

## PRIME DEVELOPMENT SITE FOR SALE



# ORLEANS WAY

000 Orleans Way, Brandon, MS 39042

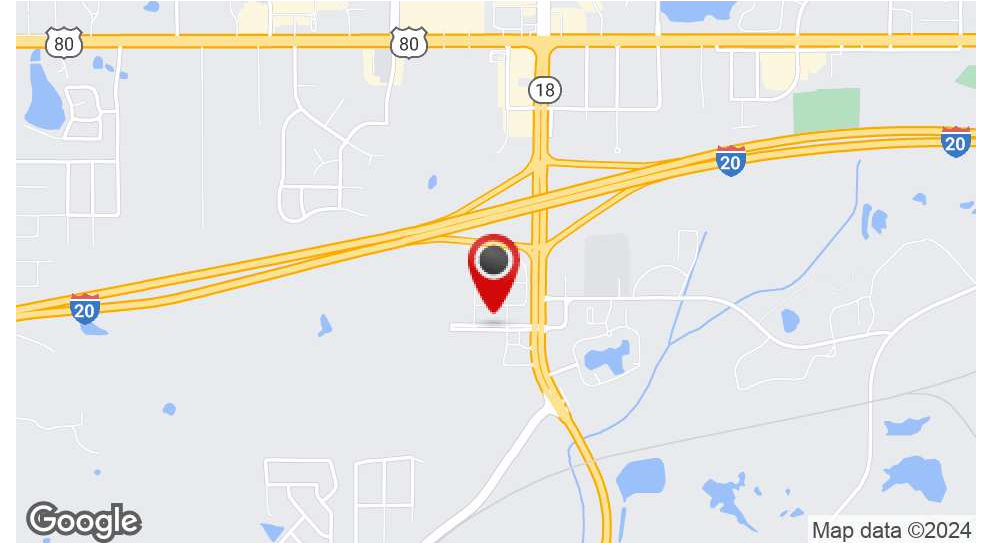
### JOHN MICHAEL HOLTSMANN

Principal  
601.914.0800  
johnmichael@duckworthrealty.com

DUCKWORTH  
REALTY

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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 also one of the safest. The Property, situated at the corner of Interstate 20 and MS Hwy 18 is visible to over 106,000 people daily. The immediate area of the property has experienced high levels of new development in recent years. Chick-Fil-A, Starbucks, Home Depot, and Mississippi's only Tesla dealership are a few of these noteworthy new projects. The Quarry, a \$14 Million, 250 acre mixed use development was completed in 2018 and is located directly across MS-18 from the subject property. The Quarry is home to the Brandon Amphitheatre, the Rankin Trails, the Quarry Baseball Fields, and one of the state's largest Christmas light parades each year.

