

## PRIME DEVELOPMENT SITE FOR SALE



# ORLEANS WAY

000 Orleans Way, Brandon, MS 39042

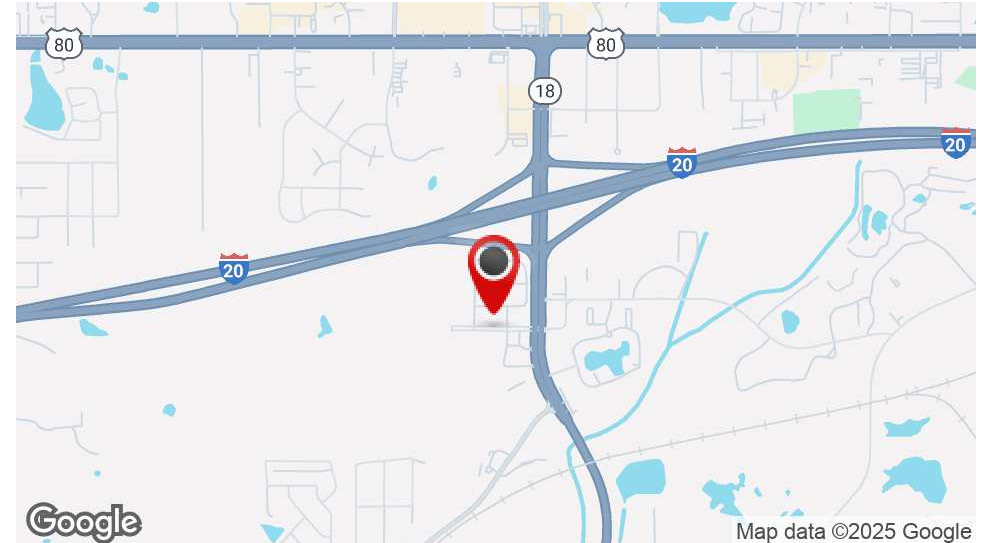
### JOHN MICHAEL HOLTSMANN

Principal  
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COMPANIES

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## OFFERING SUMMARY

|             |                     |
|-------------|---------------------|
| Sale Price: | Inquire For Pricing |
| Lot Size:   | 0.5ac-124 Acres     |
| Divisible:  | Yes                 |

## PROPERTY OVERVIEW

The Property is located at the heart of the busiest intersection in Brandon, Mississippi. In addition to being one of the fastest growing communities in the state, Brandon is consistently ranked as one of the Top 10 safest places to live in the state. The Property, situated at the corner of Interstate 20 and MS Hwy 18 is visible to over 106,000 vehicles daily. The immediate area surrounding the property has experienced high levels of new development in recent years. Chick-Fil-A, Starbucks, Home Depot, Chipotle, 7 Brew, Whataburger, and Mississippi's only Tesla dealership are a few of these noteworthy new projects. The Quarry is home to the Brandon Amphitheatre, the Rankin Trails, the Quarry Baseball Fields, and one of the state's largest Christmas lights parades each year. In February of 2025, ground was broken on a new 35,000sf Grocery Store and 25,000sf of accompanying retail on the Site.

