

415 BUSINESS PARK DRIVE, MADISON, MS 39110
I-55 VISIBILITY AT GLUCKSTADT EXIT - GREAT RESTAURANT SITE


SPERRY
COMMERCIAL
GLOBAL AFFILIATES™
JD JOHNSON REALTY

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

Creative Windows And Doors



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$18.50 / SF
Lot Size:	2.91 Acres
Zoning:	C-2
Market:	Jackson Metro
Submarket:	Gluckstadt

PROPERTY OVERVIEW

+/-2.91 Acre Gluckstadt Exit I-55 Commercial Lot. Great location along I-55 at the Gluckstadt exit within the new city of Gluckstadt. Over 250' of highly visible I-55 frontage with direct access from Gluckstadt Rd via Business Park Drive. Great location for Hospitality, Hotel, Restaurant or Retail use. This area has seen incredible residential and commercial growth over the past few years and demand is high for supporting business. Great visibility as is, but MDOT has indicated that they will allow the hill on the "right of way" side of the lot to be cut down for better visibility. Average Daily Traffic Count 48,000 Vehicles owner/agent

PROPERTY HIGHLIGHTS

- Gluckstadt Exit I-55
- Average Daily Traffic Count 48,000 Vehicles
- +/-2.91 Acre Commercial Lot
- 250' of highly visible I-55 frontage
- Direct access from Gluckstadt Rd via Business Park Drive

GLUCKSTADT EXIT I-55 LOT

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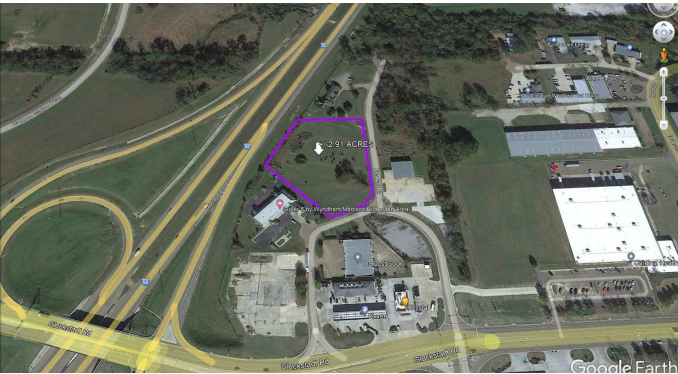
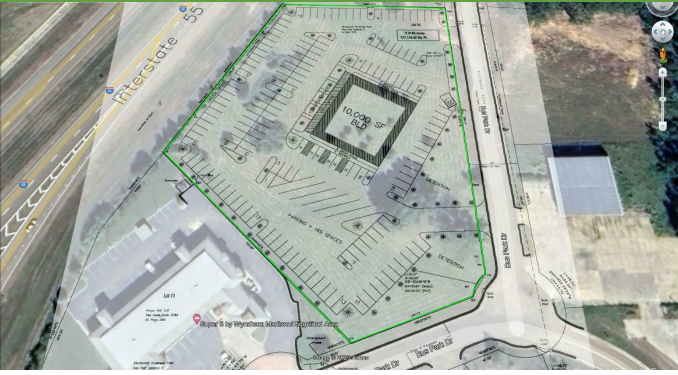
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ADDITIONAL PHOTOS



GLUCKSTADT EXIT I-55 LOT

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ADDITIONAL PHOTOS // 3



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Gluckstadt MS Info:

Gluckstadt is a city in Madison County, Mississippi, United States. It was a census-designated place and unincorporated community until the municipal incorporation of the City of Gluckstadt became effective in June 2021. The city is located along Interstate 55 in south central Madison County, between the cities of Madison and Canton. It is part of the Jackson Metropolitan Statistical Area.

GROWTH PROPELS GLUCKSTADT INCORPORATION Northside Sun, 04/11/19 Since the first Gluckstadt residents put down roots in 1905, the area has seen substantial growth. Over the past several decades, Gluckstadt has made great strides both in population and development. This growth is part of what sparked the effort to incorporate Gluckstadt. In recent years, commercial and residential growth has spurred these efforts on. The area has seen an approximate 20 percent increase in residents since 2010. Since 1980, 932 residential lots have been platted within the proposed boundaries. As more homes are built and more people move to Gluckstadt, more businesses are popping up as well. The area boasts a diverse range of businesses.

MADISON COUNTY, Miss. (WLBT) Oct 20, 2020 - **Gluckstadt appears to be the next happening spot in Madison County**, as evidenced by the new development planned for the area. At a recent Madison County planning and zoning meeting, the county approved numerous projects for the unincorporated region, including site plans for a new hotel, a grocery store, a 10,000-square-foot office complex and a drive-thru restaurant. The total dollar amount for those projects was not immediately known. However, they likely total several million. Developers say they've been eyeing Gluckstadt for years. They say the area's population has exploded, but there are few businesses there to serve those residents' needs.

