



THE RESIDENCES AT GLEN OAKS 144 UNITS

CONFIDENTIAL OFFERING MEMORANDUM

850 LINDBERGH DR., JACKSON, MS 39209

CONTACT:



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INQUIRIES AND OFFERS:

Questions, Tour Requests and Offers should be delivered to the attention of Luke Nicholls.

Prospective Purchasers will have the opportunity to visit the property via pre scheduled property tours. These tours will include access to a sampling of available units and limited access to property personnel. In order to accommodate the ongoing operations, ***property visitation will take place May 27-29, 2025.***

No property tours will be allowed under any circumstances without a scheduled appointment and prospective purchasers may not contact the property or visit the property without being accompanied by a representative of Vintage Realty Company.

Call for Offers/Bid Deadline is scheduled for Friday, June 13, 2025.

Offers should be submitted in the form of a non-binding Letter of Intent, complete with all applicable terms including, but not limited to:

- 1) Asset pricing
- 2) Inspection and closing time frame
- 3) Deposit amount
- 4) Description of debt/equity structure
- 5) Any financing contingencies that might exist
- 6) Explanation of which parties pay closing costs

DISCLAIMER:

The Information Obtained Herein Is Assumed To Be Correct And Market Supported. Output Produced From This Model Should Not Be Considered An Appraisal. Projections Are Forecasts And Are Not To Be Considered Fact. The Information Contained In This File Is Privileged And Confidential. All Information Contained Herein Is Believed To Be Accurate, But Is Not Warranted And No Liability Of Errors Or Omissions Is Assured By Either The Property Owner Or Vintage Realty Company Or Its Agents And Employees. Prices As Stated Herein And Product Availability Is Subject To Change And/Or Sale Without Prior Notice, And All Sizes And Dimensions Are Subject To Correction. This File May Not Be Reproduced Physically Or In Electronic Format Without The Written Consent Of Vintage Realty Company. 4/2025

PROPERTY SUMMARY

ADDRESS	850 LINDBERGH DR., JACKSON, MS 39209
YEAR BUILT	1975
UNITS	144
BUILDINGS	24
TOTAL SQUARE FEET	160,160
AVERAGE UNIT SIZE	976
PARKING SPACES	375
AVERAGE MARKET RENT	\$786.67
AVERAGE RENT/SQ FT	\$0.81
OCCUPANCY	98.61%

Residences at Glen Oaks offers residents three (3) floor plans averaging 976 square feet, comprised of 1, 2, and 3 bedroom units. The 24 two-story garden style buildings are of woodframe construction with brick and vinyl veneer, and wood trim with pitched roofs. Wiring is understood to be copper.



FLOOR PLANS		
32	22%	1 Bed, 1 Bath 720 Sq Ft
72	50%	2 Beds, 2 Baths 1,010 Sq Ft
40	28%	3 Beds, 2 Baths 1,120 Sq Ft



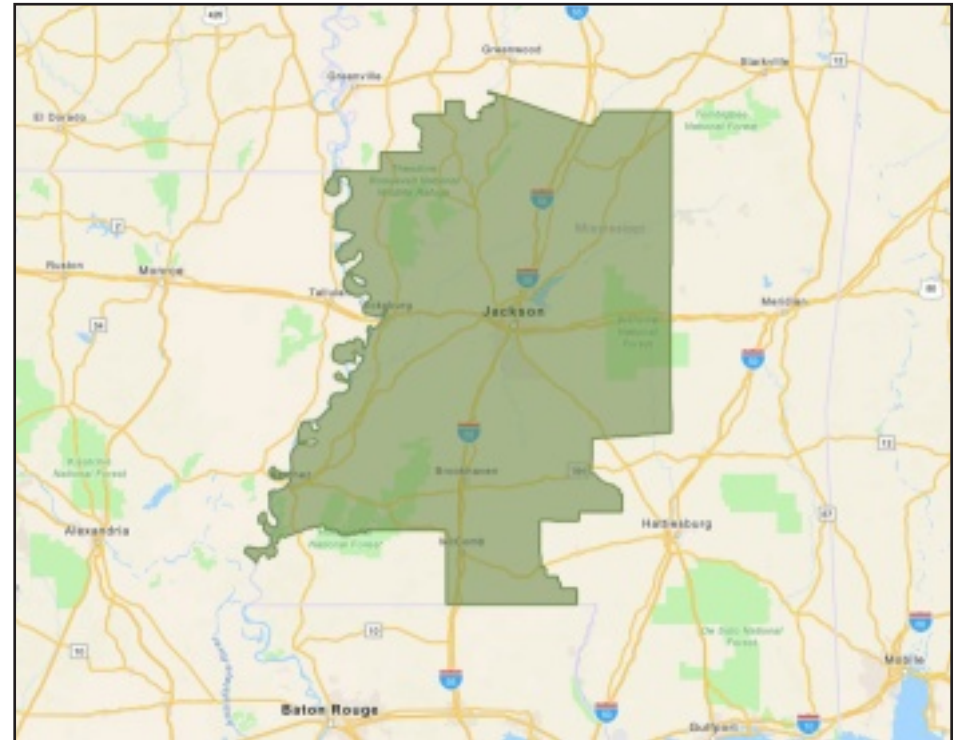
JACKSON, MS is the capital of Mississippi and the most populous city in the state. Located in Hinds County, Jackson is the anchor for the Jackson metropolitan statistical area, the largest metropolitan area located entirely in the state and the tenth-largest urban area in the Deep South. The Jackson DMA area population is 885,165.

