

4123 I-55 SOUTH FRONTAGE ROAD, JACKSON, MS 39212
JACKSON MS SHRINER PROPERTY PRICED AT: \$2,500,000.00



JON-DAVID JOHNSON, CCIM
Commercial/Investment Real Estate
Advisor
601.707.5555
jondavid.johnson@sperrycga.com
MS #B-17543

JD JOHNSON REALTY
164 WATFORD PARKWAY DRIVE
CANTON, MS 39046
WWW.SPERRYCGA.COM



DESCRIPTION



PROPERTY DESCRIPTION

The Jackson Wahabi Shriners Temple was constructed new in 1987 on a +/- 28 Acre parcel of land located along the I-55 South Frontage Road at the Elton Road exit on the West side of I-55 in Jackson Mississippi. Roughly eight acres are being utilized for the facility and the remaining land is unimproved mostly pine timber. The building is situated on a hill with great visibility from both North and South bound lanes of Interstate 55 with an average daily traffic count of 53,000 vehicles per day. Easily accessed from the Elton Road I-55 exit less than .5 miles to the South. The grounds are fenced on three sides with a brick and steel access-controlled entry gate. The parking area will accommodate +/-175 vehicles with room for overflow parking. There are seven concrete RV pads with hookups and a large pavilion with separate restrooms. The building is +/-47,000sf with a ground floor footprint of 130'x250' (+/-32,000sf) and is entirely heated and cooled. The main entrance is accessed via an extended drive through a "porte cochere canopy", in the back of the building, there is also a metal awning area for storage, outdoor cooking, etc. and a grade level overhead door for loading and unloading. The ground floor consists of a large lobby area leading into the main assembly, which is roughly 26,000sf and extends to the second-floor ceiling. The perimeter of the first-floor main assembly area consists of office and meeting rooms, a large commercial kitchen, several restrooms and a stage area with parquet flooring. The second floor is accessed via elevator and a large staircase and consist of more office/meeting rooms and restrooms. The building has been very well maintained and is in great condition. The most obvious alternate use for the property is for a church or an event venue, however the property is also suited for many other specialty uses such as a municipal building, community center, skating ring, bowling alley, entertainment venue, self-storage conversion, cannabis cultivation, campground, motorcycle dealership, automotive dealership, lite manufacturing facility... to name a few.

LOCATION DESCRIPTION

Located within the City limits of Jackson, the capital of Mississippi, five miles south of the downtown area along the I-55 South Frontage Road at the Elton Road exit on the West side of I-55. Less than .5 miles to the South of Elton exit.

47,000 SF SPECIAL USE BUILDING WITH 28 ACRES

4123 I-55 SOUTH FRONTAGE ROAD, JACKSON, MS 39212

SperryCGA - JD Johnson Realty // 164 WATFORD PARKWAY DRIVE, CANTON, MS 39046 // SPERRYCGA.COM

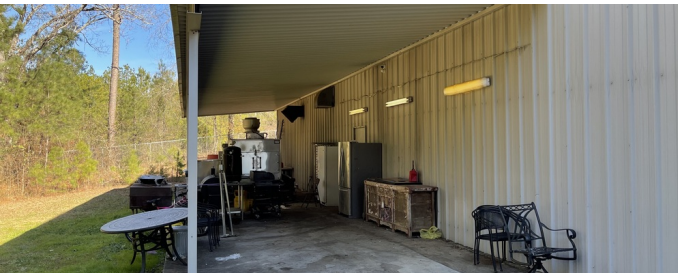
PROPERTY DESCRIPTION // 2

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



*Each SperryCGA office independently owned and operated

PROPERTY PHOTOS



47,000 SF SPECIAL USE BUILDING WITH 28 ACRES

4123 I-55 SOUTH FRONTAGE ROAD, JACKSON, MS 39212

SperryCGA - JD Johnson Realty // 164 WATFORD PARKWAY DRIVE, CANTON, MS 39046 // SPERRYCGA.COM

