

OFFERING MEMORANDUM

FULLY LEASED INDUSTRIAL

BELLCORNERSTONE
Commercial Real Estate

5500 US-80, Jackson, MS 39209

FOR SALE: \$3,100,000 | 7.75% CAP | \$240,000 NET INCOME



66,000 SF | 7.92 ACRES | BUILT IN 1957 | FULLY LEASED

CONTACTS

BRIAN BROCKMAN

License #: 21542
Bang Realty of Mississippi, Inc
513.898.1551
bangbcs@bangrealty.com

DAN LYNCH

BellCornerstone
315.498.1600
dlynch@bellcornerstone.com

AIDAN CLEGHORN

BellCornerstone
315.565.8302
acleghorn@bellcornerstone.com

OFFERING MEMORANDUM

5500 US-80

Jackson, MS 39209

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

5500 US-80

Jackson, MS 39209

5500 US-80 in Jackson, MS presents a compelling fully leased industrial investment opportunity offering immediate, stable cash flow. The property totals 66,000 square feet across multiple buildings and sits on 8.03 acres. Originally constructed in 1957 with a 1978 renovation and addition, the facility features clear heights ranging from 13' to 20', 22 dock-high doors, and three drive-in doors, supporting efficient loading and operational flexibility. An expansive 32,000 square feet of office space further enhances the building's versatility, making it well-suited for regional headquarters, administrative-heavy operations, or multi-department users.

Strategically located directly along US-80 with immediate access to I-20 and I-220, the property offers exceptional connectivity across the Jackson metro and throughout Mississippi's primary east-west logistics corridor, providing convenient reach to downtown Jackson, the Jackson-Medgar Wiley Evers International Airport, and major regional distribution routes.





Jackson, MS



Jackson, Mississippi serves as the state's capital and primary economic hub, making it a strategic location for commercial and industrial real estate.

Positioned at the crossroads of I-20 and I-55, the city offers strong north-south and east-west connectivity throughout the Southeast and into Texas, Louisiana, Alabama, and beyond. The presence of Jackson- Medgar Wiley Evers International Airport further enhances regional distribution capabilities. From an industrial perspective, Jackson provides affordable land and operating costs compared to larger Southeastern metros, creating attractive entry pricing and higher yield potential for investors. The market supports a diverse economic base—including government, healthcare, manufacturing, and logistics—helping drive consistent demand for warehouse, flex, and service-oriented industrial space. With its central location, transportation infrastructure, and business-friendly cost structure, Jackson continues to appeal to users and investors seeking scalable operations within the Southeast corridor.



DEMOGRAPHIC SUMMARY

JACKSON, MS

POPULATION

Jackson
149,761

State: Mississippi 2.94 Million

MEDIAN AGE

Jackson
33.5 Years

State: Mississippi 37.9 Years

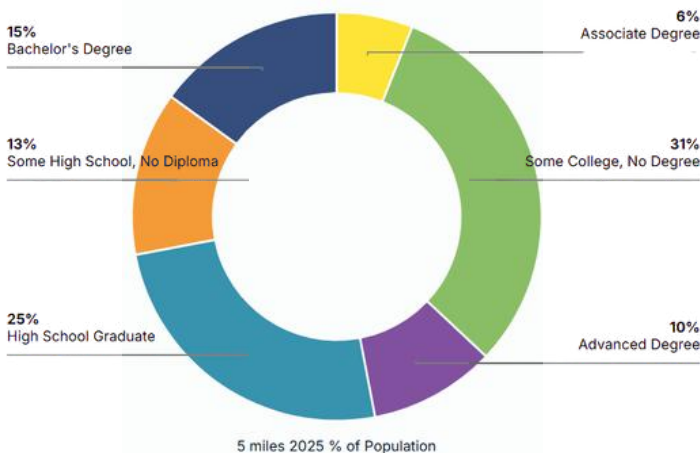
MEDIAN HOUSEHOLD INCOME

Jackson
\$43,841

State: Mississippi \$52,985

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Mississippi at large.



