

FINANCING AVAILABLE

BROKER CO-OP AVAILABLE

OLD CANTON RD

Building Size:
57,329 SF

Parcel Size: 6.58 Acres

NORTHTOWN DR

© CREX

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM

The Courthouse

46 Northtown Drive, Jackson, Mississippi

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EXCLUSIVELY LISTED BY:



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Ross R Barnett Reservoir

THE
COURTHOUSE

ProVisions, LLC and/or its affiliates, are pleased to present the exclusive sale of The Courthouse, situated at 46 Northtown Drive in Northeast Jackson, Mississippi.

The Courthouse presents an exceptional mixed-use potential, providing a diverse array of possibilities.

OFFERING SUMMARY

SIZE

57,329 Square Feet
6.58 Acres

FACILITY

Mixed Use

ZONING

C-3 Commercial

RENOVATIONS

2021-2023

PROPERTY SUMMARY

ADDRESS

46 Northtown Drive
Jackson, Mississippi 39211

BUILDING AREA

57,329 Square Feet

LAND AREA

6.58 Acres

RENOVATIONS

2021 to 2023

AMENITIES

Clear Heights up to 25 feet
(44) Pickle Ball / (12) Tennis Outdoor Courts
(10) Pickle Ball / (3) Tennis Indoor Courts
(2) Olympic Size Pools (Outdoor & Indoor)
(2) Indoor Spas
Dance, Yoga, Spinning, Exercise and Workout Studios





Offering Memorandum (continued)

INVESTMENT HIGHLIGHTS

- Excellent Location
- Adaptive Reuse
- Outstanding Value-Add Opportunity
- 25 Foot- Clear Heights
- 154 On-site surface parking spaces
- New Roof with Warranty from Manufacturer

