

46 Northtown Drive, Jackson, MS 39211

FINANCING AVAILABLE

BROKER CO-OP AVAILABLE

OLD CANTON RD

BUILDING SIZE:
59,337 SF

Parcel Size: 6.58 Acres

NORTHTOWN DR

© CREX

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM

The Courthouse

46 Northtown Drive, Jackson, Mississippi

ProVisions
www.provisions.ws

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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

59,337 Square Feet
6.58 Acres

FACILITY

Mixed Use

ZONING

C-3 Commercial

RENOVATIONS

2021-2024

PROPERTY SUMMARY

ADDRESS

46 Northtown Drive
Jackson, Mississippi 39211

BUILDING AREA

59,337 Square Feet

LAND AREA

6.58 Acres

RENOVATIONS

2021 to 2024

POTENTIAL COURT REVENUE

\$5,134,350

AMENITIES

Clear Heights up to 25 feet
(44) Pickle Ball / (12) Tennis Outdoor Courts
(10) Pickle Ball / (3) Tennis Indoor Courts with Observation Deck
(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



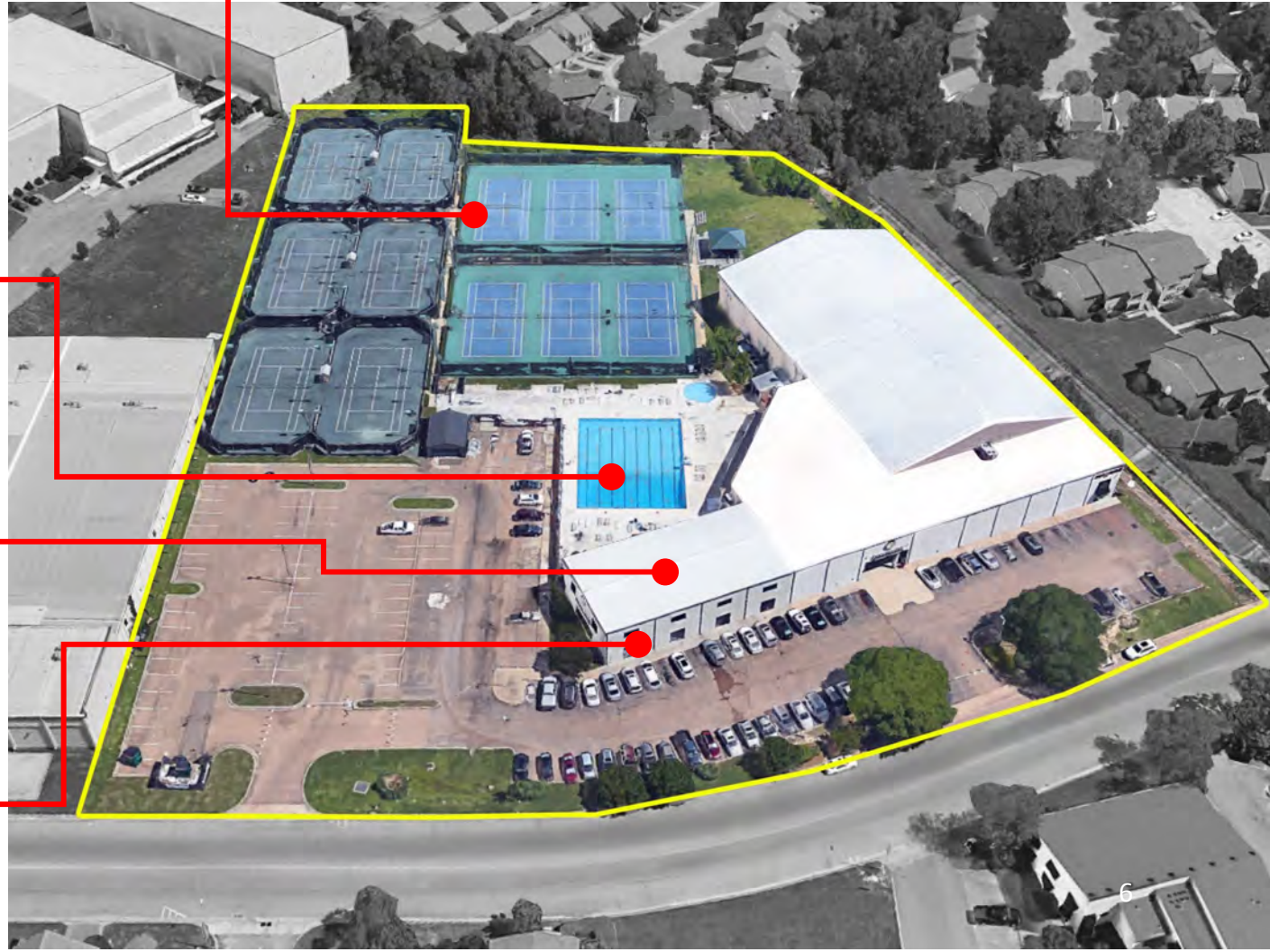