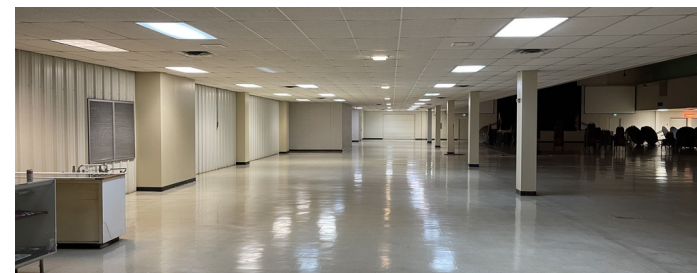
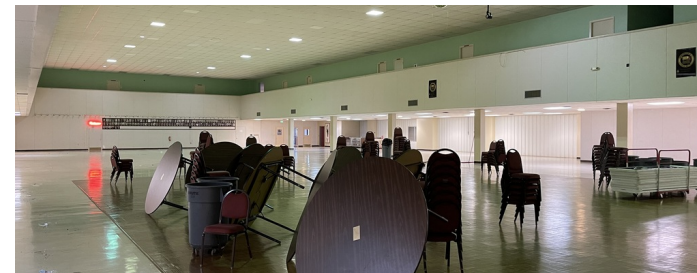
ADDITIONAL PHOTOS // 3

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



*Each SperryCGA office independently owned and operated

PROPERTY PHOTOS



47,000 SF SPECIAL USE BUILDING WITH 28 ACRES

4123 I-55 SOUTH FRONTAGE ROAD, JACKSON, MS 39212

SperryCGA - JD Johnson Realty // 164 WATFORD PARKWAY DRIVE, CANTON, MS 39046 // SPERRYCGA.COM

ADDITIONAL PHOTOS // 4

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



*Each SperryCGA office independently owned and operated

PROPERTY PHOTOS



47,000 SF SPECIAL USE BUILDING WITH 28 ACRES

SperryCGA - JD Johnson Realty // 164 WATFORD PARKWAY DRIVE, CANTON, MS 39046 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

4123 I-55 SOUTH FRONTAGE ROAD, JACKSON, MS 39212

ADDITIONAL PHOTOS // 5



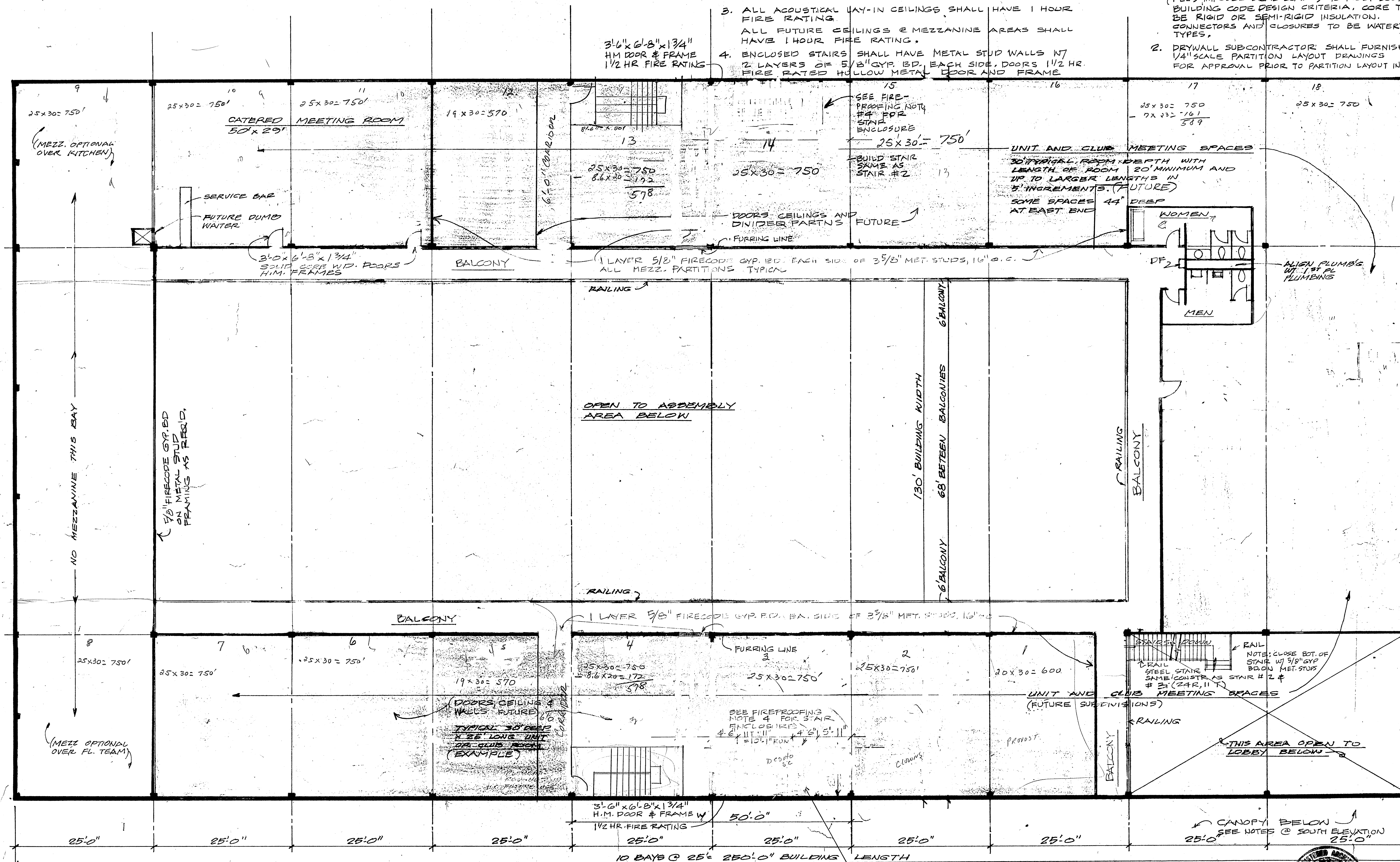
*Each SperryCGA office independently owned and operated