Courts



Pools & Spas



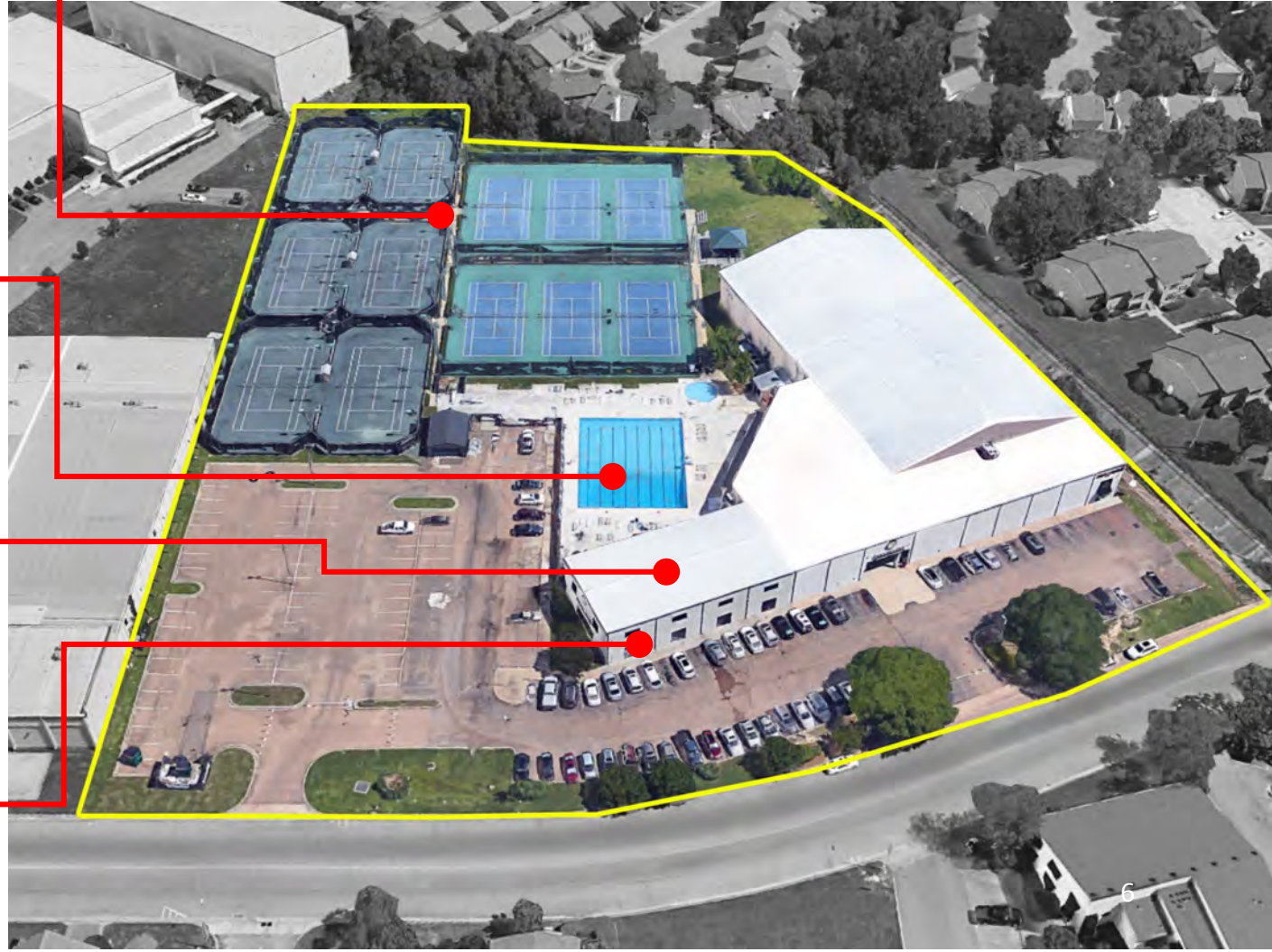
Roof

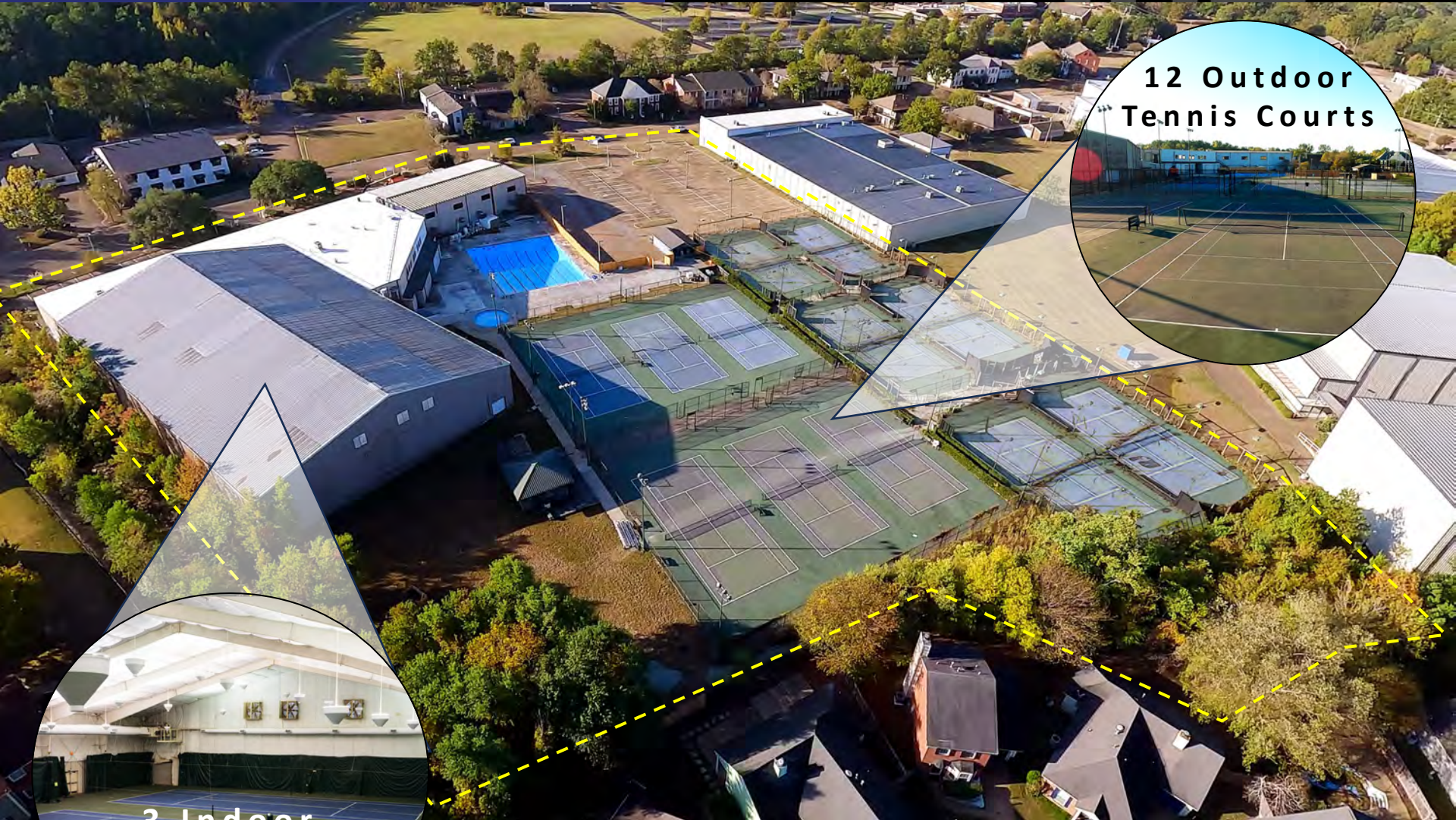


Façade



2023 Capital Improvements



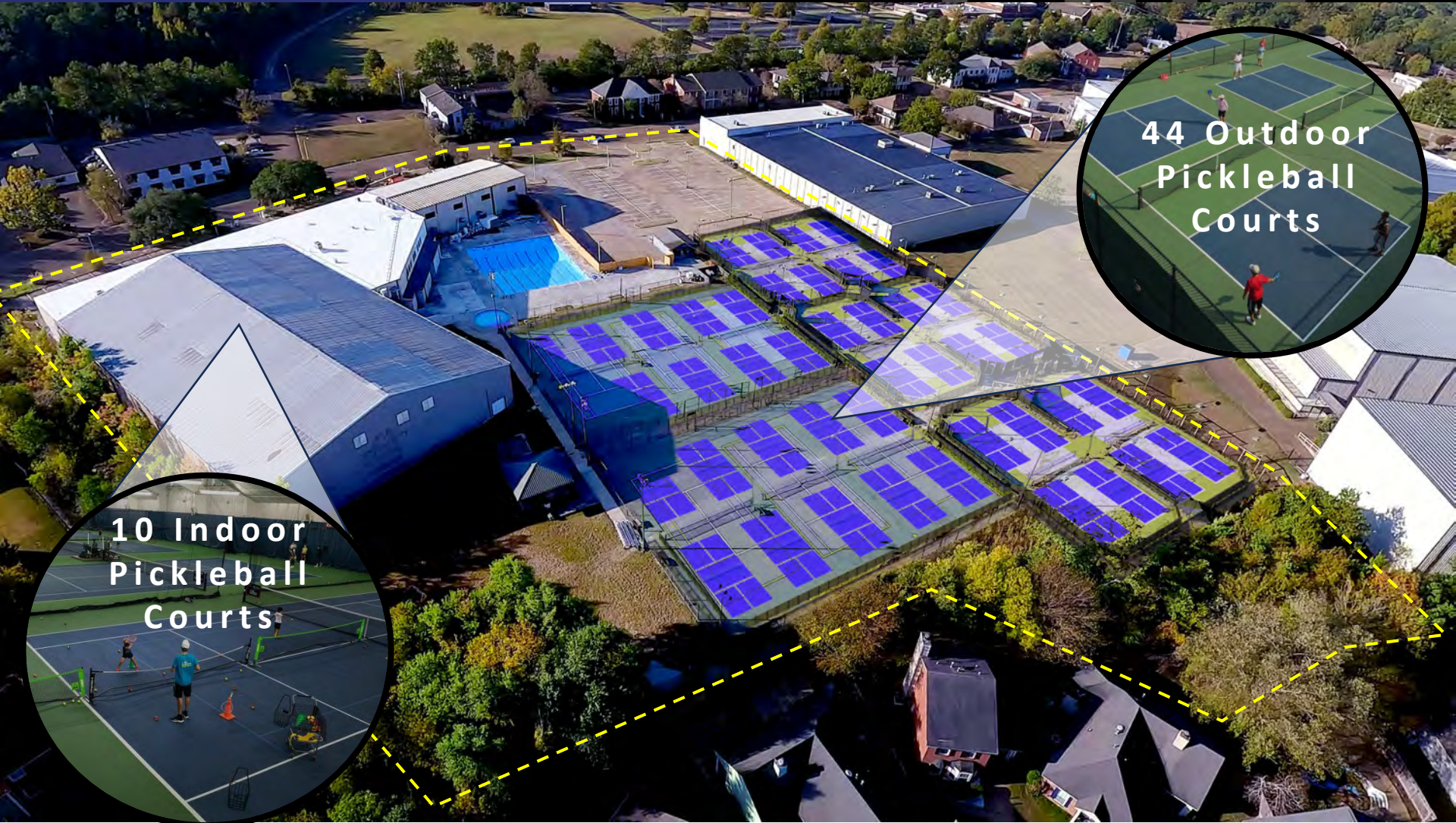


**12 Outdoor
Tennis Courts**



**3 Indoor
Tennis Courts**

Six (6) Outdoor Hard-Surface (Acrylic Coated Concrete) Tennis Courts
Six (6) Outdoor Soft-Surface (Rubico) Tennis Courts
Three (3) Indoor Tennis Courts



44 Outdoor
Pickleball
Courts

10 Indoor
Pickleball
Courts

Twenty (20) Pickleball Courts / Six (6) Hard-Surface (Acrylic Coated Concrete) Tennis Courts
Twenty-Four (24) Pickleball Courts / Six (6) Soft-Surface (Rubico) Tennis Courts
Ten (10) Pickleball Courts / Three (3) Indoor Tennis Courts

POTENTIAL USES:

- Pickleball / Tennis / Racquet Ball
- Sports Fitness / Recreation
- Events / Entertainment / Conferences
- Education/ Community / Worship Center
- Retail / Flex / Office
- Industrial / Distribution
- Healthcare
- Public Storage
- Multi-Family Housing