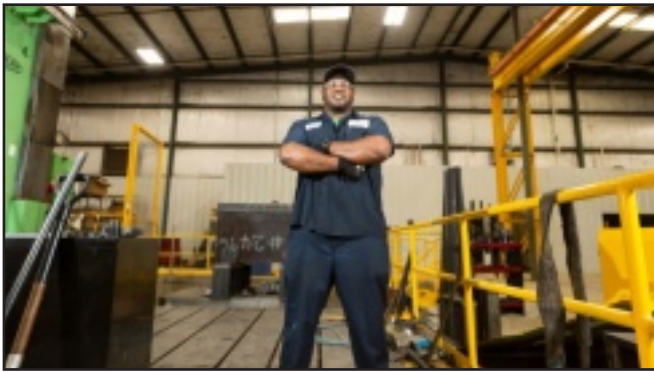
West Jackson encompasses an area spanning roughly from Gallatin Street west towards Clinton, Mississippi. Bounded to the south by Interstate 20, West Jackson is made up of a diverse collection of neighborhoods, communities, and destinations. With its most eastern region still very much in the heart of the city, residents can enjoy the restaurants, shopping, and nightlife of Mississippi's capital city. Further west, an array of apartment rentals ranging from affordable to upscale and single-family homes of the vintage and modern variety can be found. The commuting crowd will be well taken care of thanks to the interstates and thoroughfares that run through West Jackson. This area is also home to Mississippi College.

Hinds County offers discerning students and faculty a premier quality of life and unparalleled selection in a metropolitan higher education capital. With a collective student population twice that of any of the big three Mississippi universities and more degree programs offered than any other county in the state, Hinds provides a richly diverse choice of private and public schools, networking, internship and job opportunities within Mississippi's largest business community.

HIGHER EDUCATION

Jackson State University	2.8 mi from property
Univ. of Miss. Medical Center	5.7 mi from property
Mississippi College	7.5 mi from property
Belhaven University & Millsaps College	10 mi from property





The area's largest industries include Advanced Manufacturing, Healthcare, IT, Food Processing, and Distribution & Warehousing, and major notable employers include Nissan, Continental, and Entergy. Other employers to note include McNeely Plastics, Ergon, Eaton Aerospace, Vertex Aerospace, and Vantech Hitachi Transport System. Jackson's economy is aided by its transportation infrastructure – the Jackson-Medgar Wiley Evers International Airport offers non-stop flights to 6 of the nation's 10 largest airports. I-20 and I-55 intersect in Jackson provide connectivity to Atlanta, Dallas, Nashville, Memphis, and other regional cities.

The Clinton Public School System is ranked the 4th-best system in the state, and local universities include Millsaps College, Mississippi College, Belhaven University, and Jackson State University. The Jackson Public School District and Rankin County School District account for 7,000 jobs. In terms of healthcare, University of Mississippi Medical Center (722 beds) is the largest hospital in the state of Mississippi, while Baptist Medical Center is the 3rd-largest hospital in the state. St. Dominic Hospital (4th-largest in the state), Merit Health (10th-largest in the state), and Mississippi State Hospital also anchor Jackson's healthcare sector.