## PROPERTY HIGHLIGHTS

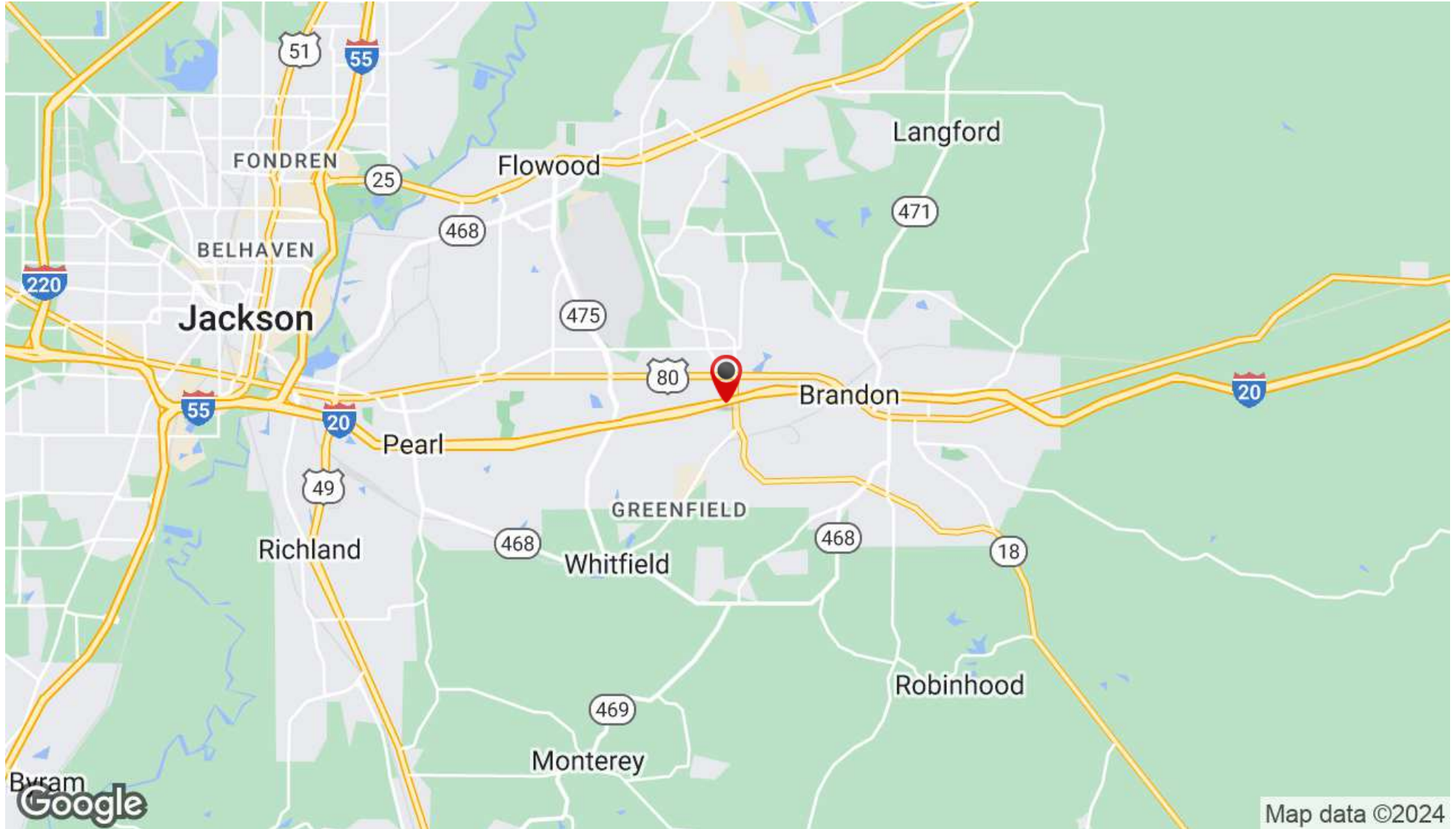
- HIGHEST IN MARKET TRAFFIC COUNTS
- INTERSTATE VISIBILITY
- RAPIDLY GROWING AREA

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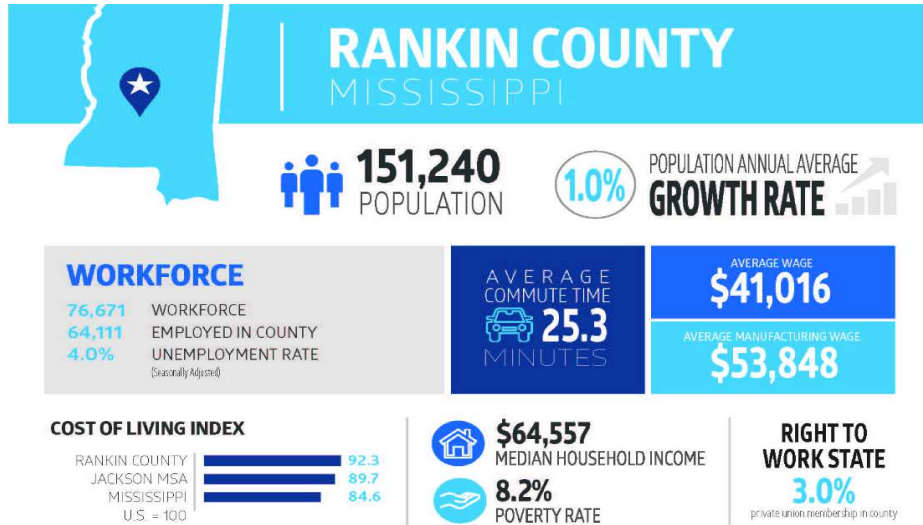
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## ABOUT BRANDON:

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 193rd 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 because of 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.