Roof



Façade



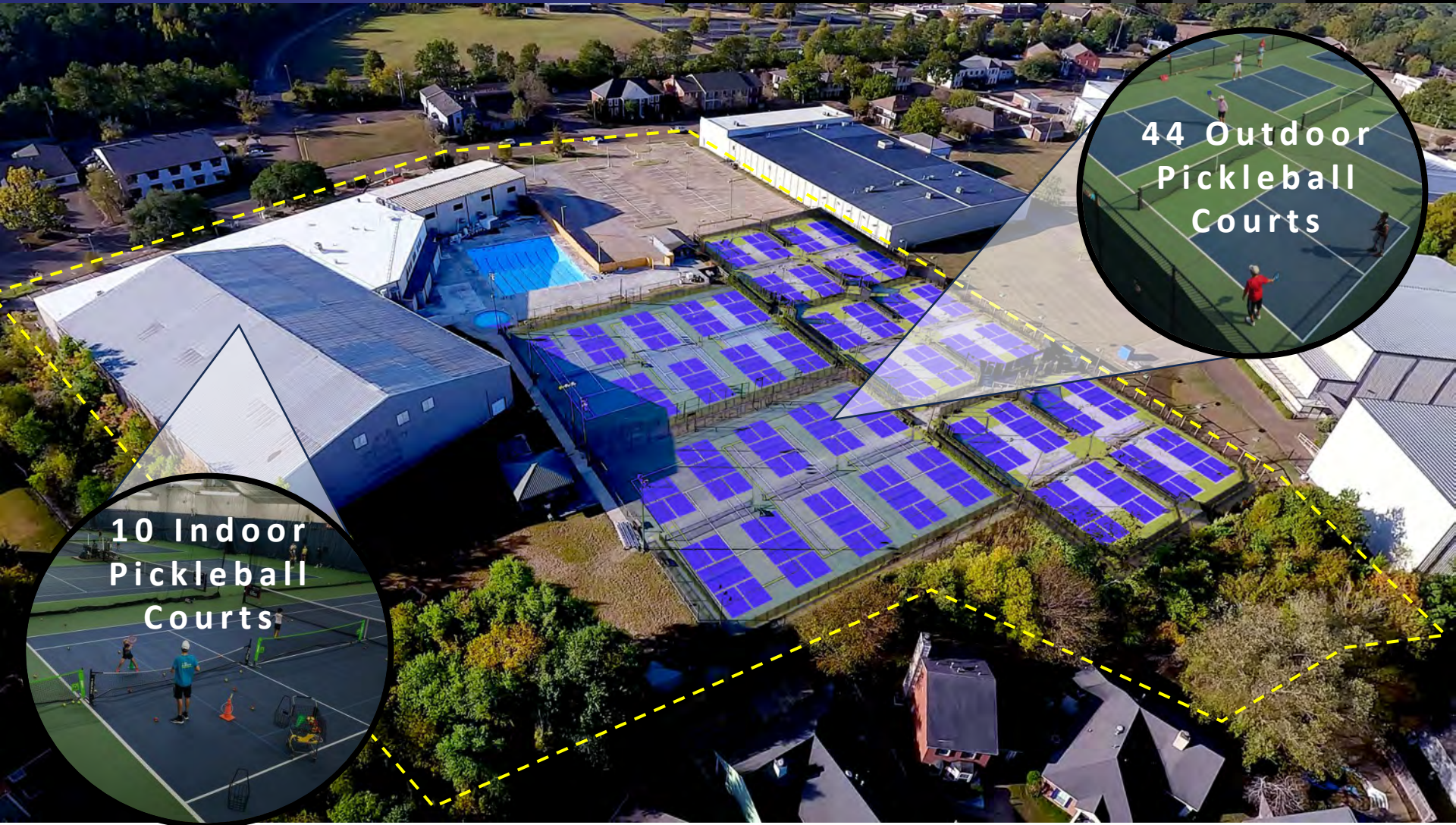
2023-2024 Capital Improvements



**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



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

PICKLEBALL / TENNIS / HEALTH CLUB OPERATOR FINANCIAL MODEL

(Private Club with Public Access)

Court Revenue

Court	Hourly Rate	Daily Total	Annual Gross Revenue
Outdoor Pickleball / Tennis	\$20	\$13,200	\$4,818,000
Indoor Pickleball / Tennis	\$30	\$4,500	\$1,642,500
Annual Gross Revenue 100% Capacity:			\$6,820,500
Annual Gross Revenue 80% Capacity:			\$5,816,400
Annual Gross Revenue 70% Capacity:			\$5,134,350
Annual Gross Revenue 60% Capacity:			\$4,452,300
<i>Annual Gross Revenue is based on operating 14 hours per day from 7AM to 9PM</i>			
2026 NET OPERATING INCOME AT 70% CAPACITY: \$5,134,350			



Additional Membership Revenue

Membership	Monthly Membership	Monthly	Yearly Total
400 Members	\$75	\$30,000	\$360,000.00