FIREPROOFING NOTES TYPE 2 BUILDING

1. ALL STEEL COLS. TO RECEIVE 2 LAYERS
5/8" FIRECODE GYPSUM BOARD PER PUBLISHED
STANDARDS OF U.S. GYPSUM CO. OR APPROVED EQUAL MFG.
2. ALL EXPOSED STEEL BEAMS SHALL RECEIVE 1 HOUR
SPRAY-ON FIREPROOFING.
3. ALL ACOUSTICAL LAY-IN CEILINGS SHALL HAVE 1 HOUR
FIRE RATING.
ALL FUTURE CEILINGS @ MEZZANINE AREAS SHALL
HAVE 1 HOUR FIRE RATING.
4. ENCLOSED STAIRS SHALL HAVE METAL STUD WALLS W/ 7
2 LAYERS OF 5/8" GYP. BD. EACH SIDE. DOORS 1 1/2 HR.
FIRE RATED HOLLOW METAL DOOR AND FRAME

GENERAL NOTES

1. EXTERIOR WALLS SHALL BE SANDWICH PANELS CONSISTING OF PREFINISHED METAL INTERIOR AND EXTERIOR SURFACE. PANELS DESIGNED TO WITHSTAND LIVE AND WIND LOADS (PLUS IMPOSED DEAD LOADS) TO MEET SOUTHERN BUILDING CODE DESIGN CRITERIA. CORE TO BE RIGID OR SEMI-RIGID INSULATION. CONNECTORS AND CLOSURES TO BE WATERPROOF TYPES.
2. DRYWALL SUBCONTRACTOR SHALL FURNISH 1/4" SCALE PARTITION LAYOUT DRAWINGS FOR APPROVAL PRIOR TO PARTITION LAYOUT IN FIELD.