## HIGHLIGHTS:

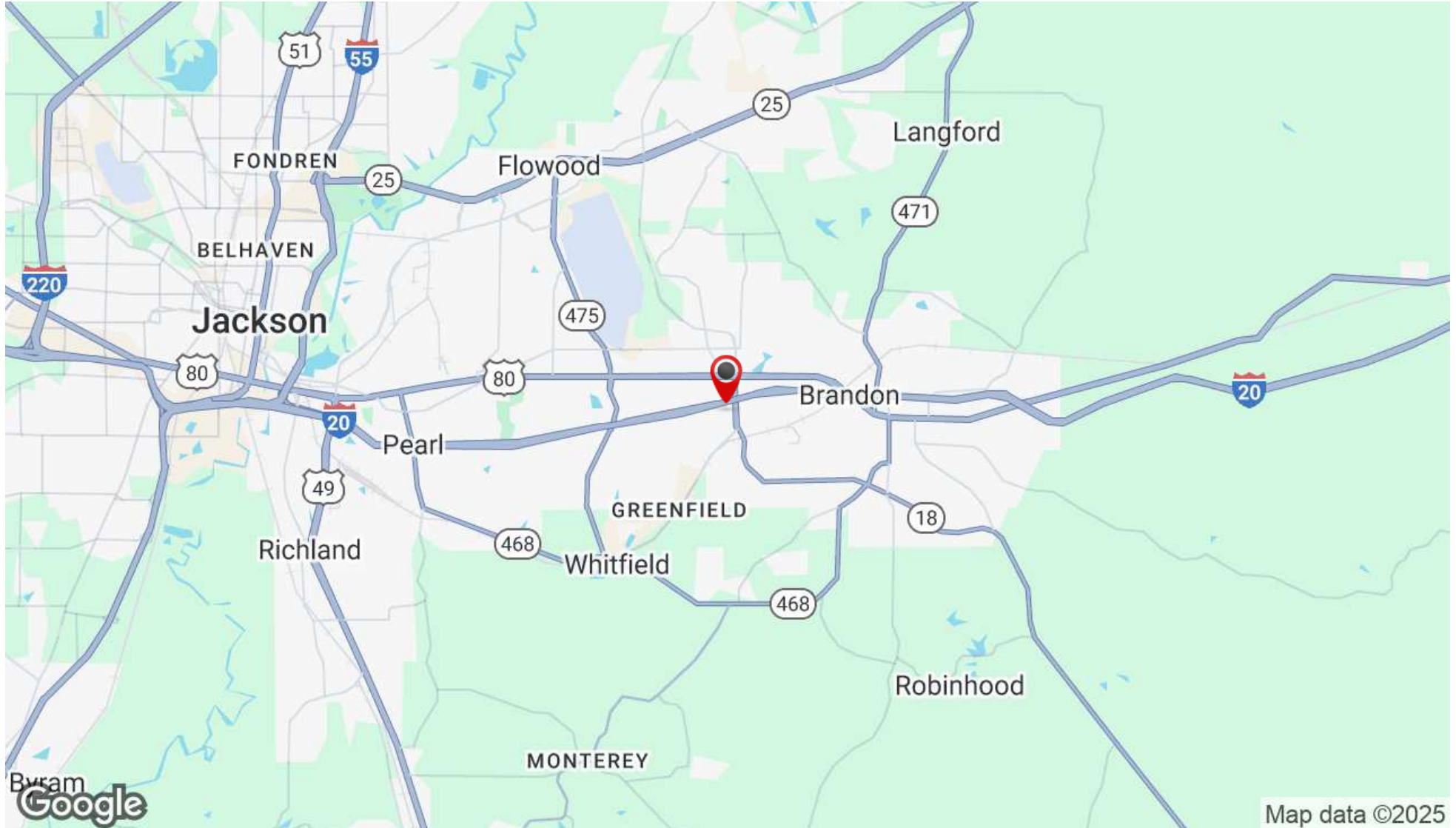
- Highest in Market Traffic Counts
- Interstate Visibility
- Rapidly Growing Area
- New Grocery Anchored Development

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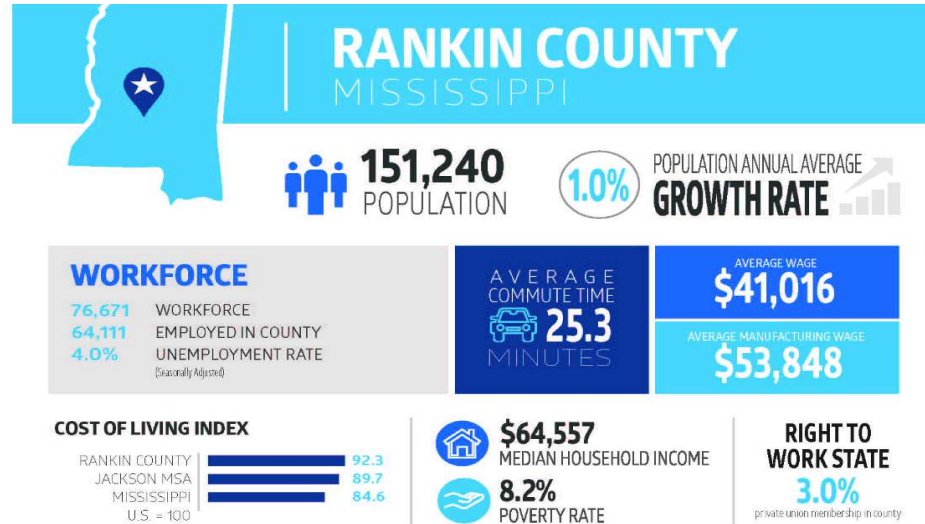
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## ABOUT BRANDON:

Brandon consistently ranks as one of the Top 10 Best Places to Live in Mississippi, as well as the Top 10 Safest. Brandon is celebrating her 194th Birthday, having grown from a population of 31 in 1828, to over 25,000 currently. Being one of the fastest growing communities in the state, people call Brandon home due to the high quality of life evident throughout the community. The Rankin County School District is the Third Largest in the State. The District recently received an Accountability Rating of "A" by the MS Dept. of Education. Every school in Brandon has received this distinction as well. Recently, a new state of the art Mixed-Use Development was announced just North of the Quarry and Brandon Amphitheatre developments. The Heights of Brandon will include; a 92 unit luxury loft apartment complex, 18,000sf of retail space including an upscale restaurant, and an 82 room, full-service boutique hotel to anchor the Development. The total project is expected to run north of \$50 Million and will break ground before the end of 2023. Directly neighboring the Subject Site, ground was broken on a 35,000sf Grocery Store and 25,000sf of accompanying Retail space in February of 2025.