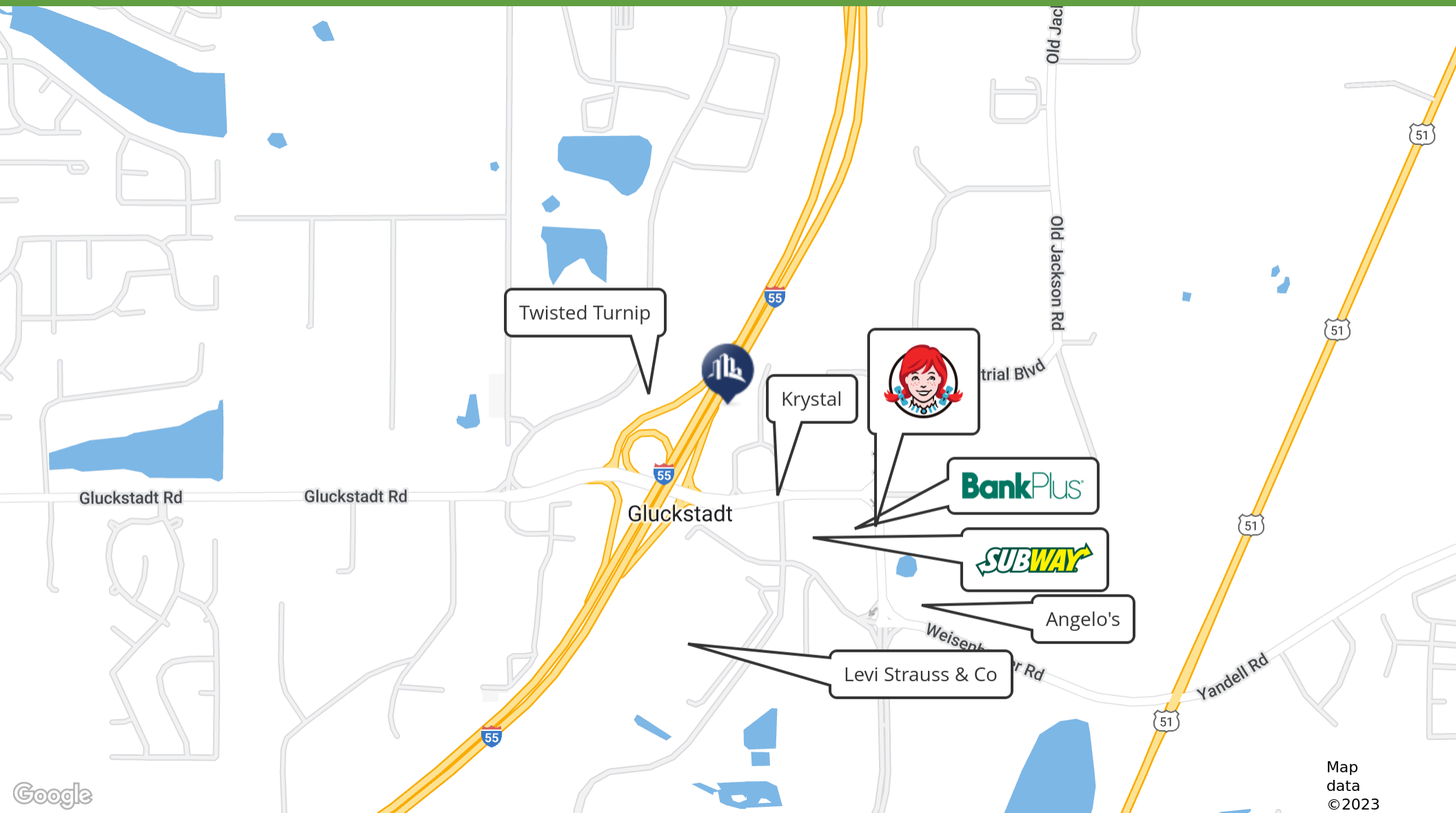
\$70M in commercial construction permits issued in Madison Co. since January 1 MADISON CO., MS (WLBT) - More than \$70 million in commercial construction permits have been issued in Madison County since January 1, a sign that the county has not only weathered the COVID-19 pandemic but is continuing to be a hot spot for economic development in the state. "It's a great time to live in Madison County," said Joey Deason, executive director of the Madison County Economic Development Authority. "If you drive around the community, you can see there is growth taking place everywhere, from the south end of the county to the north end." Deason said new businesses are flocking to the county to support its mushrooming residential population, which grew by double-digit percentage points in the last decade. "You don't grow by 15 percent (from) one census to the other by not having one of the best crime rates, by not having one of the best school (districts) in the state of Mississippi, and by not having the quality of life that we have here in Madison County," he said. "These are some of the things driving the growth, driving the census." Deason said those residents are coming from not only other parts of the state but from other parts of the region and the nation.

MADISON CO., Miss. (WLBT) Apr 22, 2023 - U.S. Census Bureau data shows that since 2010, Madison County's population has grown from 95,203 people to more than 111,000. The county has also seen significant growth north of the city of Madison, with the formation of the *city of Gluckstadt* and the opening of the Amazon Fulfillment Center. Traffic volume data provided by the Mississippi Department of Transportation shows that the interstate between Gluckstadt Road and Mississippi 463 averages around 61,000 vehicles a day.

Governor Reeves proposes \$124 million to widen I-55 Feb 16, 2023, in massive infrastructure investment announcement: Governor Take Reeves announced on Thursday that he is proposing \$124 million to widen I-55 as part of a package of "massive" infrastructure investments across the state. The proposed infrastructure investments total \$1.3 billion and cover every region of the state - from north Mississippi to the Delta and the coast. Madison County- \$65,000,000 for widening of I-55 from SR 463 to Gluckstadt.

Businesses are flocking to Madison County's newest city GLUCKSTADT, Miss. (WLBT) - From a new bowling alley to a new drive-thru specializing in chicken tenders, new businesses are flocking to Gluckstadt. "Gluckstadt's a new city. It needs everything," Wooldridge added. "At lunch, we've got maybe two choices, maybe three choices (for) sit-down restaurants. We (have) to drive to Madison to go eat... you have to travel somewhere to go eat. "In recent months, the city has made significant strides in getting up and running, including opening city hall, hiring its first police chief, and appointing its first building official, Jeff Williamson.

REGIONAL MAP



GLUCKSTADT EXIT I-55 LOT

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REGIONAL MAP // 5

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ADVISOR BIO & CONTACT 1

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.

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