2025 STATISTICS

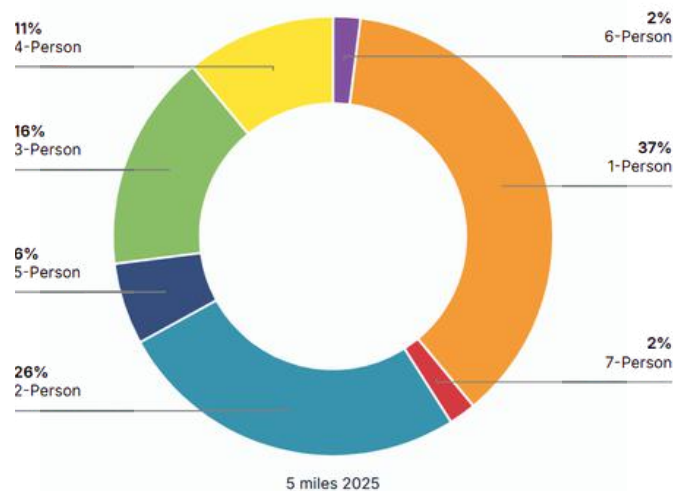
	2 Mile	5 Mile	10 Mile
Population 2025	13,972	78,905	182,804
Total Households	5,666	31,234	74,199
Avg Household Size	2.3	2.4	2.3
Avg Household Income	\$62,560	\$64,971	\$69,379

ECONOMIC INDICATORS

5.8% Jackson Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



Jackson
60,300

State: Mississippi 1.11 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

- **I-55 (North-South Corridor)** – Primary interstate running through Jackson; connects the city to Memphis (north) and New Orleans (south), serving as a major freight and commuter route.
- **I-20 (East-West Corridor)** – Key interstate intersecting Jackson; links Dallas to Atlanta, providing critical regional connectivity for commerce and travel across the Southeast.
- **I-220 (Jackson Bypass)** – Western bypass loop connecting I-20 and I-55; allows for efficient movement around downtown Jackson and access to industrial and commercial areas.
- **US-49** – Major north-south highway running through Jackson; extends south to the Mississippi Gulf Coast and north into the Mississippi Delta, supporting regional trade and tourism.
- **US-80** – Historic east-west corridor paralleling I-20; provides local access across Jackson and connects surrounding communities.



AIRPORT PROXIMITY

- **Jackson-Medgar Wiley Evers International Airport (JAN)**: Located approximately 7 miles east of downtown Jackson, this is the primary airport serving the region. JAN offers a range of domestic flights with connections to major hubs such as Atlanta, Dallas, and Houston, making it convenient for both business and regional travel.
- **Hawkins Field Airport (HKS)**: Situated about 5 miles northwest of downtown, Hawkins Field primarily serves general aviation, corporate flights, and military operations. It provides additional capacity for private and business aviation needs within the Jackson market.
- **Gulfport-Biloxi International Airport (GPT)**: Located roughly 160 miles southeast of Jackson, this airport offers additional domestic flight options, particularly for travelers heading toward the Gulf Coast region. While farther away, it serves as a secondary option for expanded connectivity.

SITE OVERVIEW

SITE

Property Type:	Industrial
Parcel ID:	817-278
Year Built/Renovated:	1957/1978
Zoning:	I-2
Total SF:	66,000 SF
Acres:	7.92 AC
Clear Height:	13'-20'
Docks:	22
Drive Ins:	3

