



CROSSGATES  
CROSSING

PAD SITES & RETAIL SPACE AVAILABLE FOR SALE OR BUILD TO SUIT

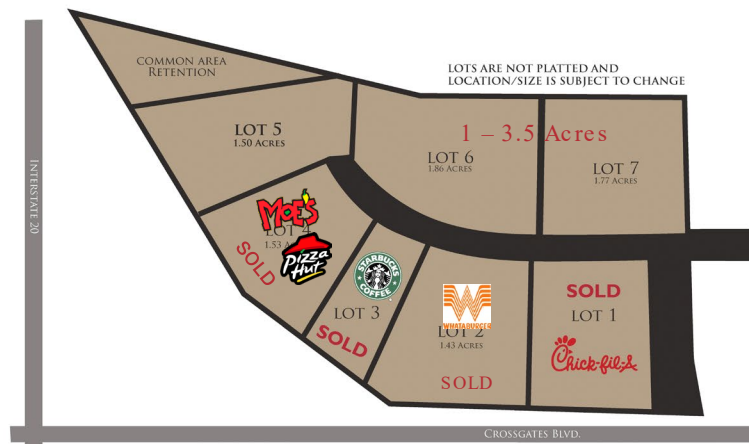
Restaurant – Retail – Hotel – Shopping Center





# CROSSGATES CROSSING

RESTAURANT • RETAIL • HOTEL • SHOPPING CENTER



## PAD SITES & RETAIL SPACE AVAILABLE FOR SALE OR BUILD TO SUIT

### Crossgates Blvd & Interstate 20

Crossgates Blvd & Interstate 20, Brandon, Mississippi 39042

#### Property Features

- Thriving suburb of Jackson, MS that is experiencing tremendous growth.
- Located on a Heavily Trafficked Corridor, that will continue to increase with the addition of the E. Metro Pkwy. Phase I & Phase II Complete with Phase III Funded.
- Great Visibility from Interstate 20
- Last Undeveloped Corner on Crossgates Blvd. Exit
- Direct Access to Property via Traffic Light
- Prime Retail Corridor of Brandon with Excellent Surrounding Retail and Restaurant
- Substantial Investment of over \$30M by the city of Brandon into Parks & Recreation. The Brandon Amphitheater & Quarry Park

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**Sale Price:** \$13.00-\$21.50/SF  
**Development Size:** 10 Acres  
**APN #:** H08M000002 00000  
**Zoning:** CC – Community Center  
**Market:** Brandon  
**Sub Market:** Crossgates  
**Cross Streets:** Disotell Blvd & Stribling Lane



## Property Overview

Crossgeates Crossing is a 10 Acre Mixed Use Development that will have self contained sites for Restaurants, Hotels and Retail Shopping.

Current retailers are Chick-Fil-A, Starbucks, Whataburger, Pizza Hut and Moe's.

LOTS HAVE NOT BEEN PLATTED AND CAN BE ADJUSTED TO FIT INDIVIDUAL USES

## Location Overview

Brandon is consistently ranked as one of the Top 10 best places to live in Mississippi, well as one the 2<sup>nd</sup> safest city in Mississippi. Brandon is celebrating her 193rd birthday this year, having grown from 31 residents in 1828 to over 26,000 today. Being one of the fastest growing cities in the state, people call Brandon their hometown because of the high quality of life evident throughout the community.

This location represents a unique opportunity to be amidst the densest retail area in Brandon. In addition the property has immediate access to I-20 & is located near the intersection of Hwy 80 & Crossgates Blvd, which is "Main & Main" for the city of Brandon.

