



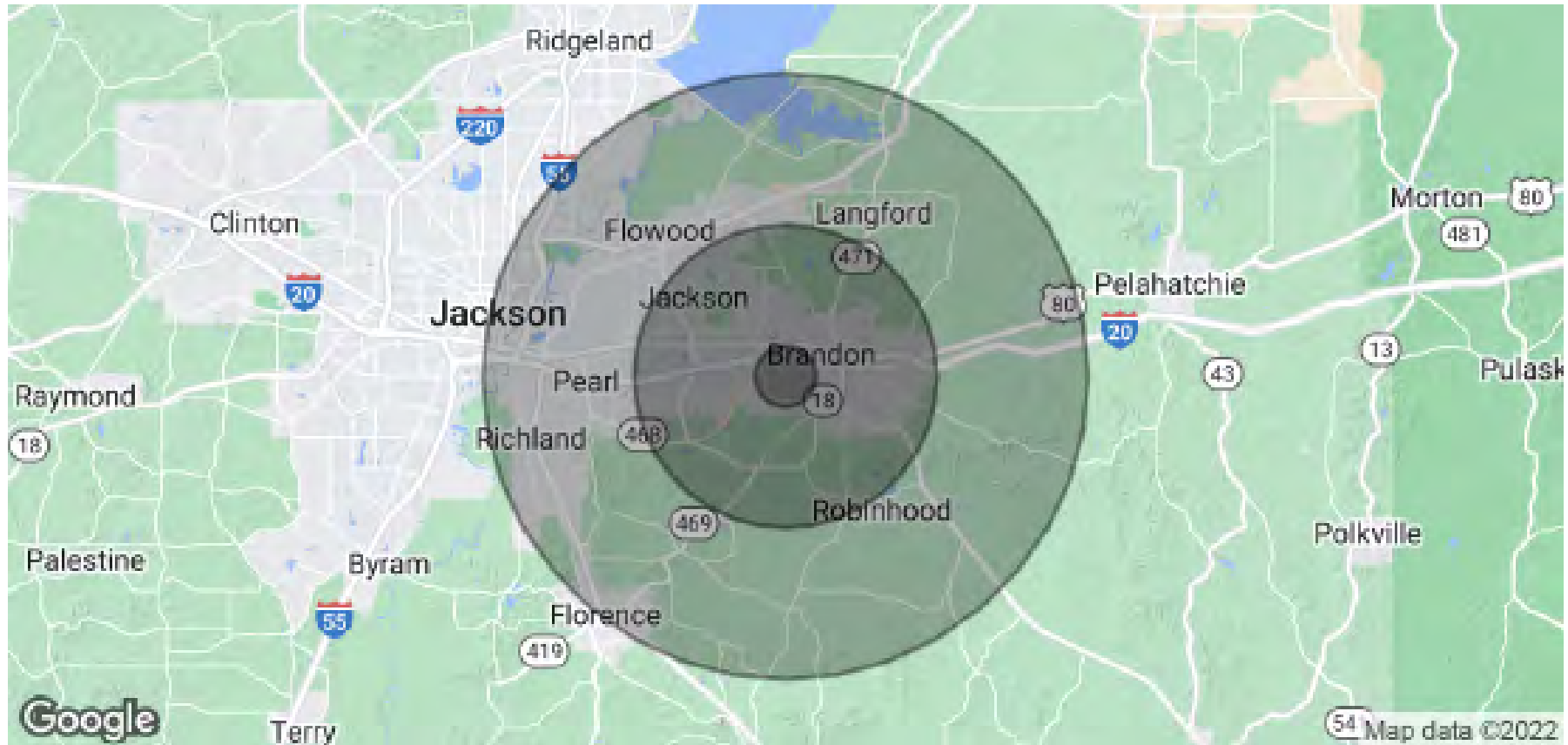
Brandon, Mississippi

Morris Gray - Industrial Park

A premier site suited for industrial, manufacturing, office, or multifamily development the heart of central Mississippi.

Thrash Commercial Contractors, Inc.