ZONING

C-3 General Commercial District

USE

Mixed Use

SQUARE FOOTAGE

57,329 SF

CLEAR HEIGHTS

Up to 25 feet



RETAIL & FAMILY ENTERTAINMENT



INDUSTRIAL & TECH/FLEX

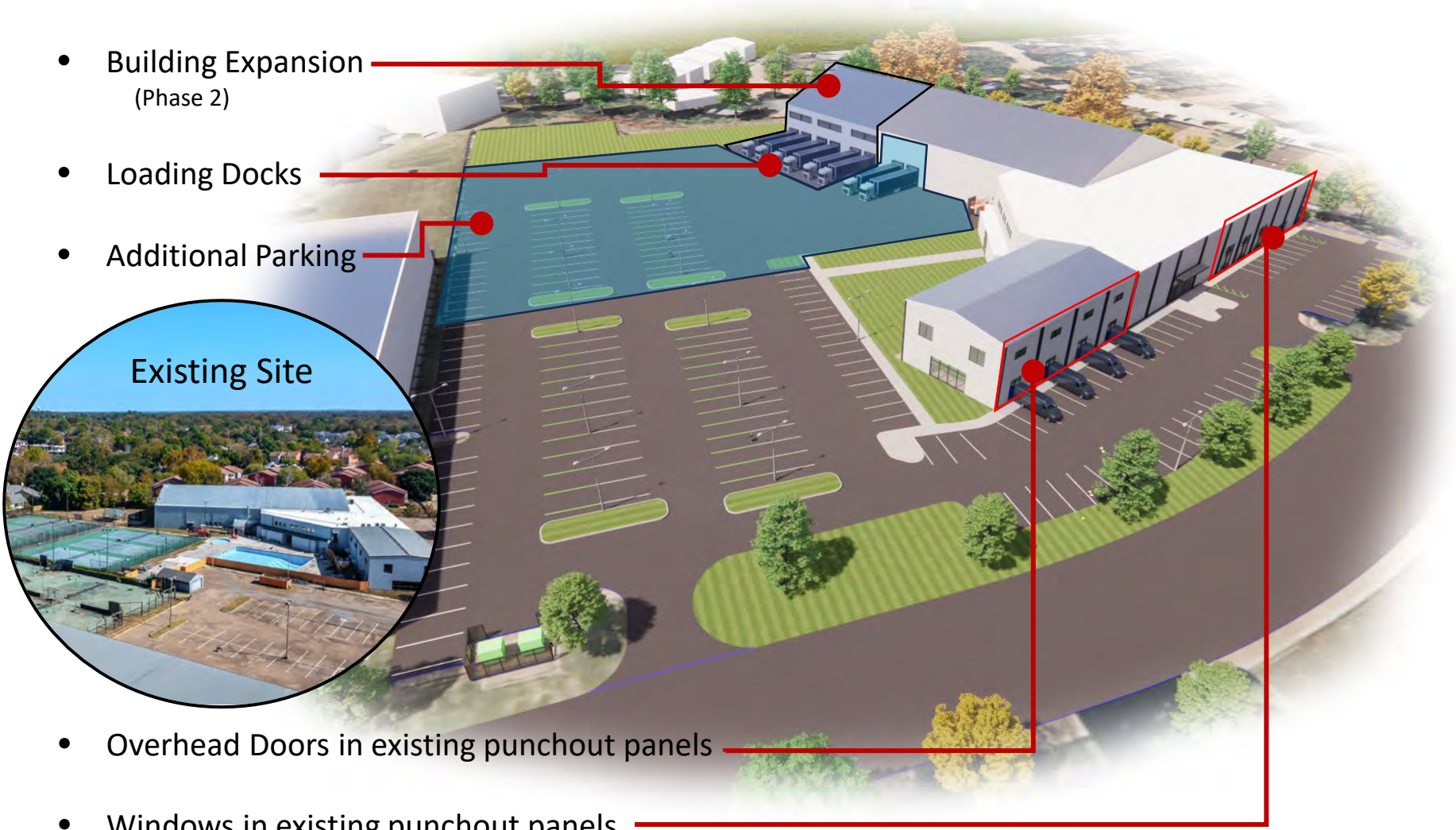
- Building Expansion (Phase 2)

- Loading Docks

- Additional Parking



- Overhead Doors in existing punchout panels
- Windows in existing punchout panels