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

59,337 SF

CLEAR HEIGHTS

Up to 25 feet

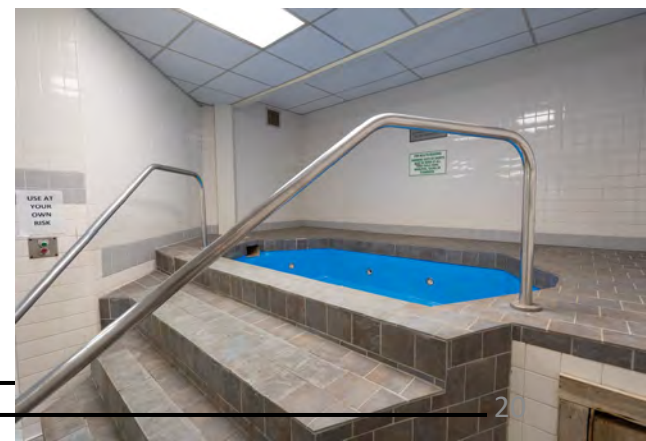


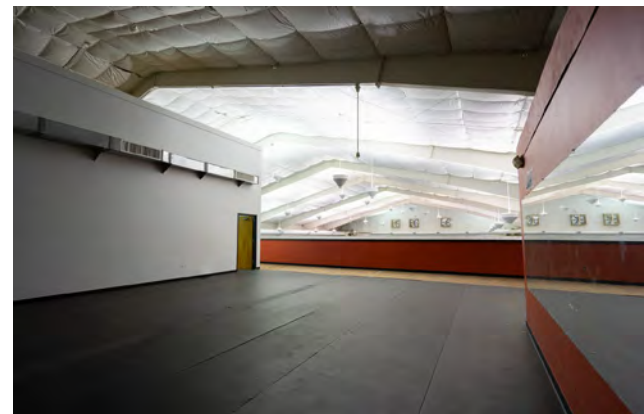


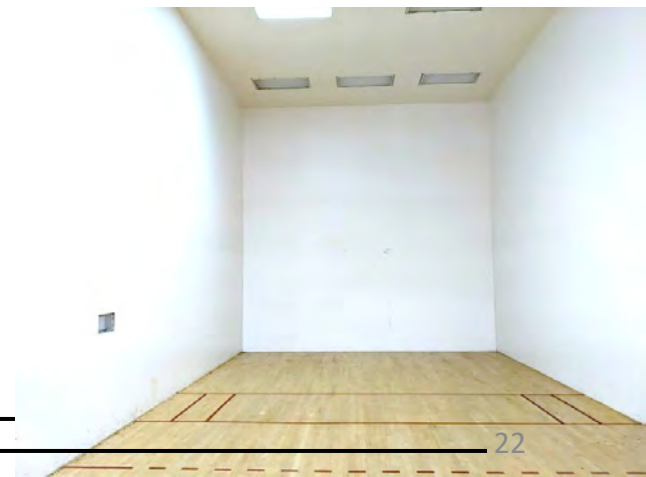


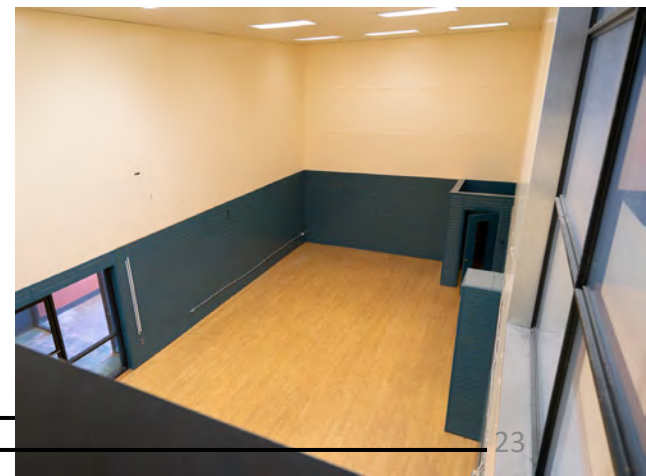
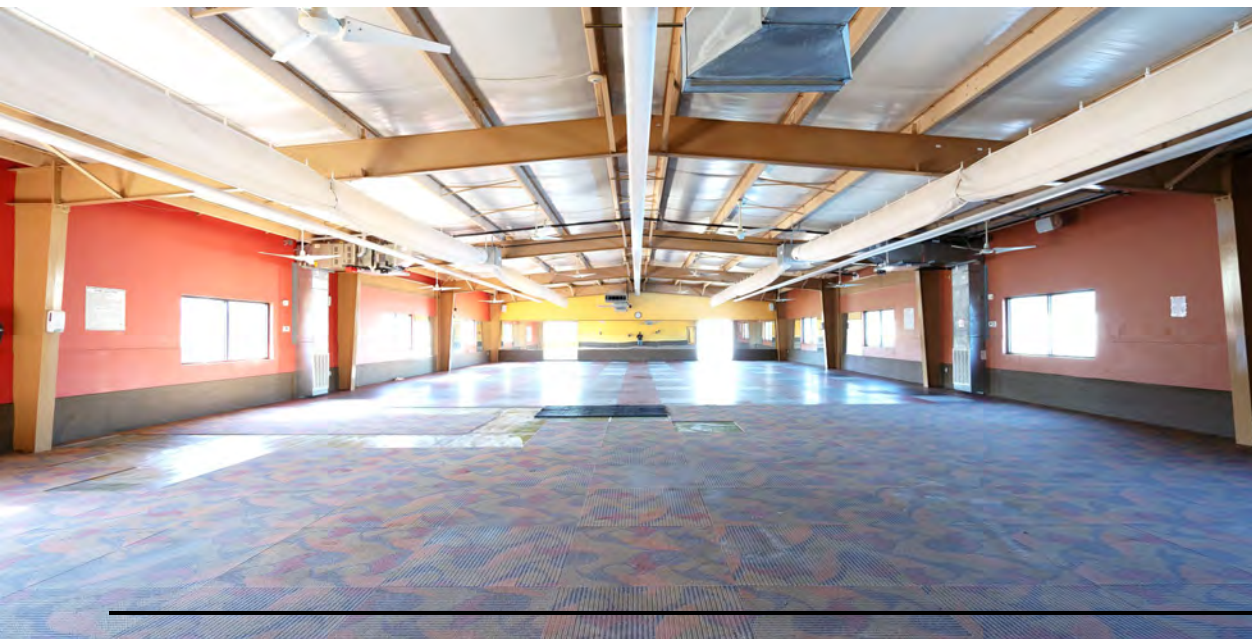