## THE QUARRY/ BRANDON AMPHITHEATER

- 100,000+ annual visitors
- 42,000 (individual car) tickets sold for the Magic of Lights Christmas light show (2023)
- Typical Show Audience: 7-8,500 people per show
- 47% of in concert purchases come from out of state
- 23% YOY sales increase in 2023
- 65% of show goers are from outside the Jackson Metro
- \$20 Million+ initial investment

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# CONCEPTUAL MASTER PLAN

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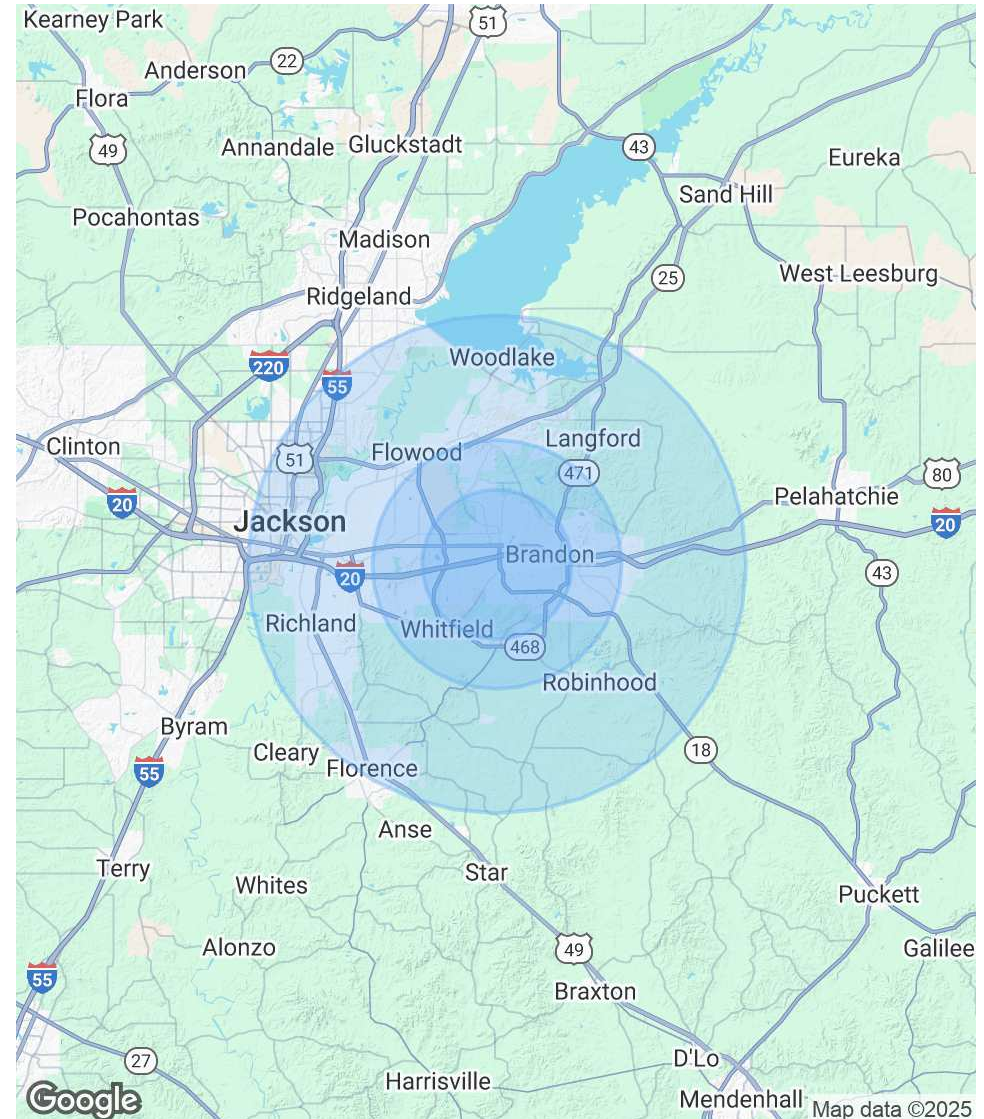
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| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 24,949  | 55,677  | 182,126  |
| Average Age          | 40.2    | 38.9    | 37.4     |
| Average Age (Male)   | 39.2    | 38.8    | 37.0     |
| Average Age (Female) | 41.1    | 39.4    | 38.5     |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 9,542     | 20,483    | 76,046    |
| # of Persons per HH | 2.6       | 2.7       | 2.4       |
| Average HH Income   | \$78,612  | \$78,560  | \$73,667  |
| Average House Value | \$170,018 | \$189,349 | \$166,883 |

| RACE                               | 3 MILES | 5 MILES | 10 MILES |
|------------------------------------|---------|---------|----------|
| Total Population - White           | 17,211  | 38,604  | 111,704  |
| Total Population - Black           | 7,228   | 15,042  | 63,300   |
| Total Population - Asian           | 160     | 635     | 2,081    |
| Total Population - Hawaiian        | 0       | 0       | 19       |
| Total Population - American Indian | 14      | 82      | 197      |
| Total Population - Other           | 145     | 515     | 2,090    |

2020 American Community Survey (ACS)



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