OFFICE / FLEX ADAPTIVE USE CONCEPT



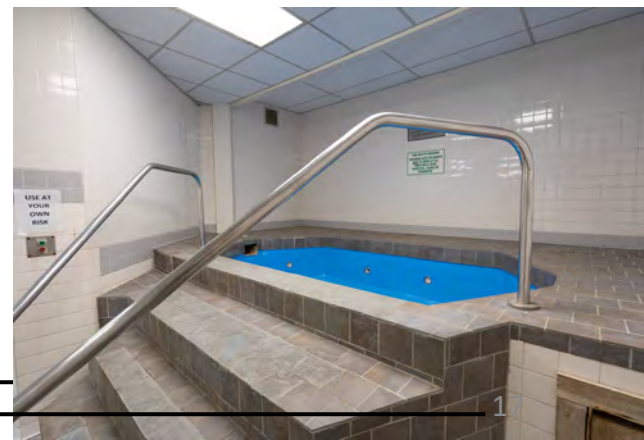
Existing Open
Flex Area





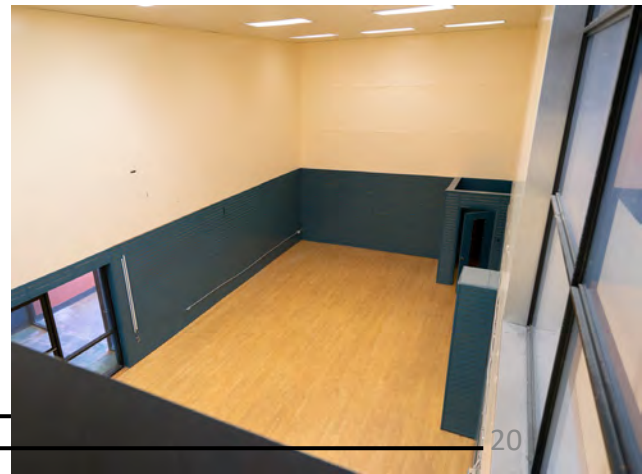
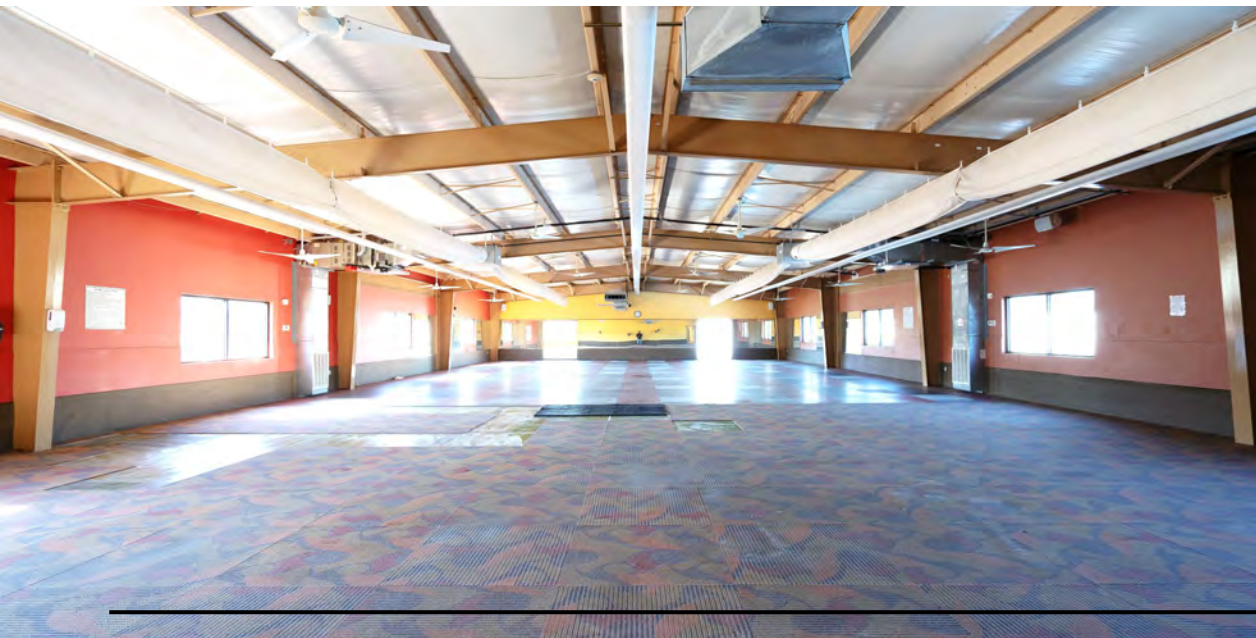


