



# **Brandon, Mississippi**

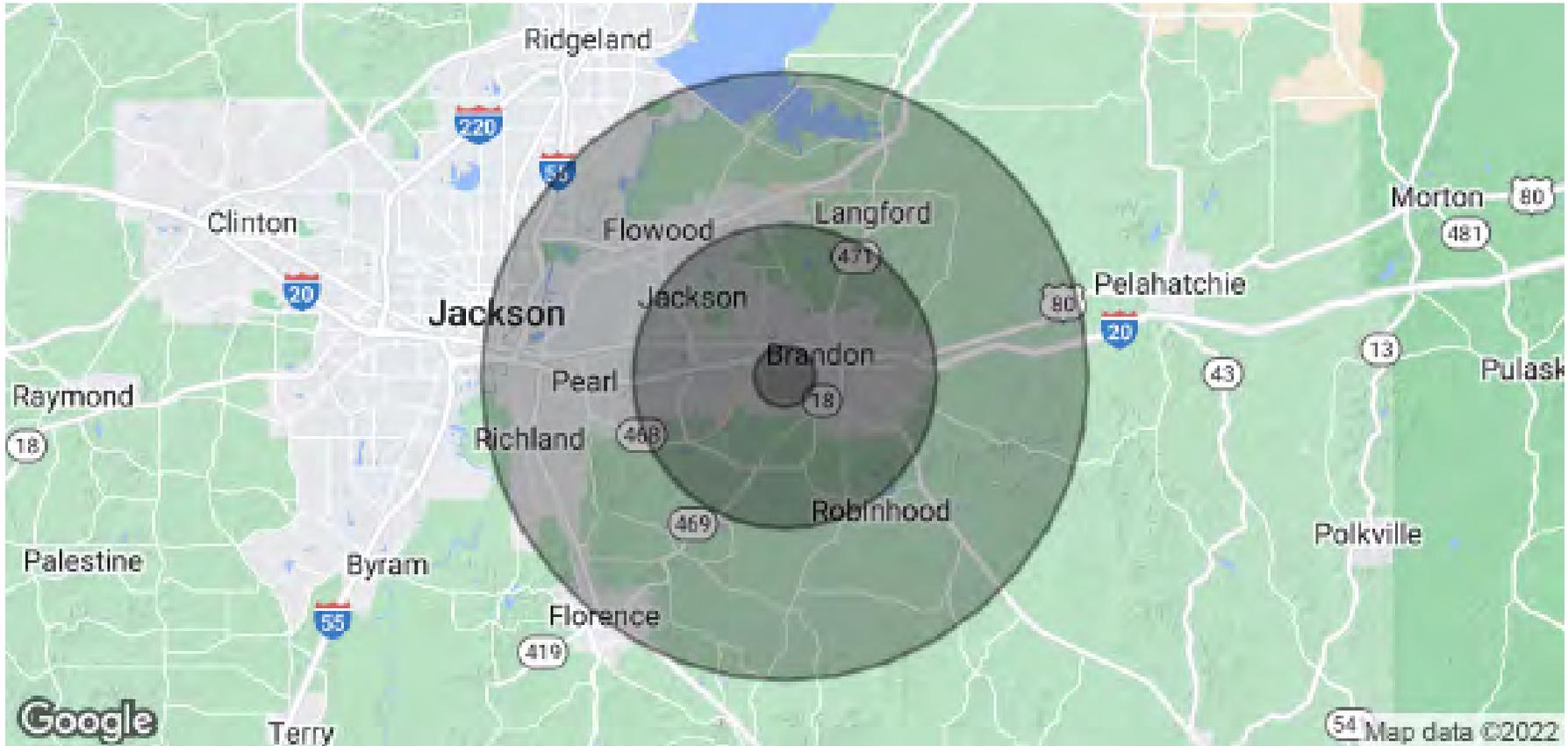
## **Morris Gray - Industrial Park**

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

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**Thrash Commercial Contractors, Inc.**