LOCATION OVERVIEW



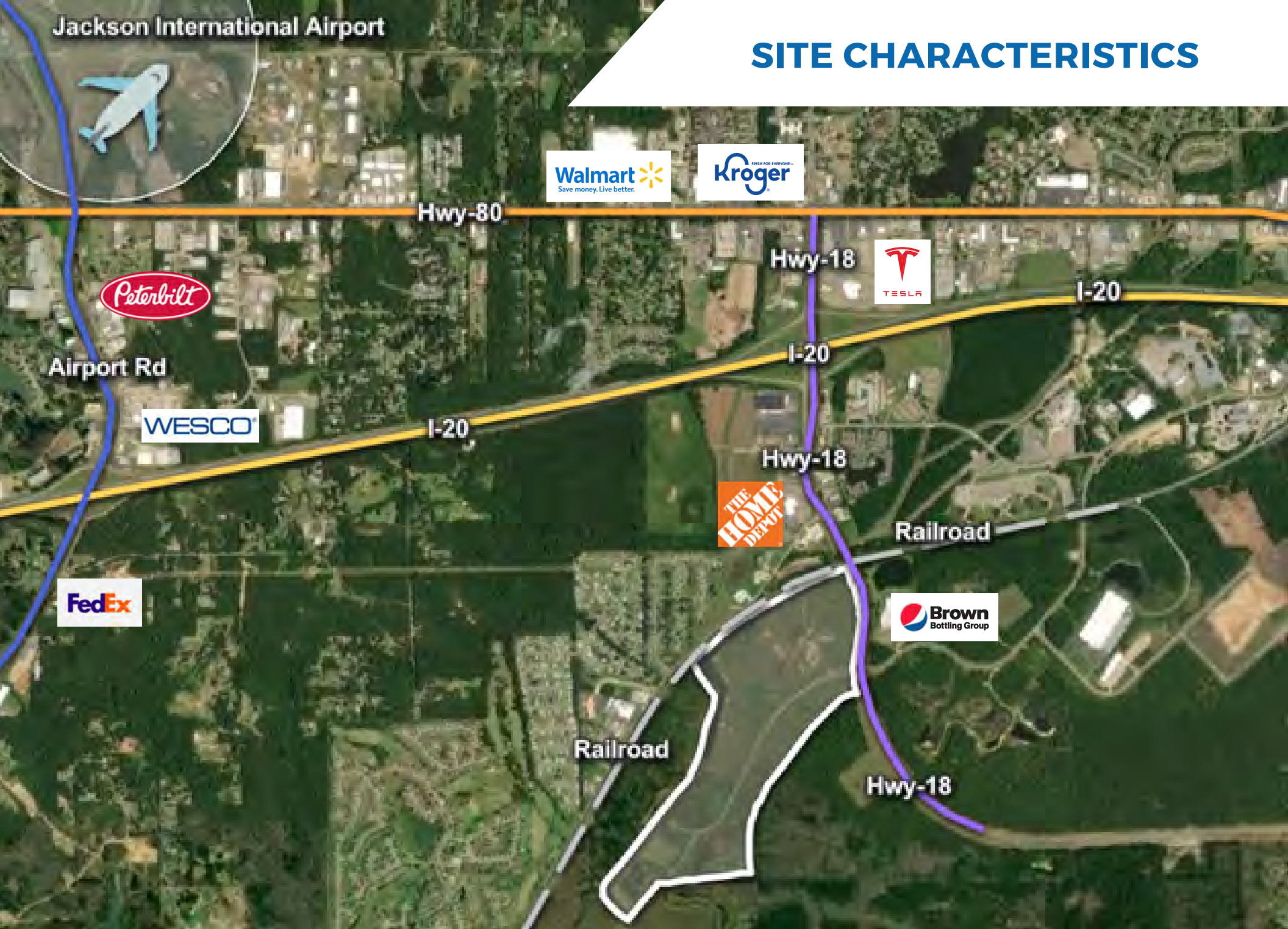
**Ranked #8 in US
Highway System in
Performance**

**55% of US Businesses &
Major Population Centers
can be reached within a
day's drive**

**5.2 Miles
to Jackson-Medgar
Evers International
Airport**

Jackson International Airport

SITE CHARACTERISTICS



UTILITIES ON SITE

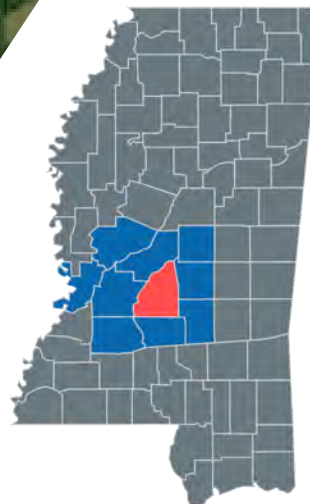
GAS | WATER | SEWER | POWER

ABOUT THIS PROPERTY



A total of 155 sub-divisible acres is available. Of the 155 acres 104.52 acres are located in City of Pearl zoned I2 and 50.35 acres are located in City of Brandon zoned ORC. The property has water, sewer, and power access and all retention has been completed.

Located 1.4 miles from Interstate 20 and less than 8 miles from Jackson. This property is situated across from the Brandon Pepsi plant in a high demand area experiencing strong population growth and outside investment. A 100mm+ mixed use development is in the pipeline less than 1 mile from this property.



- Sale Price: \$1.00 - \$3.50 per SF
 - Negotiable
 - Some or full parcel
- Total Size: 155 Acres
 - 6,751,800 SF
- Existing curb, gutter, & water retention infrastructure
- Privately Owned by Thrash Commercial Contractors, Inc.