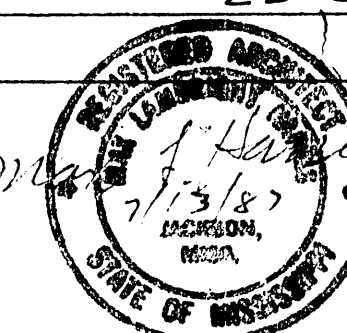


MEZZANINE FLOOR PLAN

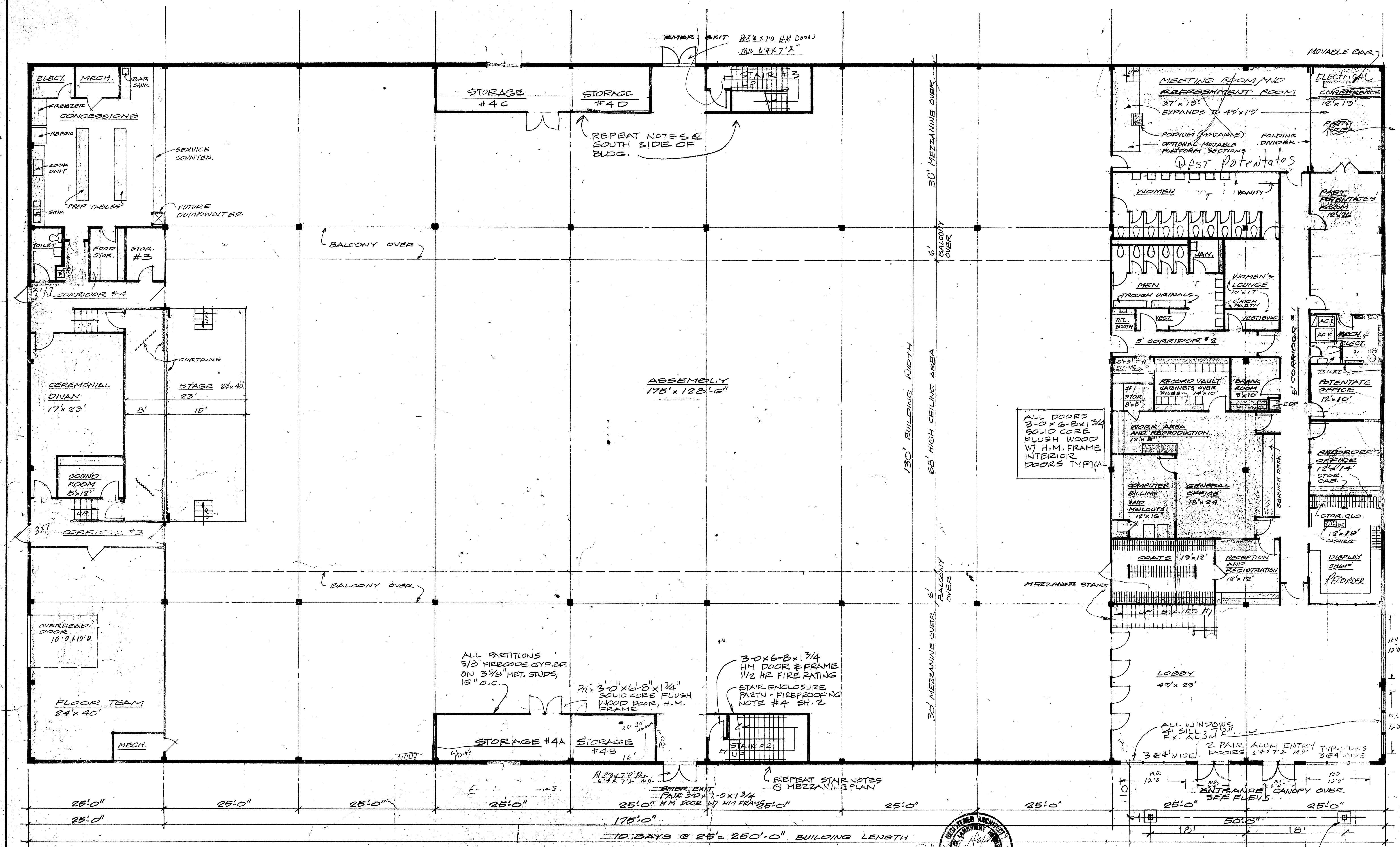
SCALE: $1/8" = 1'-0"$

SHADED AREAS = MEZZANINE

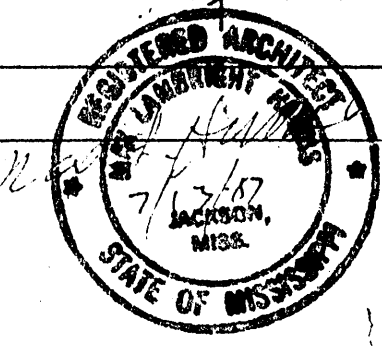
STAIRS: STRINGERS & LANDING FRAME 12C 20.7
1/2" CONC FILLED 11GA PAN CONSTR. LANDING
FRAME TO HAVE 11" X 3/4" X 2" LOGS, SPACING
4" O.C. TREADS 11" X 3/4" X 1" NOSE RISE TO BE
24 EQUAL C.G. 7" = 13'-4" NORTH
MEZZANINE