FINANCIAL SUMMARY

	IN PLACE	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS REVENUE					
BASE RENTAL REVENUE	\$240,000	\$247,200	\$254,616	\$262,255	\$270,122
TAX & INS; MANGEMENT FEE	\$45,880	\$47,255	\$47,733	\$48,687	\$49,662
EFFECTIVE GROSS REVENUE	\$285,880	\$294,455	\$303,349	\$310,942	\$319,784
OPERATING EXPENSES					
PROPERTY TAX	\$22,430	\$23,336	\$23,336	\$23,802	\$24,279
INSURANCE	\$23,450	\$23,919	\$24,397	\$24,885	\$25,383
TOTAL OPERATING EXPENSES	\$45,880	\$47,255	\$47,733	\$48,687	\$49,662
NET OPERATING INCOME	\$240,000	\$247,200	\$254,616	\$262,255	\$270,122

RENT ROLL

TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	LEASE FROM	LEASE TO
First Student	66,000	\$240,000	\$3.64	6/1/2025	5/31/2030
TOTAL	66,000	\$240,000			

TENANT SUMMARY



First Student, Inc. is North America's largest provider of school bus transportation services, partnering with thousands of school districts across the U.S. and Canada. The company delivers safe, reliable student transportation, including daily routes, special-needs services, and charter operations.

LEASE OVERVIEW

LEASE TYPE	Triple Net
LEASE COMMENCEMENT	6/1/2025
LEASE EXPIRATION	5/31/2030
BASE TERM REMAINING	4 years
OPTIONS	One (1) Options to Extend for Five (5) years
RENTAL INCREASE	3% annually

SITE SURVEY

Legend of Symbols & Abbreviations

- ◆ = Found Monument as Noted
- = set 1" diameter rebar with a plastic cap bearing the name & license number of surveyor
- = Concrete Monument as Noted
- N/F = Now or formerly owned by
- Fd = Found
- POC = Point of Commencement
- POB = Point of Beginning
- (S) = Measurement as determined by survey
- (R) = Measurement according to Record
- ⊙ = Diameter of Utility Pole
- = Air Conditioner
- = Fire Hydrant
- = Water Meter
- = Sanitary Sewer Manhole
- = Gas Meter
- = Electric Meter
- = Overhead Utility Line
- = Fence Line
- = Line graphically shortened to fit (not to scale)

Encroachment Statement

- 1 Adjoiner has cleared yard onto subject property
- 2 Adjoiner has cleared yard onto subject property
- 3 Significant portion of subject property has been cleared and maintained by adjoining apartment complex
- 4 Adjoiner has cleared and fenced in a portion of subject property
- 5 Adjoiner has cleared and fenced in a portion of subject property and established a driveway on it
- 6 Shed encroaches onto subject property by 11.88 feet