# Retailer Map

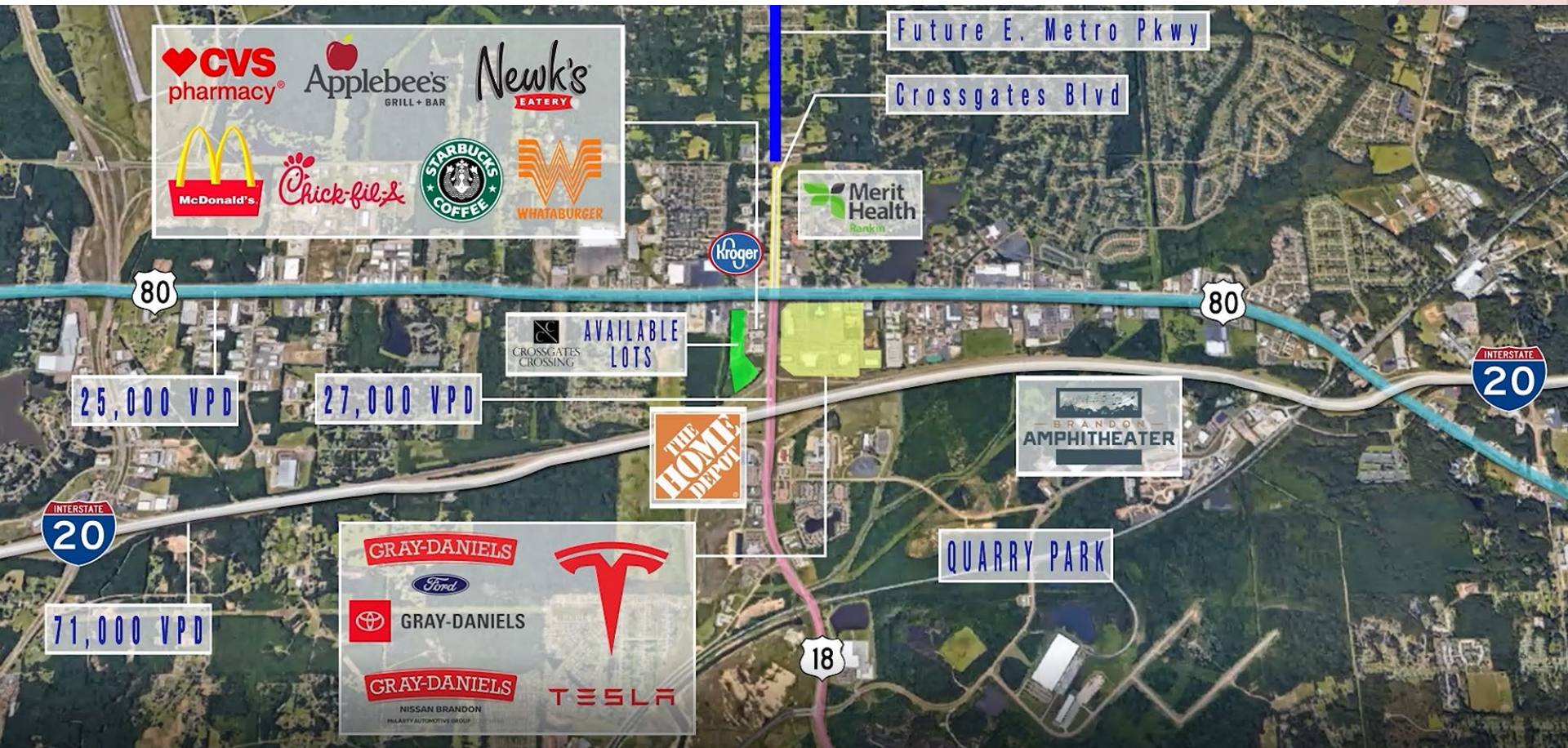


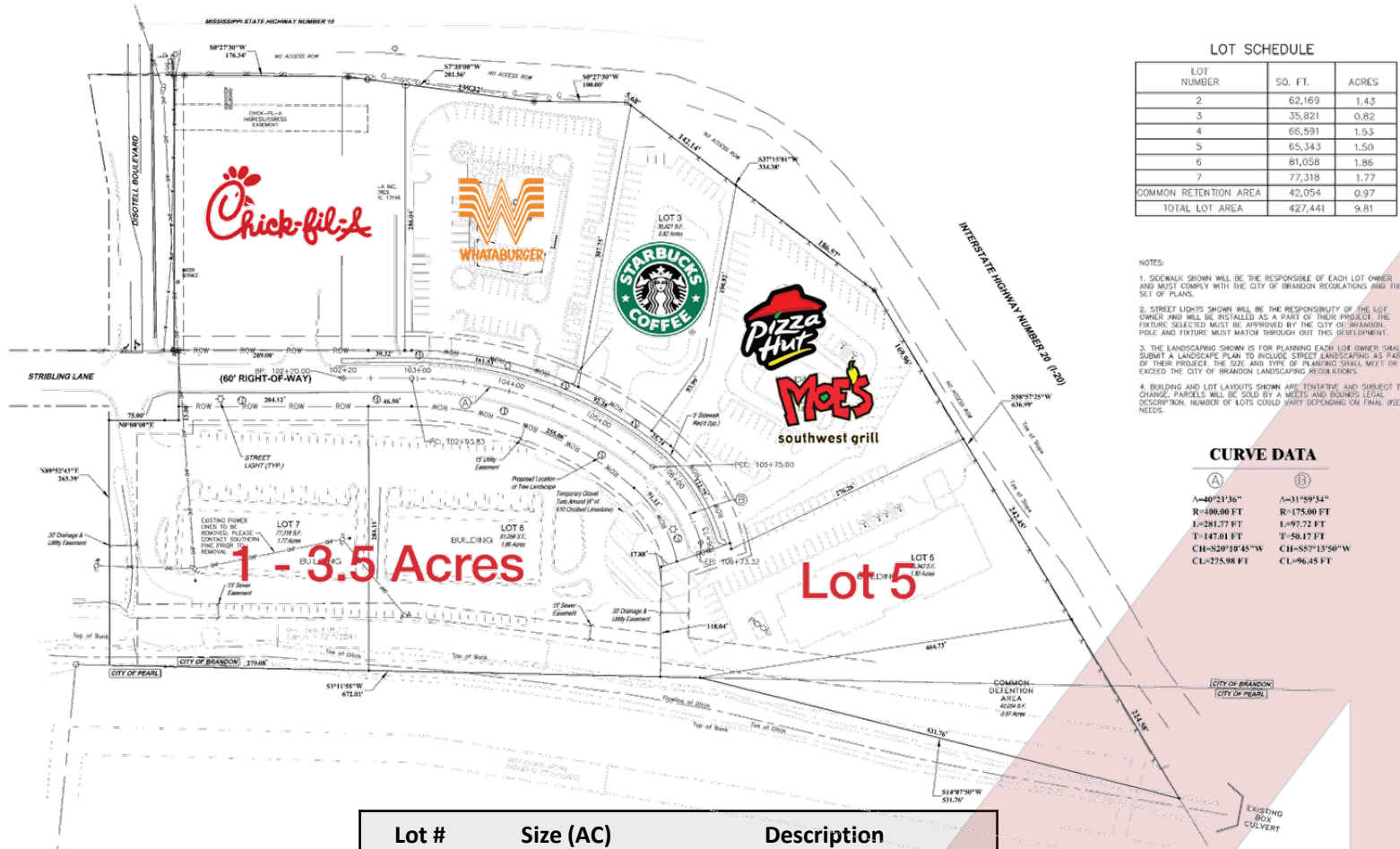
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# Retail Map





| Lot # | Size (AC) | Description     |
|-------|-----------|-----------------|
| 2     | 1.43      | Whataburger     |
| 3     | 0.82      | Starbucks       |
| 4     | 1.53      | Pizza Hut/Moe's |
| 5     | 1.5       |                 |
| 6 & 7 | 1 - 3.5   |                 |

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CROSSING**



## POPULATION

Between 2020 and 2023, Brandon has experienced a 4.09% population growth. Brandon is currently growing at a rate of 1.33% annually. The city has grown 43.2% since 2000. Brandon is growing moderately quickly; it is growing faster than 80% of similarly sized cities since 2000. Spanning over 26 miles, Brandon has a population density of 1,020 people per square mile.

|                                         |        |
|-----------------------------------------|--------|
| Population 2023 (Estimate)              | 26,167 |
| Population 2020                         | 25,138 |
| Population Percent Change – 2020 - 2023 | 4.09%  |

## HOUSEHOLD INCOME

Brandon's Household income is the highest for municipalities in the State of Mississippi for populations of 26,000 residents, and second overall for the entire state. Madison, MS is the only city that has a higher household income.