TOTAL RISE, HANDRAILS 1 1/4"
PIPE HANDRAIL 2" - 8" ABOVE NOSE TYPICAL,
SUPPORTS 5' O.C. MAX. SUBMIT SHOP DRG'S.



REVISIONS	BY



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"






WAHABI TEMPLE
 JACKSON, MISSISSIPPI

REV. 6-30-87
Date: SEPT. 1985
Scale: 1/8" = 1'-0"
Drawn: L.H. RENNOLD
Job: 85-0407
Sheet: 1
Of: 1 Sheets

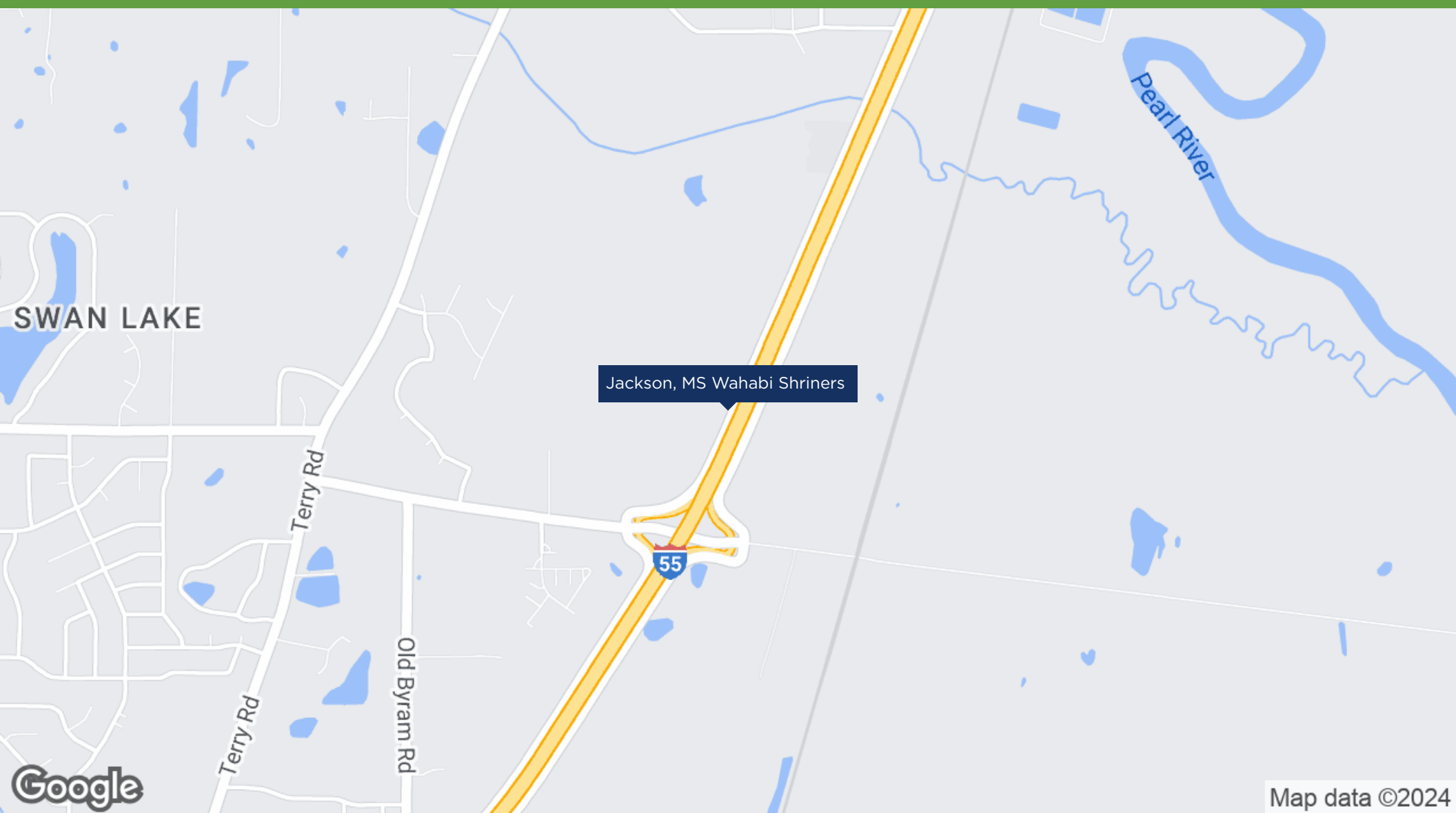
Sperry CGA - JD Johnson Realty / 601.624.7288