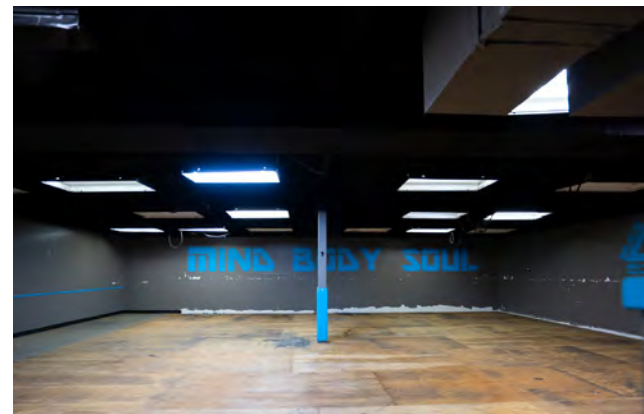








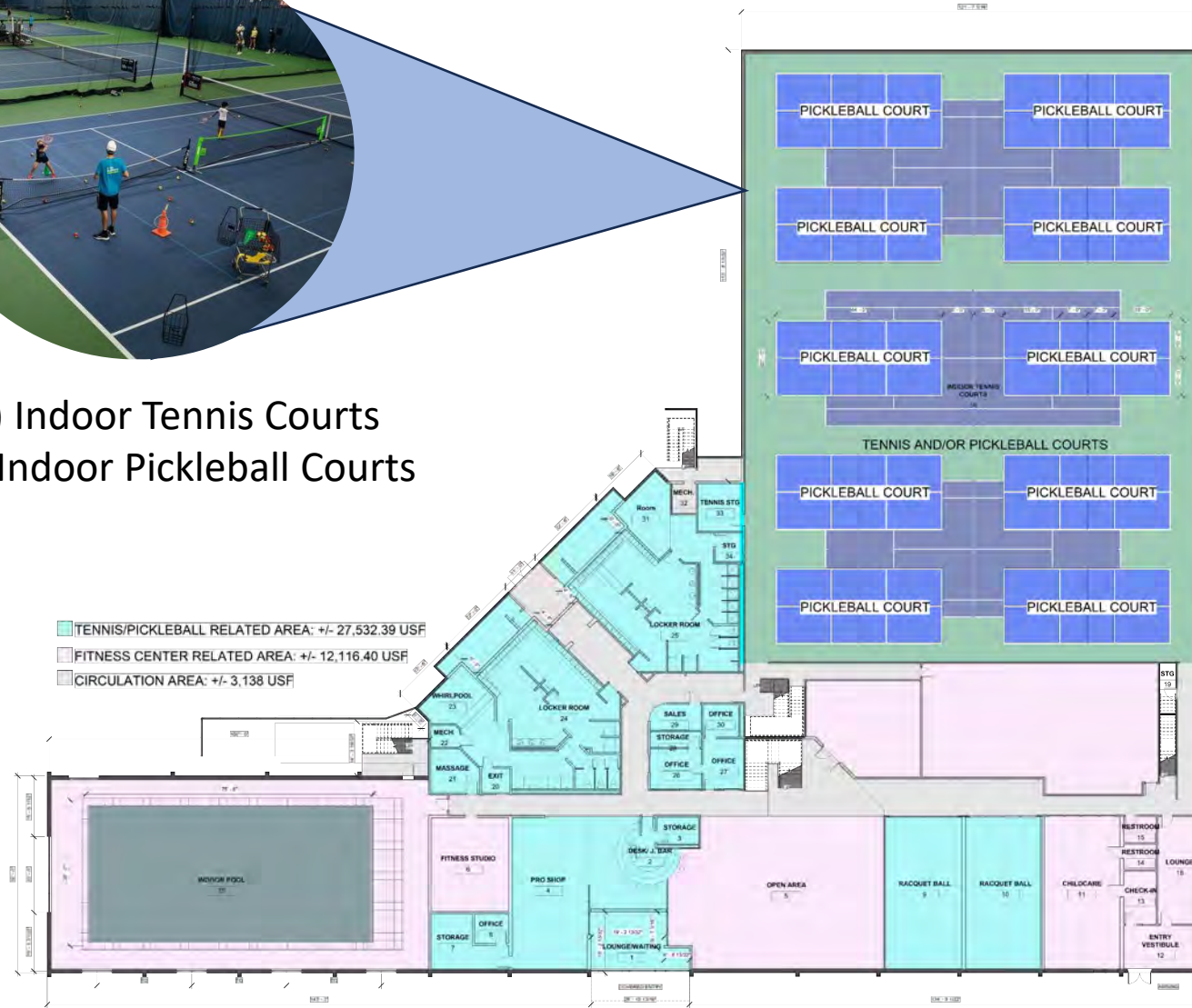




FIRST FLOOR WITH INDOOR COURTS & POOL