# LOCATION OVERVIEW



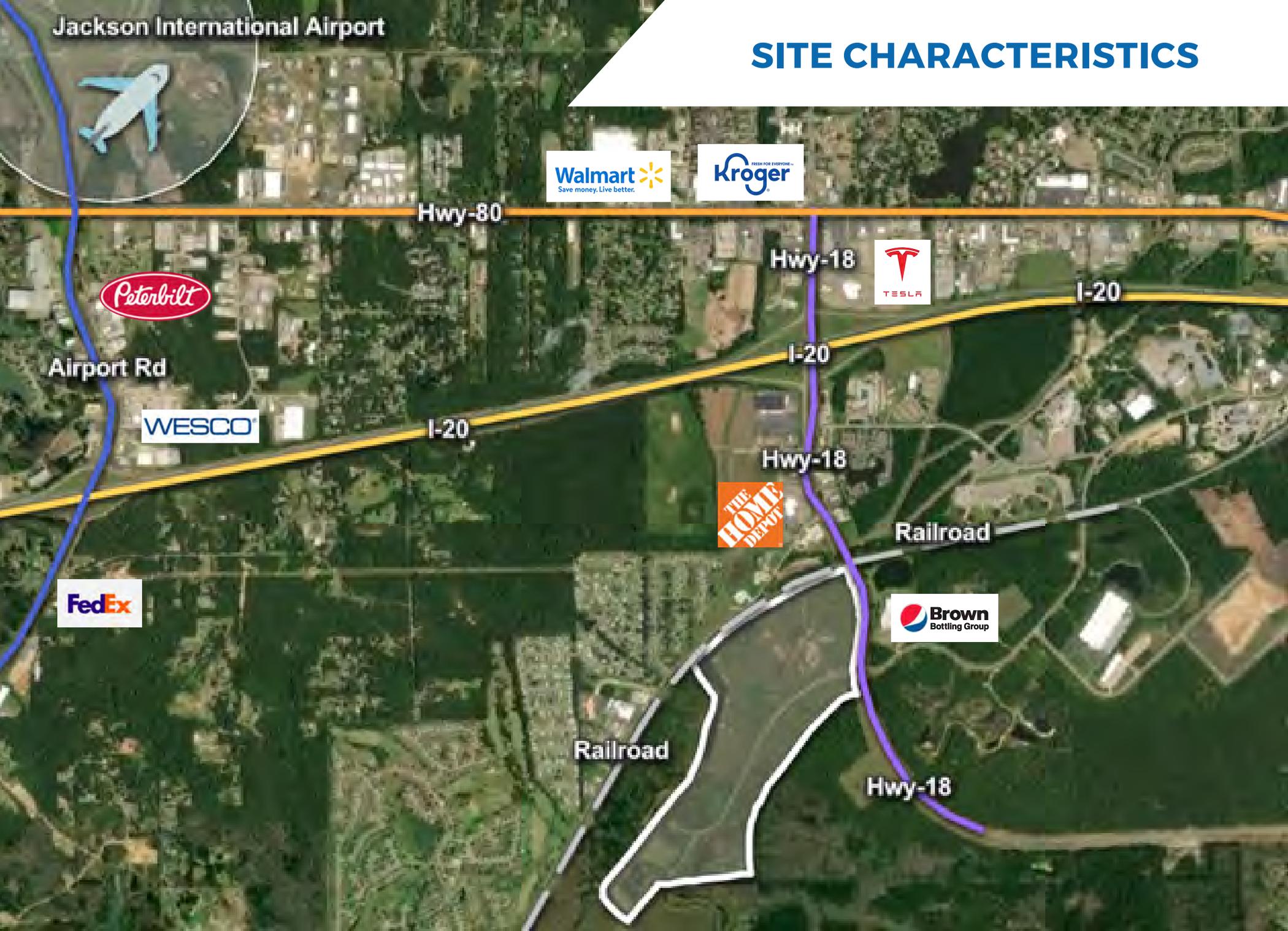
**Ranked #8 in US  
Highway System in  
Performance**

**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

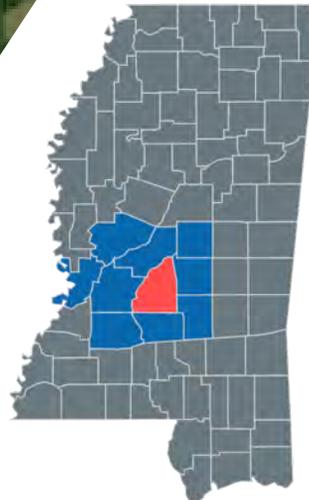
GAS | WATER | SEWER | POWER

# 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
<b>Total Households</b>	547	17,432	49,646
<b>Total Population</b>	1,436	46,486	128,321
<b>Total Household Income</b>	\$61,756	\$73,056	\$72,902

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

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

# LEADING INDUSTRIES THAT CALL THAT THIS REGION HOME



## RANKIN COUNTY

% of Employment

### Retail Trade



25.91 %

### Manufacturing / Transportation & Warehousing



18.29 %

### Healthcare



10.48 %

### Educational Services



11.66 %

## 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](#)



### **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 Stapelton, ZZ Top, Dave Matthews Band, Kenny Chesney, Allen Jackson, The Beach Boys, Harry Connick Jr. & many more

# CONTACT US



## **Luke Walker**

Business Development Manager  
Thrash Commercial Contractors, Inc.  
lwalker@thrashco.com | 601-842-9842

## **Adam Savage**

Managing Broker  
Trihelm Properties  
adam@trihelm.com | 601-953-8271

## **Find Us Online at:**

[www.thrashco.com](http://www.thrashco.com)  
Offices in Brandon, MS & Huntsville, AL



**#exceedingexpectations**