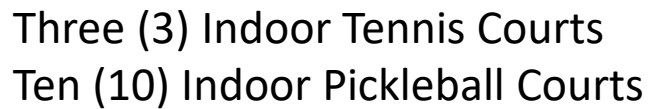




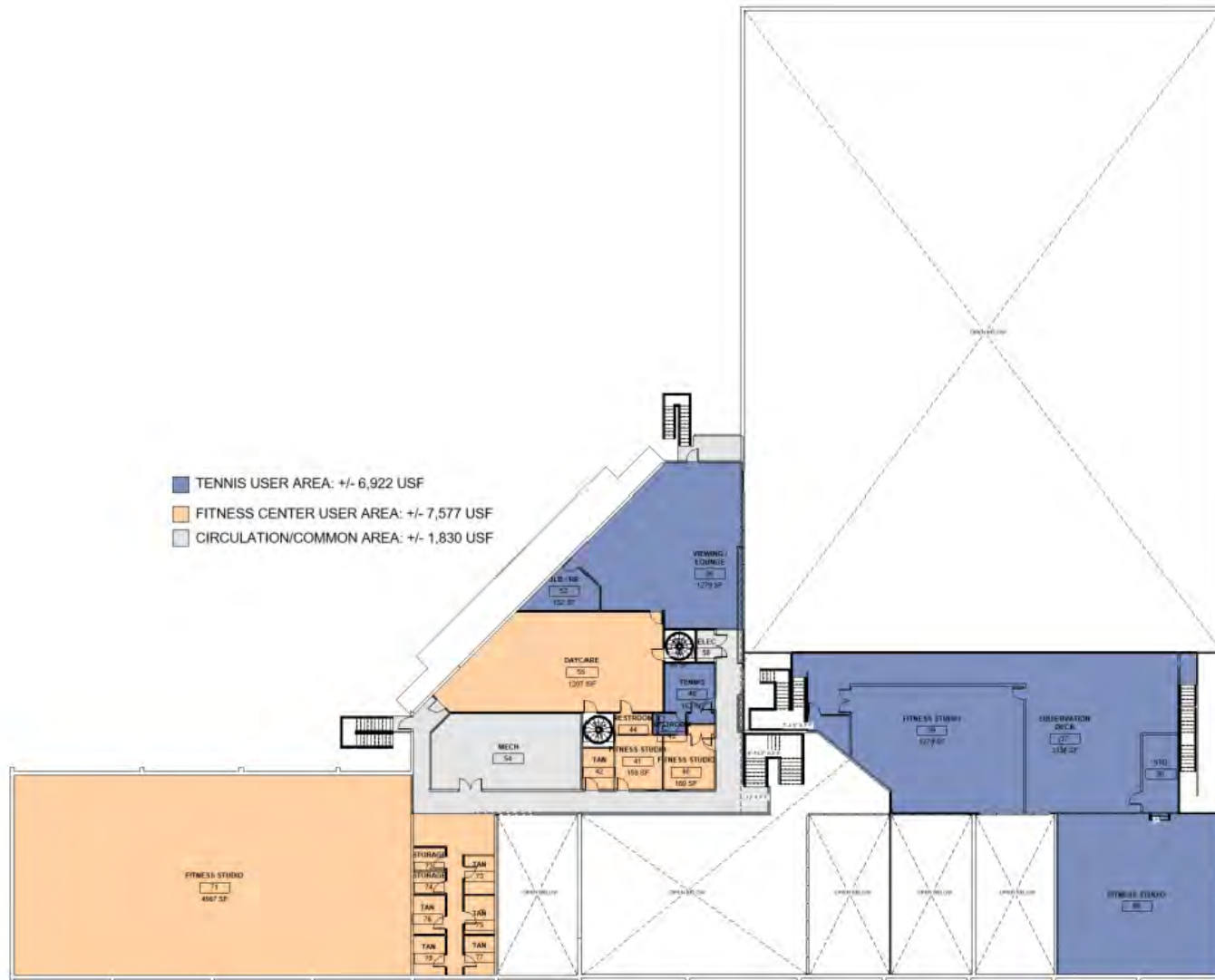




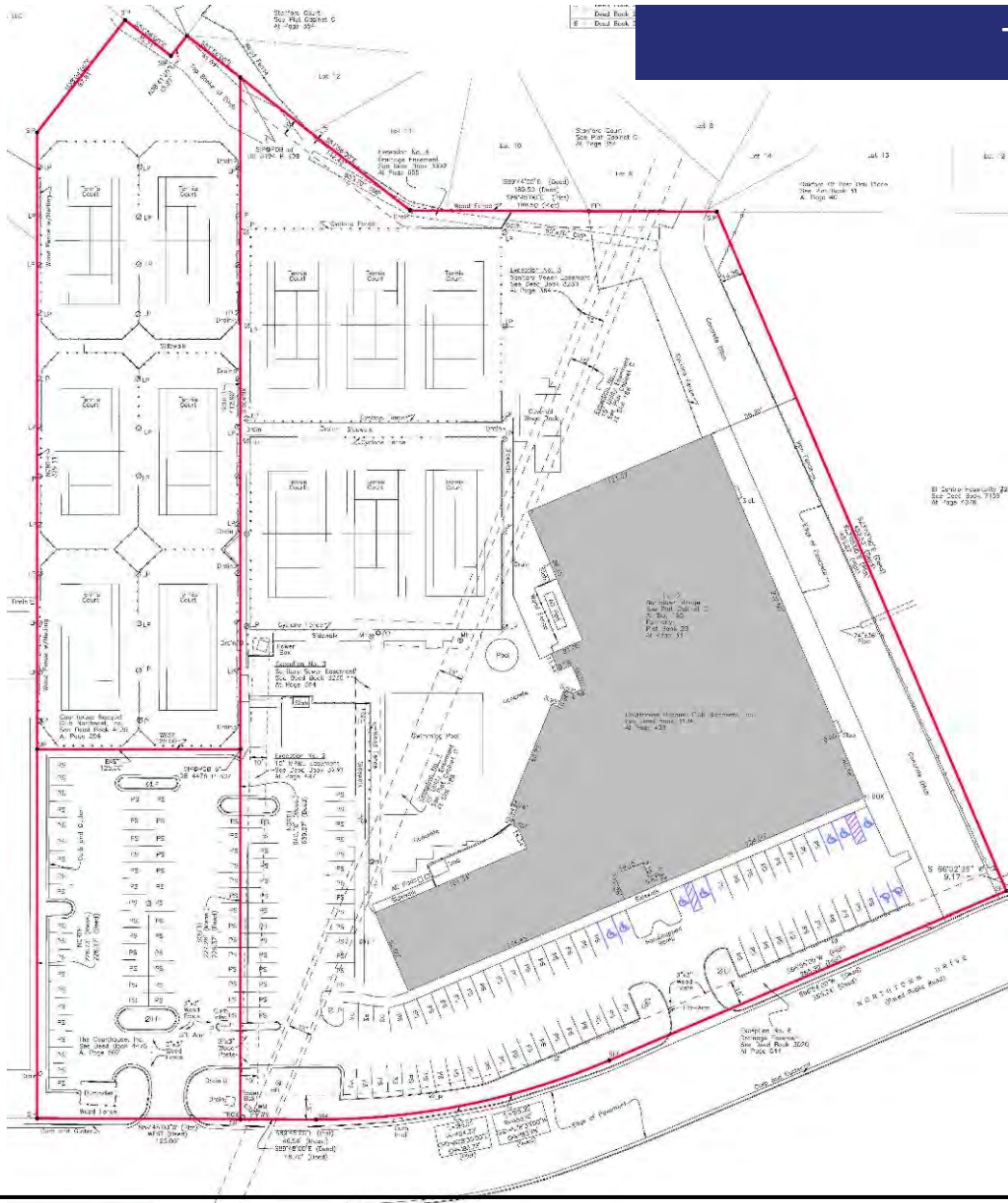




SECOND FLOOR & MEZZANINE



THIRD FLOOR



[CLICK HERE TO VIEW
FULL SURVEY](#)

Jackson, Mississippi











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