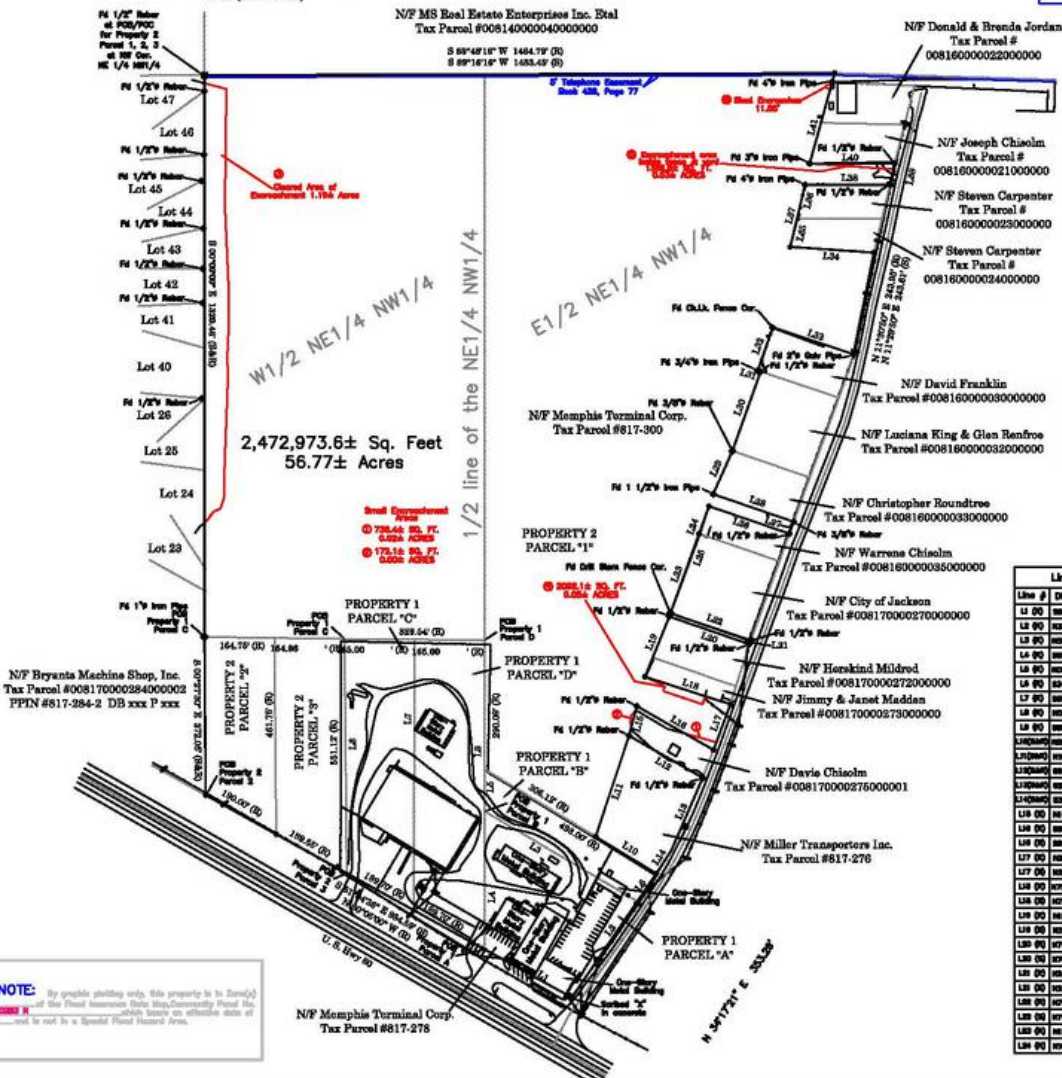
Utility Notes

- UN1 The location of utilities show thereon are from observed evidence on or above ground appurtenances only observed in the process of performing the field work, which may indicate utilities located on, over, or underneath the property surveyed.
- UN2 From observed above ground appurtenances only as shown hereon, gas, electric, storm water, sanitary sewer, telephone, and water lines and/or service is available for the subject property within the public right of way of Zophor Road and U. S. Highway 80.

General Notes

- GN1 The meridian for all bearings was obtained by GPS using the MS State Plane Coordinate System MS Zone West NAD 1983.
- GN2 There is public access to the site via US Highway 80 and Zophor Road.
- GN3 There are 53 regular parking spaces and 4 handicapped spaces parking spaces for a total of 56 parking spaces.
- GN4 As of the date of the survey there was no visible evidence of earthwork or construction on the site, or of any within recent months.
- GN5 As of the date of the survey the surveyor is unaware of any plans of road or utility work being considered for the area the subject property is located within.

Zoning Information			
WAYON	REQUIRED	CONFORMS	WAYON
PERMITTED USE			Contact Lela
MIN. LOT AREA			Shelby Dept. website link
MIN. FRONTAGE			
MIN. REAR SETBACK			
MIN. SIDEWALK WIDTH			
MIN. SIDEWALK WIDTH			
PARKING HANDICAP			
PARKING TOTAL			