POPULATION

5 MILE RADIUS AROUND PROPERTY

101,566

JACKSON, MS MSA

885,165

STATE OF MISSISSIPPI

2,955,387



NUMBER OF WHITE COLLAR EMPLOYEES

5 MILE RADIUS AROUND PROPERTY

62.3%

JACKSON, MS MSA

60.2%

STATE OF MISSISSIPPI

56.9%



NUMBER OF HOUSEHOLDS

5 MILE RADIUS AROUND PROPERTY

43,585

JACKSON, MS MSA

353,635

STATE OF MISSISSIPPI

1,169,953



AVERAGE HOUSEHOLD INCOME

5 MILE RADIUS AROUND PROPERTY

\$59,997

JACKSON, MS MSA

\$81,426

STATE OF MISSISSIPPI

\$79,155



MEDIAN AGE

5 MILE RADIUS AROUND PROPERTY

36.2

JACKSON, MS MSA

39.9

STATE OF MISSISSIPPI

39.6



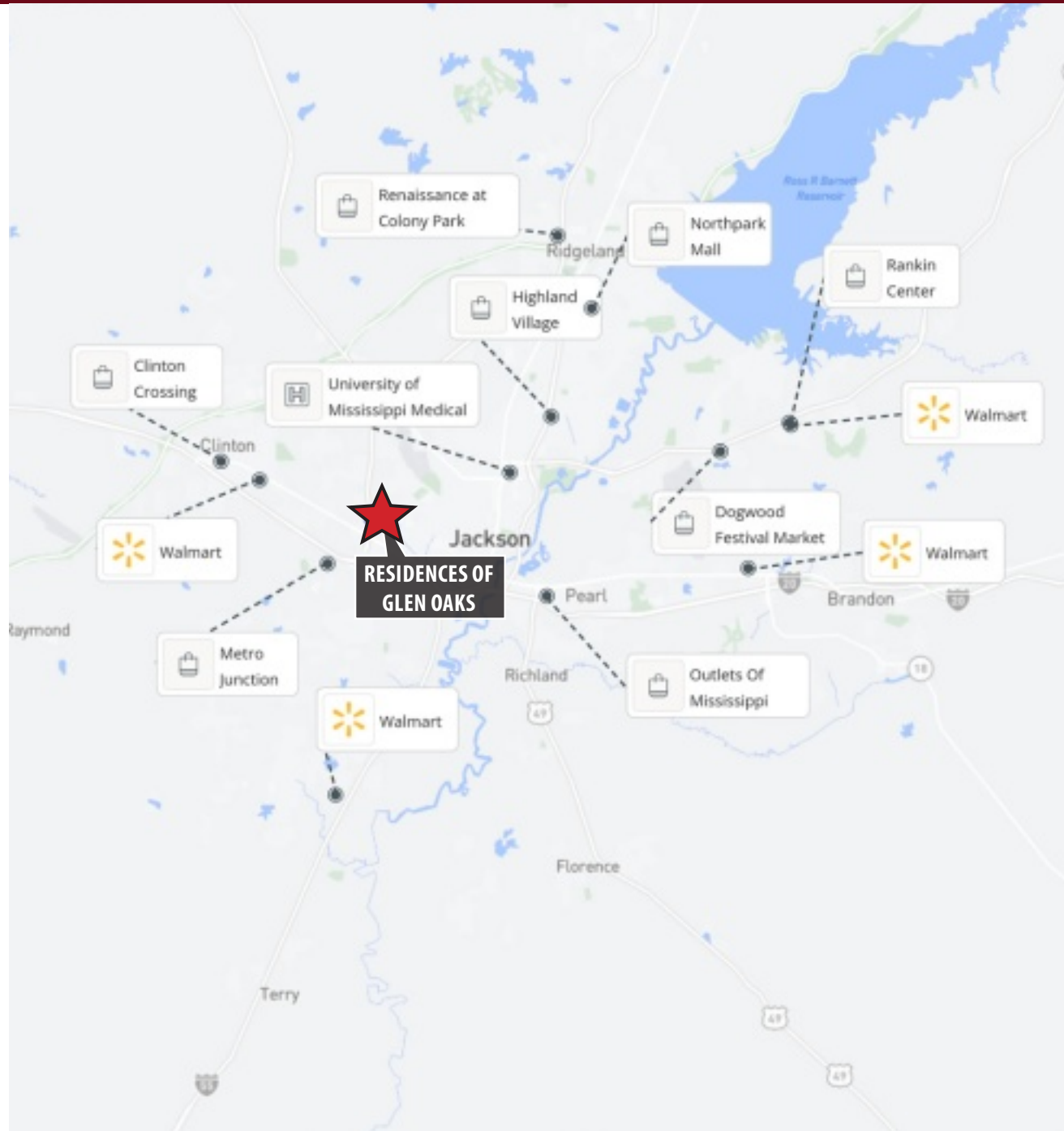
UMMC



OUTLETS OF MS



JACKSON STATE UNIVERSITY





MAJOR EMPLOYERS

<u>STATE OF MISSISSIPPI</u>	11,870
<u>U OF MS MEDICAL CENTER (UMMC)</u>	10,000
<u>NISSAN NORTH</u>	6,500
<u>JACKSON PUBLIC SCHOOL DISTRICT</u>	4,000
<u>BAPTIST MEMORIAL MEDICAL CENTER</u>	3,500
<u>RANKIN COUNTY SCHOOL DISTRICT</u>	3,000
<u>TRUSTMARK NATIONAL BANK HQ</u>	2,800

