



COMMERCIAL PROPERTY FORECLOSURE AUCTION

RED ROOF INN

JACKSON NORTH RIDGELAND

810 ADCOCK STREET • RIDGELAND, MISSISSIPPI 39157

SITE
2.51
Acres
109,336 SF

ROOMS
103
31,738 Bldg SF

BUILDINGS
2
2 Stories Each

PARKING
121
Spaces
Paved Lot

AUCTION DATE

APRIL 30, 2026 • 11:00 AM CDT

Date subject to change

128 West North Street, Canton, MS 39046

ZONED C-2 GENERAL COMMERCIAL • MULTIPLE USE OPPORTUNITIES

HOTEL / MOTEL • COMMERCIAL REDEVELOPMENT • TEARDOWN / LAND VALUE • SENIOR LIVING • EXTENDED STAY • AND MORE

PROPERTY PREVIEWS BY APPOINTMENT

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Mozingo Real Estate & Auction (MSAL#268) in partnership with Gallivan Auctioneers & Appraisers

All information is derived from sources believed to be reliable but is not guaranteed. Prospective buyers are encouraged to independently verify all information and satisfy themselves as to the condition, value, and suitability of the property prior to bidding.

Foreclosure Auction: April 30, 2026 at 11:00 AM CDT *(date subject to change)* • **Location:** 128 West North Street, Canton, MS 39046

PROPERTY OVERVIEW

This 103-room hotel property is situated on approximately 2.51 acres (109,336 SF) at 810 Adcock Street in Ridgeland, Mississippi, directly along the Interstate 55 frontage road at Exit 103. Originally opened in 1985, the property consists of two 2-story buildings totaling 31,738 square feet of building area with 121 paved parking spaces. The site is zoned C-2 General Commercial. Situated 8 miles north of downtown Jackson in Madison County, the property benefits from proximity to Northpark Mall, the Amazon AWS Data Center, Tougaloo College, and the Jackson metro healthcare corridor.

PROPERTY DETAILS

Address	810 Adcock Street, Ridgeland, MS 39157	County	Madison County, Mississippi
Site Size	109,336 SF (2.51 Acres)	Parcel Number	71G-36D-025/02.00
Zoning	C-2 — General Commercial	Flood Zone	Zone X (Not in Special Flood Hazard Area)
Number of Buildings	2	Number of Stories	2 per building
Building Square Feet	31,738 SF (308 SF per room)	Access Type	Exterior Corridor
Total Guest Rooms	103 — (54) Standard, (46) King, (3) Other	Parking	121 paved spaces — Free, On-Site
Year Built	1985	Property Use Type	Investment / Hotel / Motel / Hospitality
Amenities	Sundries counter, coffee station, manager's apartment, in-house laundry		

ADJACENT USES

Direction	Adjacent Use
North	Auto Repair
South	Retail, Office
East	Residential
West	Interstate 55 Frontage Road

ABBREVIATED TERMS

Condition	Sold AS-IS, WHERE-IS — no warranties expressed or implied
Deposit	Due by winning bidder at the auction
Closing	Per terms of sale — NOT subject to financing contingency
Previews	By appointment — contact Matt Gallivan at (317) 227-3720

BUILDING CONDITION & RENOVATION HISTORY

The property was reported in good overall condition at the time of the most recent professional inspection. The building has an effective age of approximately 25 years (chronological age of 40 years) with an estimated remaining economic life of 20 years, which may be extended with future renovations. Recent improvements include a 2018 lobby and front desk renovation, as well as 2021 guestroom updates including new wall paint, flooring, case goods, bedding, and bathroom upgrades with new tub/shower surrounds, toilets, and tile.

CONDITION RATINGS

Component	Condition	Last Updated
Parking Lot	Good	—
Signage	Good	—
Landscaping	Good	—
Exterior Finish	Good	—
Roof	Good	—
Foundation / Structure	Good	—
Lobby	Good	2018
Guestroom Living Areas	Good	2021
Guestroom Sleeping Areas	Good	2021
Guestroom Bathrooms	Updated	2021
Exterior Corridors	Good	2021
In-House Laundry	Operational	2016
Manager's Apartment	Updated	2021

ECONOMIC LIFE SUMMARY

Typical Economic Life	45 Years
Chronological Age	40 Years
Effective Age	25 Years
Remaining Economic Life	20 Years (extendable with renovation)

The Chancery Court of Madison County closed the hotel in 2025 due to reported elevated levels of police activity at the property. City ordinances now require that hotel guestrooms not be accessible from exterior doors and that hotels meet Type 2B Construction per the current Building Code. The property features exterior corridor access, which represents an opportunity for conversion or redevelopment. The city has declined to confirm whether or how any nonconforming structures can be brought into compliance at this time. Buyers are encouraged to independently verify all information regarding property conditions, zoning requirements, and regulatory compliance.

LOCATION & ACCESSIBILITY

The property enjoys a highly visible and accessible location directly along the Interstate 55 frontage road at Exit 103 in Ridgeland, Mississippi — a thriving suburban community 8 miles north of downtown Jackson. The site benefits from proximity to major interstate highways, the Jackson-Medgar Wiley Evers International Airport, Northpark Mall, the Amazon AWS Data Center, and the Jackson metro healthcare corridor.