Brandon has seen the job market increase by 1.0% over the last year. Future job growth over the next ten years is predicted to be 35.6%, which is higher than the US average of 33.5%.

|                                     |          |
|-------------------------------------|----------|
| Median Household Income 2017 - 2021 | \$85,911 |
|-------------------------------------|----------|

## RESIDENTIAL PERMITTING

In the last several years, Brandon has permitted the construction of 559 new single-family residential homes; and, over the last decade has averaged over 100 residential permits every year. The number of residential permits issued declined in 2018 due to the lack of availability of home sites. Beginning in 2019 and continuing over the next several years new residential developments have been approved and home sites are now becoming available for construction. In 2020, 170 lots were made available for new homes. There are currently many new residential developments in the planning and design phases. These new developments will continue to add available lots to the desirable Brandon residential market for many years to come.

## BUSINESS GROWTH ACROSS BRANDON

Increasing residential growth has led to commercial growth across the City. Brandon recently welcomed a first franchised Clubstore Outlet in the country. New office buildings are under construction while others have recently been renovated. Projects are underway to redevelop historic buildings downtown. Several commercial centers have recently been built or renovated, while several new commercial developments are being planned. The Grants Ferry Parkway, currently under construction, will open hundreds of acres to development.



## **Brandon Amphitheater**

In 2018, the City of Brandon completed the construction of an 8,500-seat concert and event venue known as the Brandon Amphitheater. Since 2018, the venue has hosted 12-14 live concerts a year, which averages nearly 66,000 annual visitors. The Amphitheater hosts big names like Jason Alden, Luke Bryan, Little Big Town, Imagine Dragons, Pentatonix, Brooks & Dunn, Kenny Chesney and Chris Stapleton. The amphitheater draws visitors locally as well as regionally. Out of the concert visitors, nearly 36% are out-of-state or live outside of the Jackson Metro Area and have a travel distance exceeding an hour and a half.

The Brandon Amphitheater is located between two interchanges along Interstate 20 near downtown Brandon, and is just 237 miles from Memphis, 197 miles from New Orleans, 229 miles from Shreveport, and 226 miles from Birmingham. The Brandon Amphitheater is the centerpiece of The Quarry, a 250-acre park that features running, biking and nature trails, a dog park, a new baseball park facility and other outdoor amenities.

**Brandon  
Amphitheater**



**66,000**  
Annual Visitors

**City Hall  
Live**



**6,600**  
Annual Visitors

## **City Hall Live**

In addition to events held at the amphitheater, the City of Brandon also holds concerts and events at City Hall (City Hall Live). There are 6-8 events held at city hall annually and they have an average 600-1200 visitors per event. These events bring an average of 6,600 visitors annually



## Parks & Recreation

The City of Brandon's Recreation and Parks facilities continue to be a local and regional draw for athletics, tournaments and events. Brandon currently has 8 parks spread across **425 acres**.

**Shiloh Park** is Brandon's largest park consisting of 116 acres. It is home to 7 baseball/softball fields, 11 soccer fields, 4 pickle ball courts, 3 playgrounds and 1 splash pad.

The **Quarry Park Fields** sits on 50 acres and is home to 6 baseball/softball fields. All of the fields have artificial turf which allow for year-round play and decrease the downtime during inclement weather

**City Park** is an 18-acre park located behind the Brandon Public Library. This park is home to 7 full-size tennis courts and 3 junior tennis courts. It also has a large children's playground, a nature area with walking trail and is the home to the Rankin County Historical Museum.

Each year, over **52,000** people visit the City of Brandon for sports and recreational tournaments alone. The number of tournaments and visitors has been steadily increasing every year as the demand continues to grow. Similar to the amphitheater, tournaments also draw visitors locally as well as regionally. While it fluctuates every year, over 40% of all tournament visitors are either out-of-state or non-metro teams.



The City of Brandon also hosts 3 events that have been extremely successful for the community and attract visitors locally and regionally.

- Christmas Parade – 4,000 Visitors Annually
- Gumbo Fest – 1,500 Visitors
- Mardis Gras Parade – 3,000 Visitors

## Brandon Total Visitor Statistics *(Amphitheater, Tournaments and Events)*

### Annual Visitor Statistics

#### Concerts

66,000

#### City Hall Live

6,600

#### Christmas Parade

4,000

#### Gumbo Fest

1,500

#### Mardis Gras Parade

3,000

#### Tournaments

52,000



## EAST METRO PARKWAY

East Metro Corridor will connect I-20 at Crossgates Blvd in Brandon to Lakeland Drive (Hwy 25) in Flowood.