## THE QUARRY/ BRANDON AMPHITHEATER

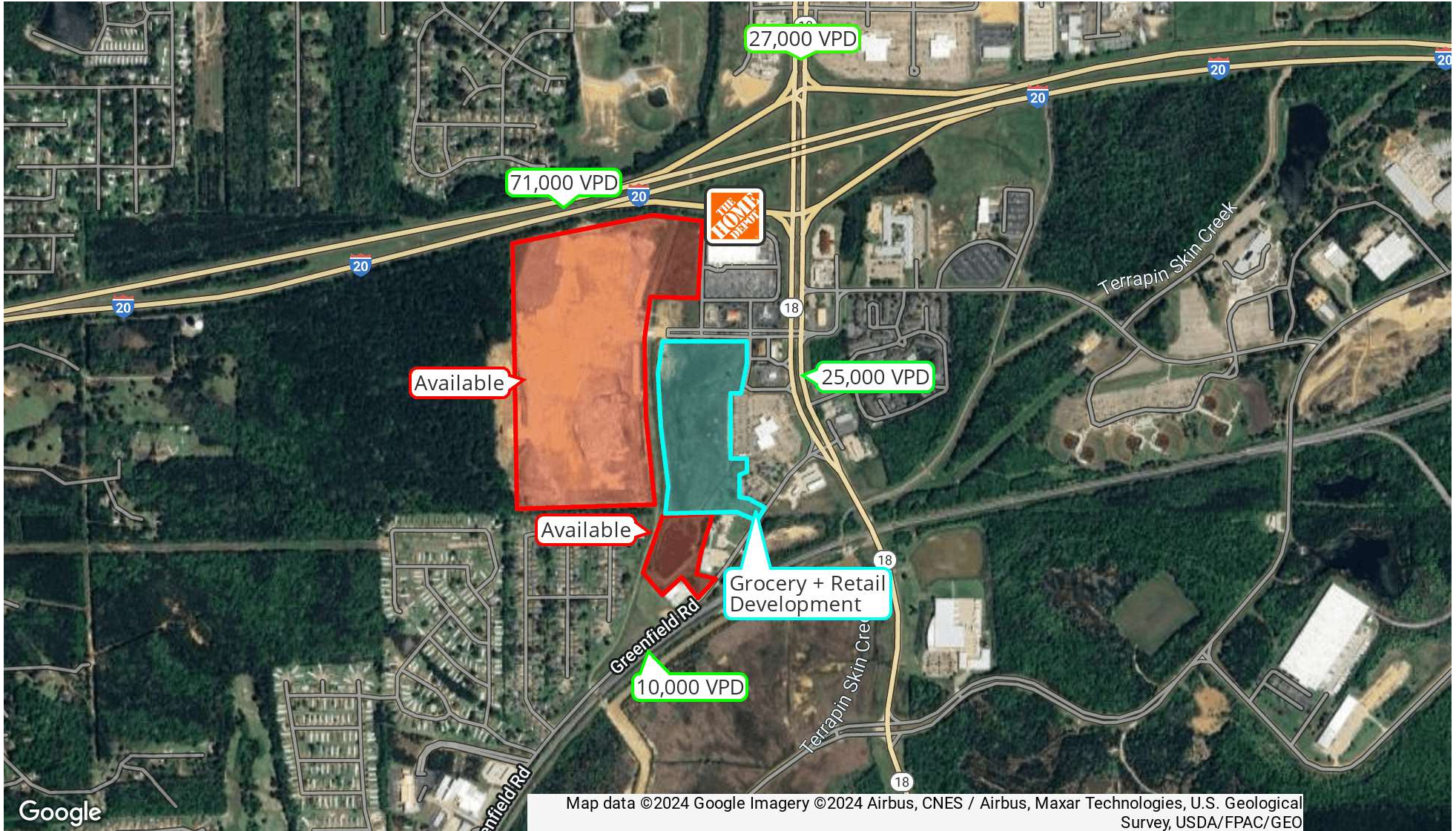
- 100,000+ annual visitors
- 42,000 (individual car) tickets sold for the Magic of Lights Christmas light show (2023)
- Typical Show Audience: 7-8,500 people per show
- 47% of in concert purchases come from out of state
- 23% YOY sales increase in 2023
- 65% of show goers are from outside the Jackson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