<u>ST. DOMINIC HOSPITAL</u>	2,697
<u>JACKSON STATE UNIVERSITY</u>	1,232
<u>MISSISSIPPI STATE HOSPITAL</u>	1,100
<u>ENERGY MISSISSIPPI</u>	1,073
<u>MERIT HEALTH RIVER OAKS</u>	821
<u>CONTINENTAL TIRE (CLINTON)</u>	400 - 2,500 AT FULL CAPACITY



FLOOR PLANS:

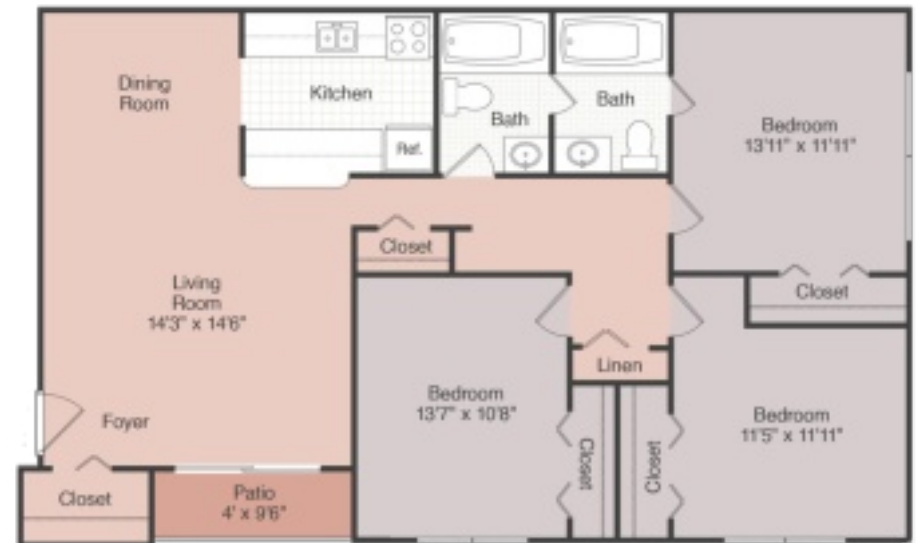
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1 Bed, 1 Bath 720 Sq Ft



2 Beds, 2 Baths 1,010 Sq Ft



3 Beds, 2 Baths 1,120 Sq Ft

COMMUNITY AMENITIES:

Laundry Facilities

Maintenance on site

Property Manager on site

24 Hour Access

Online Services

Pet-Friendly

Playground

Easy Interstate Access





UNIT AMENITIES:

Central Heat & Air

Designer Lighting

Fully Equipped Kitchens

Wood-Style Flooring

High Speed Internet Access

Dishwasher

Kitchen with Oven & Range

Refrigerator

Walk-In Closets

Balcony



VINTAGE MULTIFAMILY BROKERAGE

LUKE NICHOLLS

LICENSED BY LREC

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