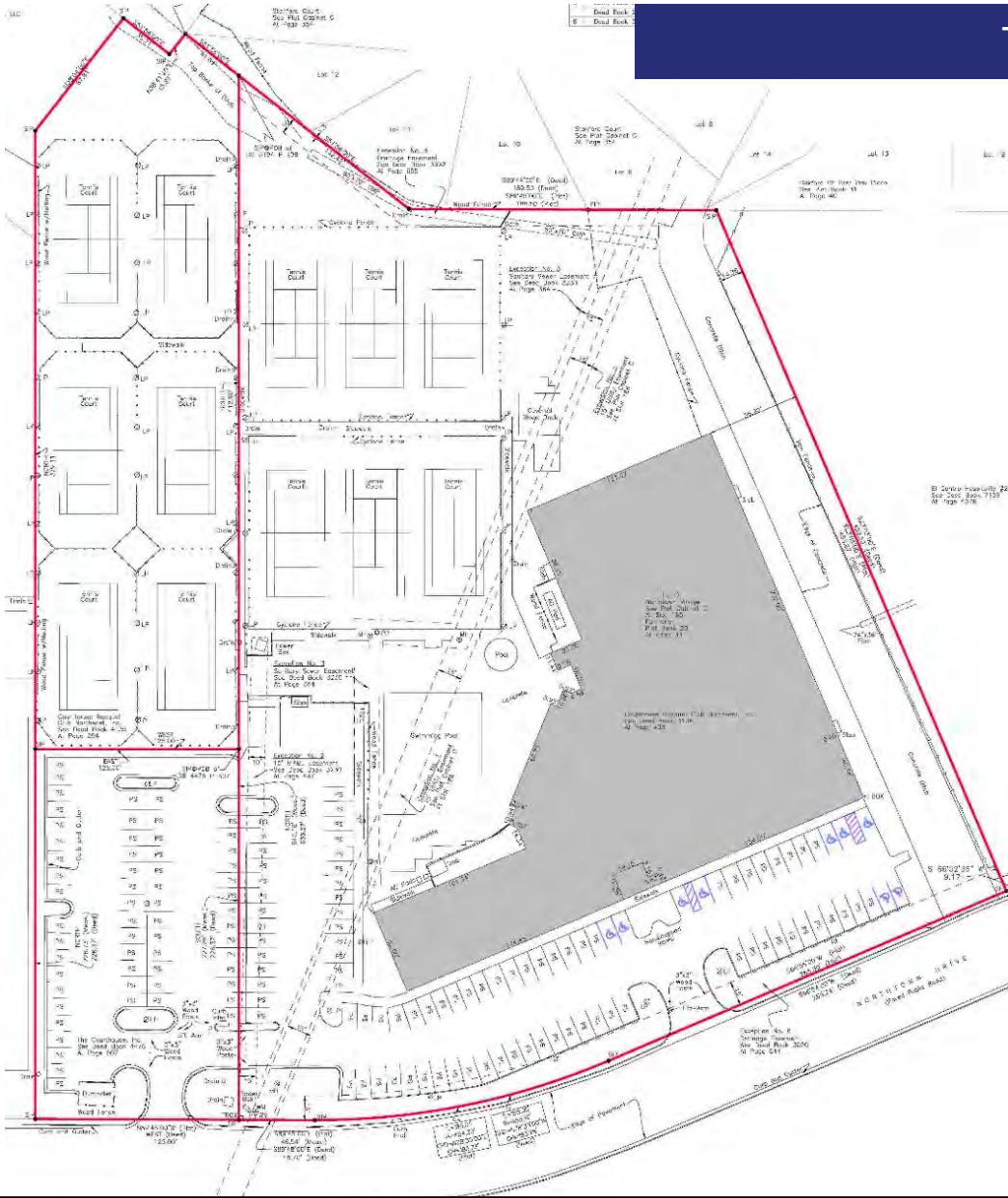
Three (3) Indoor Tennis Courts
Ten (10) Indoor Pickleball Courts