Wahabi Shriners
Jackson MS Property

Legend

-  Elton Woods Church of God
-  Rosemont Gardens Memorial Park
-  Wahabi





47,000 SF SPECIAL USE BUILDING WITH 28 ACRES

4123 I-55 SOUTH FRONTAGE ROAD, JACKSON, MS 39212

SperryCGA - JD Johnson Realty // 164 WATFORD PARKWAY DRIVE, CANTON, MS 39046 // SPERRYCGA.COM

REGIONAL MAP // 9

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



*Each SperryCGA office independently owned and operated

ADVISOR BIO & CONTACT

JON-DAVID JOHNSON, CCIM

Commercial/Investment Real Estate Advisor



164 Watford Parkway Drive
Canton, MS 39046
T 601.707.5555
C 601.624.7288
jondavid.johnson@sperrycga.com
MS #B-17543

PROFESSIONAL BACKGROUND

Serving Central Mississippi and the Mississippi Gulf Coast

Jon-David began his commercial real estate career in 2006 and in 2010 formed “JD Johnson Realty” where he is currently the principal broker. Throughout his career Jon-David has gained experience as a broker and investor in industrial properties, self-storage, office buildings, retail, commercial development land, multi-family properties, mobile home communities and 1031 exchange transactions. Jon-David is an active member of CCIM, the Mississippi Commercial Association of Realtors, the Central Mississippi Association of Realtors, and the Gulf Coast Association of Realtors.

In early 2018, “JD Johnson Realty” joined “Sperry Commercial Global Affiliates” as its first Mississippi affiliate.

MEMBERSHIPS & AFFILIATIONS

Sperry CGA, CCIM, MCAR, NAR, ICSC, GCAR, CMR

CCIM

CCIM stands for Certified Commercial Investment Member. CCIM designees have completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate.

Above all, the CCIM designation represents proven expertise in financial, market, and investment analysis, in addition to negotiation. Courses in these core competencies are taught by industry professionals, ensuring all material reflects the state of the industry.

Sperry Commercial Global Affiliates

In 1987, Rand Sperry co-founded “Sperry Van Ness International Corporation”, a national commercial real estate brokerage firm, and in 2017 Rand Sperry continued his legacy in commercial real estate with the launch of “Sperry Commercial Global Affiliates”, a network of real estate brokerage affiliates dedicated to delivering strategic and targeted solutions to clients around the globe. Rand Sperry is also an owner of “Sperry Equities, LLC”, a real estate investment and property management organization and continues to grow these companies with partners Burton Young and Jack Carroll. To date, these companies and their affiliates have acquired more than 65 commercial, industrial, and office properties, exceeding \$1 Billion in value with over 10 million square feet under management and 6 million square feet owned.

47,000 SF SPECIAL USE BUILDING WITH 28 ACRES

4123 I-55 SOUTH FRONTAGE ROAD, JACKSON, MS 39212

SperryCGA - JD Johnson Realty // 164 WATFORD PARKWAY DRIVE, CANTON, MS 39046 // SPERRYCGA.COM

ADVISOR BIO & CONTACT 1 // 10

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



*Each SperryCGA office independently owned and operated