LOCATION HIGHLIGHTS

I-55 Interchange (Exit 103)	Directly Adjacent	Downtown Jackson	8–10 mi / 15–25 min
Jackson-Evers Intl Airport (JAN)	7.5 mi / 15–30 min	Northpark Mall	~1 mile east
Renaissance at Colony Park	~1.5 miles north	Tougaloo College	1 mile
Amazon AWS Data Center	Ridgeland area	Trustmark Park (Minor League)	Walking distance
St. Jude Medical Center	2.58 miles	Baptist Medical Center	6 miles

ACCESS & VISIBILITY RATINGS

Major Highways	Interstates 55 and 20, U.S. Highway 51
Primary Airport	Jackson-Medgar Wiley Evers International Airport (7.5 miles)
Regional Access	Very Good
Local Accessibility	Very Good
Building Visibility	Good
Hotel Signage	Good

KEY DEMAND DRIVERS

- ▶ **I-55 Corridor** — Major north-south interstate connecting Jackson to Memphis; direct frontage at Exit 103
- ▶ **Amazon AWS Data Center** — Mississippi expansion driving construction workforce and lodging demand in Ridgeland
- ▶ **Northpark Mall** — 958,000 SF regional shopping destination with 120+ retailers, approx. 1 mile east
- ▶ **Healthcare Corridor** — St. Jude Medical Center (2.58 mi), Baptist Medical Center (6 mi), multiple hospitals within 6 miles
- ▶ **C Spire Wireless HQ** — 6th largest U.S. wireless provider headquartered in Ridgeland
- ▶ **Cal-Maine Foods HQ** — Largest U.S. shell egg producer headquartered in Ridgeland
- ▶ **Jackson MSA** — 539,057 metro population; stable regional economic base
- ▶ **Tougaloo College** — Located 1 mile from property; generates academic and event-related lodging demand

NEIGHBORHOOD COMPOSITION

The surrounding neighborhood is characterized by a stable mix of residential (50%), retail and restaurant (20%), office and industrial uses (20%), with the remainder being other uses (5%) and undeveloped land (5%). Proximate businesses include Walmart Supercenter, Lowe's, Acura of Jackson, Starbucks, Whataburger, Wendy's, and Chipotle. Notable developments include a Holiday Inn Express across Interstate 55 and a Tru by Hilton currently under construction nearby. The former Cabot Lodge was demolished and redeveloped as a senior living facility in 2023.

MARKET CONTEXT

RIDGELAND POPULATION

24,553

2026 Estimate

JACKSON MSA POPULATION

539,057

Metro Area

MADISON COUNTY TAX RATE

0.66%

of Assessed Value

MEDIAN HOUSEHOLD INCOME

\$63,470

-\$66,038 (Ridgeland)

POTENTIAL USES & OPPORTUNITIES

The C-2 General Commercial zoning designation permits a broad range of commercial uses, making this property attractive to a diverse buyer pool. The 2.51-acre site with existing building infrastructure, 121 parking spaces, and prime I-55 frontage offers significant flexibility for reuse or redevelopment.

Hotel / Motel Continuation

Renovate and reopen as a branded or independent hotel. Recent 2021 guestroom updates and 2018 lobby renovation provide a strong foundation. Exterior corridor enclosure and PIP compliance required for branded operation.

Brand Conversion / Re-Flagging

Acquire and convert to another economy or midscale hotel brand. The 103-room infrastructure and prime I-55 location support multiple brand options in the economy and midscale segments.

Extended Stay Facility

Convert to an extended-stay property to serve growing demand from construction workers, traveling professionals, and temporary workforce. Room configuration and existing laundry facilities support this use.

Senior Living / Assisted Living

The neighboring Cabot Lodge was successfully redeveloped as a senior living facility in 2023, establishing local precedent. Proximity to multiple medical centers enhances this use case.

Commercial Redevelopment

C-2 zoning permits retail, office, medical office, or mixed-use development. The 2.51-acre site with I-55 frontage and proximity to Northpark Mall supports a variety of commercial uses.

Teardown / Land Value

Demolish existing structures and redevelop the 2.51-acre parcel. The site's I-55 frontage, excellent access, and C-2 commercial zoning make it attractive for ground-up development of any permitted commercial use.

Workforce / Student Housing

Convert to multi-family or workforce housing. The existing room infrastructure could be adapted for apartments or student housing, given proximity to Tougaloo College and major employers.

Mixed-Use Development

The site size and zoning support mixed-use development combining retail, office, and residential elements, consistent with the surrounding neighborhood's diverse commercial character.

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Environmental & Site Notes

No site-specific nuisances or hazards were reported, and no visible signs of toxic ground contaminants were observed at the time of professional inspection. No extraordinary soil conditions were apparent from visual inspection. The site is located in FEMA Flood Zone X (not in a Special Flood Hazard Area). No known easements or encroachments significantly affect the property's utility or marketability. Buyers are strongly encouraged to obtain independent environmental assessments and independent professional consultations.

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