

RIVER CITY HOTEL & RESTAURANT SITE OPPORTUNITY

3332  
*Clay Street*

VICKSBURG | MISSISSIPPI

ADJACENT TO PROPOSED CIVIL WAR INTERPRETIVE CENTER

9.37 ACRES AVAILABLE

CBRE

# PROPERTY AERIAL

3332 CLAY STREET



# PROPERTY OVERVIEW

3332 CLAY STREET



## Address

3332 Clay Street, Vicksburg, MS, in the SW4 of the Clay Street Exit to I-20



## Price to Market

\$2,850,000

(\$6.98/sf)



## Area

9.37 acres



## Divisible

The Property may be sold in two parcels. Pricing will vary by parcel



## I-20 Frontage

Fronts the interstate with approximately 850' of frontage



## Clay St Frontage

Fronts Clay St with approximately 600' of frontage. Clay St is the primary access drive to Vicksburg's historic downtown



## History

The Property was originally occupied by two hotels and is now vacant



## Location

Located at the entrance to the Vicksburg National Military Park which is visited by an almost half a million visitors annually, who spend approx. \$36.5M per year in the Vicksburg community



## Uses

Exceptionally located for hospitality, restaurants or for commercial users desiring the exceptional accessibility and visibility

*River City Hotel & Restaurant Site Opportunity*

NEARBY RETAIL



COURTYARD  
BY MARRIOTT

# PROPOSED CIVIL WAR INTERPRETIVE CENTER

*A new, interactive Civil War Interpretive Center is set to open in Vicksburg in the summer of 2028, which is immediately across Clay Street from the property. This \$80 to \$100 million development, modeled after the Gettysburg Center, will not only recount the story of the Siege of Vicksburg during the summer of 1863 but also provide a comprehensive narrative of General Ulysses S. Grant's campaign leading to the city's fall on July 4 of that year, and its impact on both White and Black civilians. Planning and design efforts are currently underway.*

*The Vicksburg National Military Park, established in 1899 to commemorate and preserve the site of the Siege of Vicksburg, is the most visited cultural site in Mississippi. However, the visitor center, which opened in the 1960s, lacks the space for expansion. Megan Bankston, Vicksburg Project Manager with the Mississippi Department of Archives and History, stated that the existing visitor center will be removed as part of the redevelopment plans.*

*The project is projected to generate an additional \$233 million in economic activity, supplementing the \$280 million already contributed by the Vicksburg National Military Park. According to one study, the project is expected to create an additional 250 to 280 permanent jobs through increased tourism and the operations of the new visitor center.*

*This exciting new development will have a direct economic impact upon hotels, restaurants, and other businesses on this property.*



# PROPOSED INTERPRETIVE CENTER AERIAL



# NEIGHBORHOOD MAP

CLAY STREET & I-20



*Located at the entrance to the Vicksburg National Military Park*

# AREA MAP

VICKSBURG, MISSISSIPPI



● SITE

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