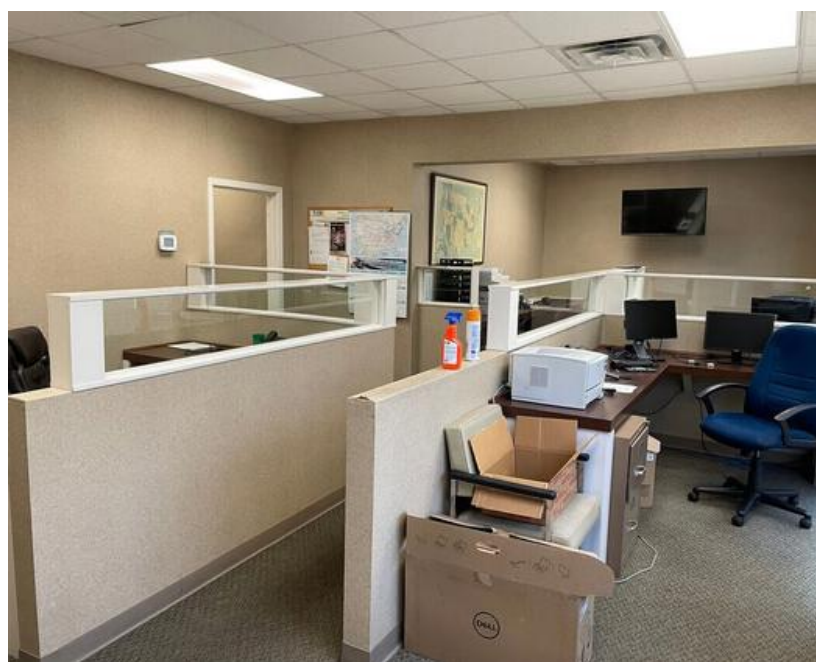
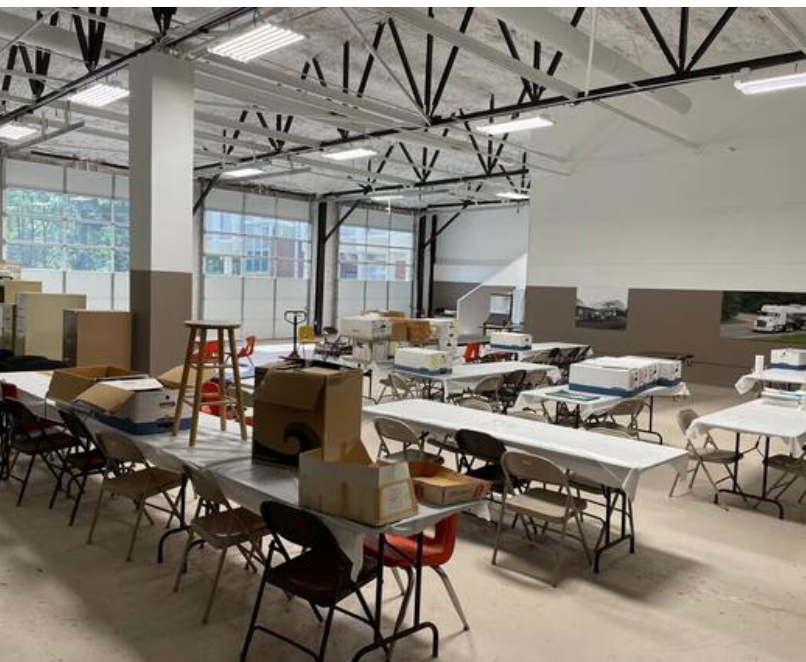


Line #	Direction	Distance
L1 00	S89°48'11" W	264.79 (0)
L2 00	S89°48'11" W	264.98 (0)
L3 00	S89°48'11" W	277.02 (0)
L4 00	S89°48'11" W	488.00 (0)
L5 00	S89°48'11" W	488.00 (0)
L6 00	S89°48'11" W	488.00 (0)
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FLOOD NOTE: By graphic shading only, this property is in Zone 00 of the Flood Insurance Rate Map, Community Flood Map No. 17A/05/08 which shows an effective date of 11/26/08.

SCALE: 1" = 350'





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