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# CONCEPTUAL MASTER PLAN

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## 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

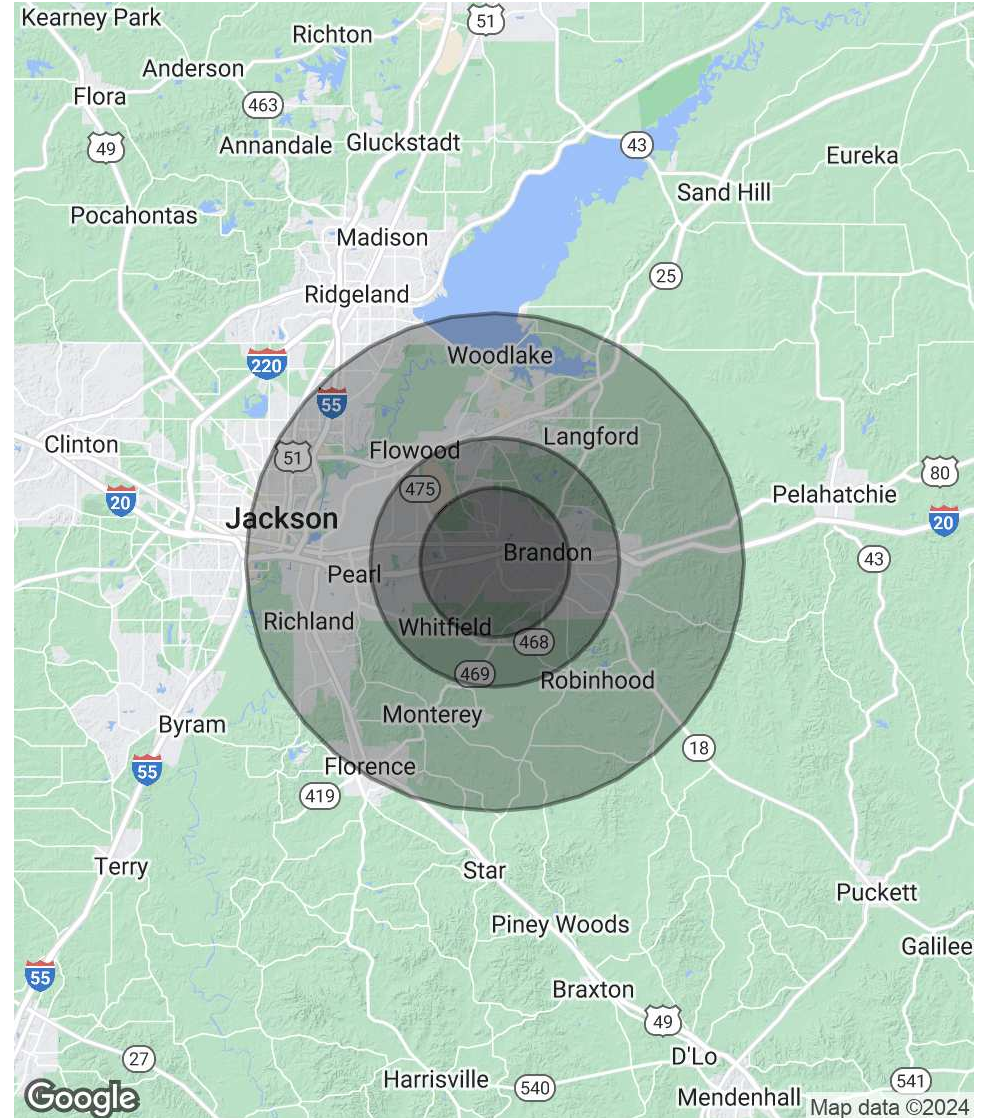
## HOUSEHOLDS & INCOME

	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

\* Demographic data derived from 2020 ACS - US Census



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