SECOND FLOOR & MEZZANINE



THIRD FLOOR

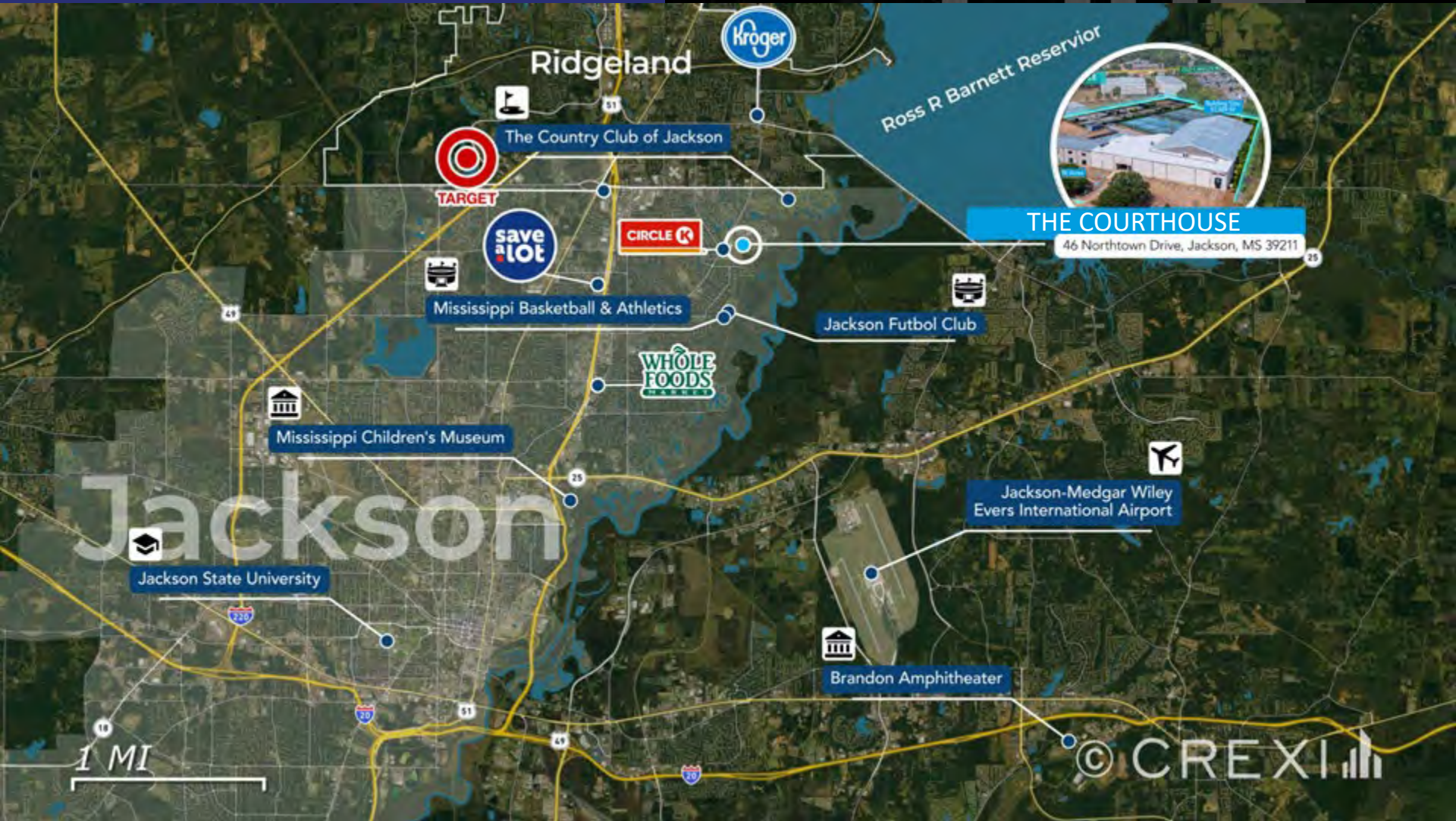


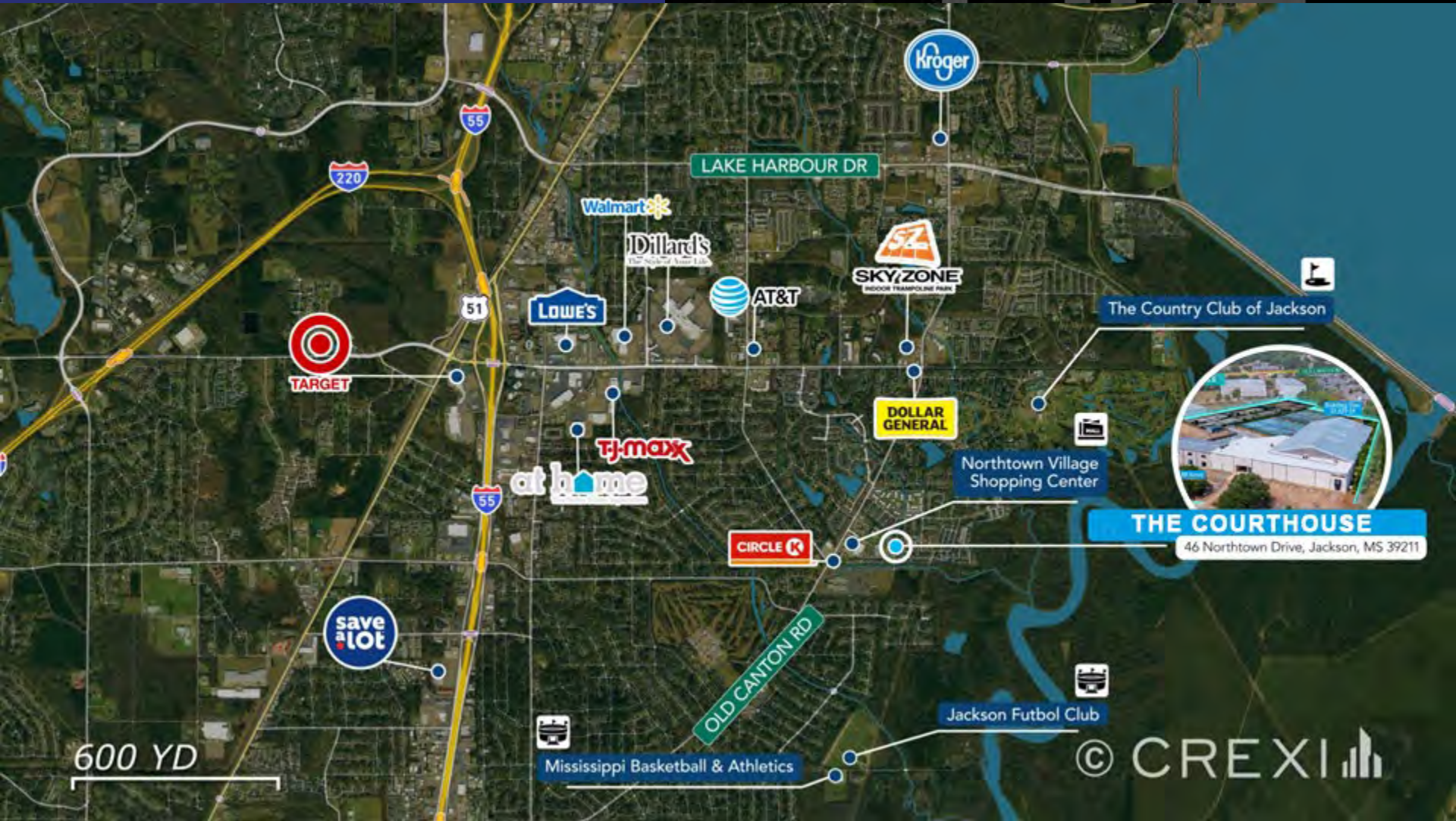
[CLICK HERE TO VIEW FULL SURVEY](#)

Jackson, Mississippi











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