BY THE NUMBERS

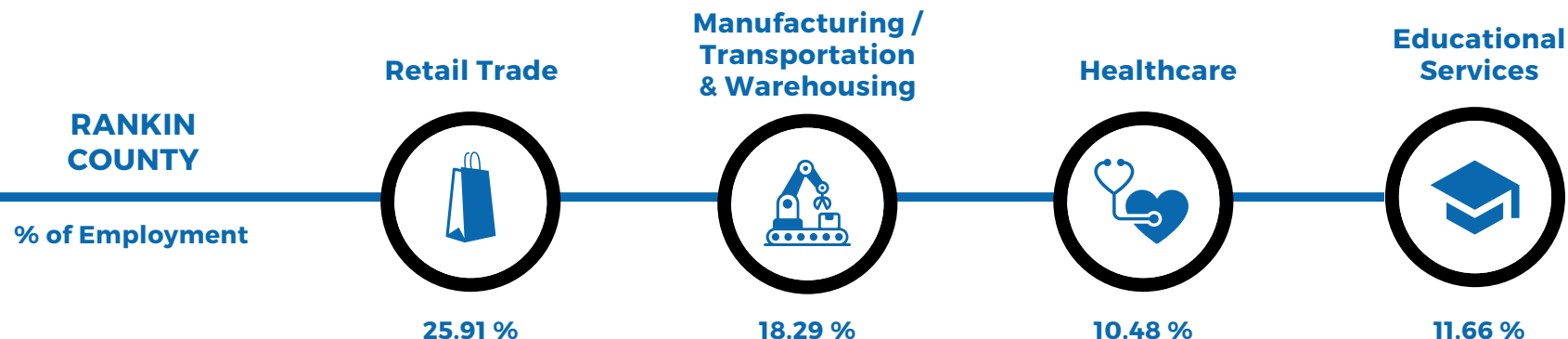


| DEMOGRAPHICS | 1 Mile | 5 Miles | 10 Miles |
|------------------------|----------|----------|----------|
| Total Households | 547 | 17,432 | 49,646 |
| Total Population | 1,436 | 46,486 | 128,321 |
| Total Household Income | \$61,756 | \$73,056 | \$72,902 |

| POPULATION | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population | 1,436 | 46,486 | 128,321 |
| Average Age | 30.4 | 36.8 | 36.2 |
| Average Age (Male) | 29.0 | 35.8 | 35.4 |
| Average Age (Female) | 31.5 | 38.1 | 37.2 |

| HOUSEHOLDS & INCOME | 1 Mile | 5 Miles | 10 Miles |
|----------------------------|-----------|-----------|-----------|
| # of Persons Per Household | 2.6 | 2.7 | 2.6 |
| Average Household Income | \$61,765 | \$73,056 | \$72,902 |
| Average House Value | \$144,937 | \$165,553 | \$180,082 |

LEADING INDUSTRIES THAT CALL THAT THIS REGION HOME



MAJOR INDUSTRIES

Rankin County and the Jackson, MS MSA have a high concentration of manufacturing and transportation/warehousing industries. Numerous well recognized industries based out of Japan, Germany, France, Italy and the U.S. have made significant investments to the region where they continue to thrive.



AMAZON
Distribution



BAYER
Seed Research
and Development



**BROWN
BOTTLING GROUP**
Beverage Distribution



CARDINAL HEALTH
Distribution



CONTINENTAL
Tire Manufacturing



EATON
Hydraulic Pumps



LEVI'S
Distribution



NISSAN
Automotive
Manufacturing



**SIEMENS POWER
TRANSMISSIONS**
Electrical Components

CONSTRUCTION WHAT WE DO BEST



Conceptual Renderings

Communicate the idea through tailored renderings - [Start the concept & conversation](#)



Preliminary Estimating

Begin with baseline pricing tailored toward a wide angle view of clients needs - [Outline the Target](#)



Professional Preconstruction Services

Provide preconstruction services tailored for the client's goals and developer's timeline:
[Value Engineering](#) | [Accelerated Scheduling](#) | [BIM Services](#) | [Collaborative & Integrated Process](#)



Exceed Expectations

Deliver on commitments and exceed expectations through professional and efficient construction management - [Deliver value for the client, the investor, and the community](#)

QUALITY OF LIFE



NWR High School

- Class 6-A High School Top of Mississippi in Academics & Athletics



The Mississippi Braves

- State of the art youth baseball fields

The Quarry Baseball Fields

- State of the art youth baseball fields

Waterpointe Development

- Upscale Class-A Mixed Use "Eat, Work, Play, Live"

Dogwood Shopping & The Outlets of Mississippi

- Premier Shopping & Retail



The Brandon Amphitheatre

- 8,000 Seat Amphitheater with Main Stage - Chris Stapleton, ZZ Top, Dave Matthews Band, Kenny Chesney, Allen Jackson, The Beach Boys, Harry Connick Jr. & many more

CONTACT US



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Offices in Brandon, MS & Huntsville, AL



#exceedingexpectations