making the city eligible for national accreditation through Main Street America. The designated district runs along Government Street from Louis Wilson Drive to Crossgates Boulevard, tying downtown directly to this corridor.

For Sale

Economic Development



For Sale

Entertainment & Recreation

RESTINATION ASSET · THE QUARRY

Brandon Amphitheater

Opened April 2018 · Central Mississippi's first amphitheater



8,300

Seat capacity
Reserved + lawn



85K+

Guests / year
Concert series



100+

Concerts hosted
100th, May 2025



\$100M+

Projected impact
First 10 years



Major festivals

Freedom Fest +

Headliners: Chris Stapleton · Luke Bryan · Dave Matthews Band ·
Imagine Dragons · Kenny Chesney · Willie Nelson · Lana Del Rey



The 8,300-seat Brandon Amphitheater draws 85,000+ guests a year, has hosted 100+ concerts since 2018, and is projected to generate \$100M+ in economic impact over its first decade.

BRANDON AMPHITHEATER & THE QUARRY

The Brandon Amphitheater is the centerpiece of The Quarry, a 250-acre park built on a former rock quarry off Boyce Thompson Drive near I-20. The venue opened in 2018, seats 8,000+, and hosted its 100th live concert in May 2025, booking dozens of shows a year (Chris Stapleton, Imagine Dragons, Lana Del Rey, Kenny Chesney, Dave Matthews Band, and others). The concert series alone draws over 85,000 people annually, on top of major community events like Freedom Fest, Jubilee Days, and Magic of Lights, and is projected to generate over \$100 million in economic activity in its first ten years. Beyond the amphitheater, The Quarry offers running, biking, and nature trails, a dog park, splash and aquatic areas, picnic areas, and the Rankin Trails baseball complex, with six turf fields, a pavilion, concession stands, and an 800-space parking lot.

DESTINATION ASSET · THE QUARRY

Quarry Park

Rankin Trails complex · Opened Spring 2019 · Built on a former rock quarry off I-20



250
Acre park
50-ac ball complex



6→11
Turf fields
Expandable



800
Parking spaces
Concert overflow



17
Ball diamonds
Citywide, 8 parks



4.8★
Visitor rating
51 reviews

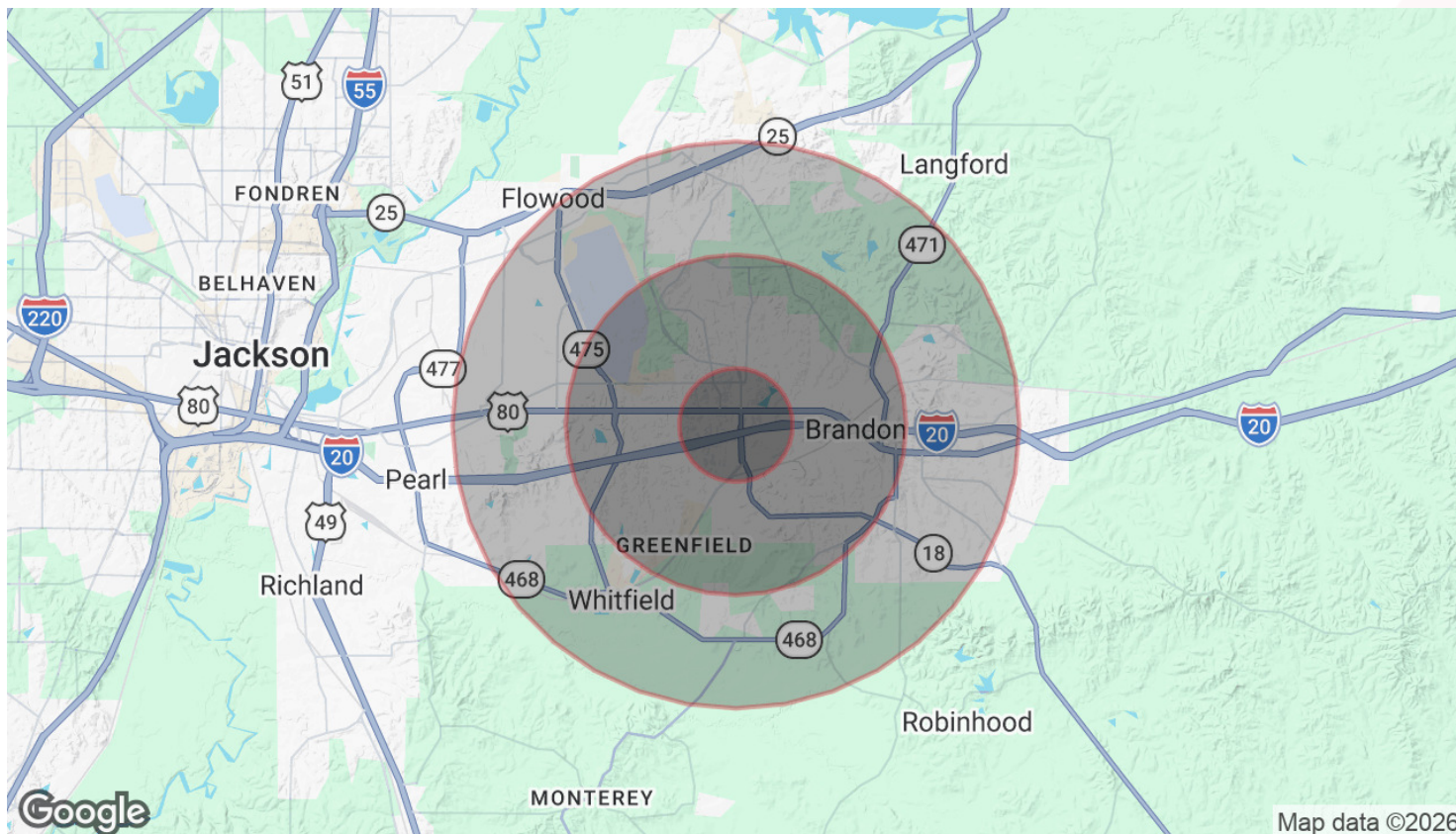


Amenities: Walking, biking & nature trails · dog park · splash pool · picnic areas

Tournaments: Youth baseball 6U–12U & fastpitch 8U–18U

For Sale

Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,065	25,343	59,528
Average Age	43.8	42.1	40.6
Average Age (Male)	46.8	44.0	41.2
Average Age (Female)	45.1	43.9	42.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,391	10,115	21,898
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$77,030	\$89,885	\$97,933
Average House Value	\$177,278	\$222,155	\$240,197

2023 American Community Survey (ACS)

For Sale

Meet The Team



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