

DOWNTOWN JACKSON

INTERSTATE 55 ± 111,561 VPD (2025)

INTERSTATE 20

INTERSTATE 20

entergy

± 5,818 VPD (2025)

JSU JACKSON STATE UNIVERSITY

W MONUMENT STREET

BAILEY AVENUE

± 9,093 VPD (2023)

ONLINE AUCTION MARCH 23-25

**9.7 ACRE PARCEL | 32K SF BUILDING**  
**FREE-STANDING INDUSTRIAL REPOSITIONING OPPORTUNITY**

300 W Monument St, Jackson, MS 39203

Marcus & Millichap

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Activity ID #ZAH1240036

Marcus & Millichap

# ONLINE AUCTION

**R MARKETPLACE**

AUCTION DATES: MARCH 23-25, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

## THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

## BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

## AUCTION DATE

The Auction end date is set for March 23-25, 2026

## ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

## CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.



±5,818  
VPD

W MONUMENT STREET

BAILEY AVENUE



300 W MONUMENT

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**Marcus & Millichap**

300 W MONUMENT ST

# BROKER OF RECORD


**DAVIS, MICKEY**

Mississippi

(901) 620-3600

License: 15586

  
Marcus & Millichap



# 01



## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights  
Zoning  
Regional Map

Marcus & Millichap



INTERSTATE 55  
**± 111,561**  
VPD (2025)

Children's  
of Mississippi

BAPTIST.

SUBWAY

SUBWAY

entergy

 **± 5,818**  
VPD (2025)

W MONUMENT STREET

# OFFERING SUMMARY

300 W MONUMENT ST



Starting Bid  
**\$1**



Auction Dates  
**March 23-25**



Building Size  
**32,000 SF**

## AUCTION DETAILS

Starting Bid \$1

Auction Dates March 23-25, 2026

[CLICK HERE TO ACCESS DUE DILIGENCE DOCUMENTS](#)

## OPERATIONAL

Gross SF 32,000 SF (approx.)

# of Suites 1

Lot Size 9.7 Acres (422,532 SF)

Occupancy 0%

Year Built 1970 (approx.)

Zoning I-2, Heavy Industrial District

County Jackson

Parcel Numbers 92-1, 92-1-1, 92-1-2

Address 300 W Monument St - Jackson, MS 39203

Taxes (2025) \$17,525.99

Disclaimer & Source(s): The Seller does not have a survey - building size, parcel size and outline obtained from Hinds County Assessor and CoStar. Parcel outline is used for illustrative purposes. County and/or survey used as source for zoning, lot size/land area, and building size. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.





# \$1 AUCTION - 9.7 ACRE PARCEL | 32K SF BUILDING | JACKSON, MS

300 W Monument St, Jackson, MS 39203

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## INVESTMENT OVERVIEW

Marcus & Millichap and RI Marketplace are pleased to present a 9.7-acre parcel located at 300 W Monument Street (the “Property”) in Jackson, Mississippi. This Property offers an exceptional investment opportunity to develop a large industrial parcel approximately 1.5-miles from I-55. **FIRST BID MEETS RESERVE!**

The Property consists of a ±9.7-acre development parcel including a ±32,000 SF vacant building in a robust trade area near a mix of residential and industrial demand generators. The Property benefits from highly favorable and flexible I-2, Heavy Industrial zoning that allows for a wide variety of uses including retail, self-storage, car wash, warehouse, liquor store, and others. Disclaimer: The Seller does not have a survey – building size, parcel size and outline obtained from Hinds County Assessor and CoStar.

The Property is located in Jackson, Mississippi, the state’s capital and largest city, within Hinds County. The Property benefits from excellent visibility and access on W Monument Street with traffic counts of 5,818 vehicles per day at the signalized intersection of Bailey Avenue with 9,093 VPD. Positioned 1-mile west of I-55 (±111K VPD), the site offers excellent accessibility to major transportation corridors, downtown Jackson, and Jackson State University. The Property is located just ±1-mile from downtown Jackson and just 1-mile east of Jackson State University. The Property is positioned in a dense and established trade area, with ±47,436 residents within a 3-mile radius and ±110,396 residents within a 5-mile radius, boasting an average household income of \$48,963.

## INVESTMENT HIGHLIGHTS

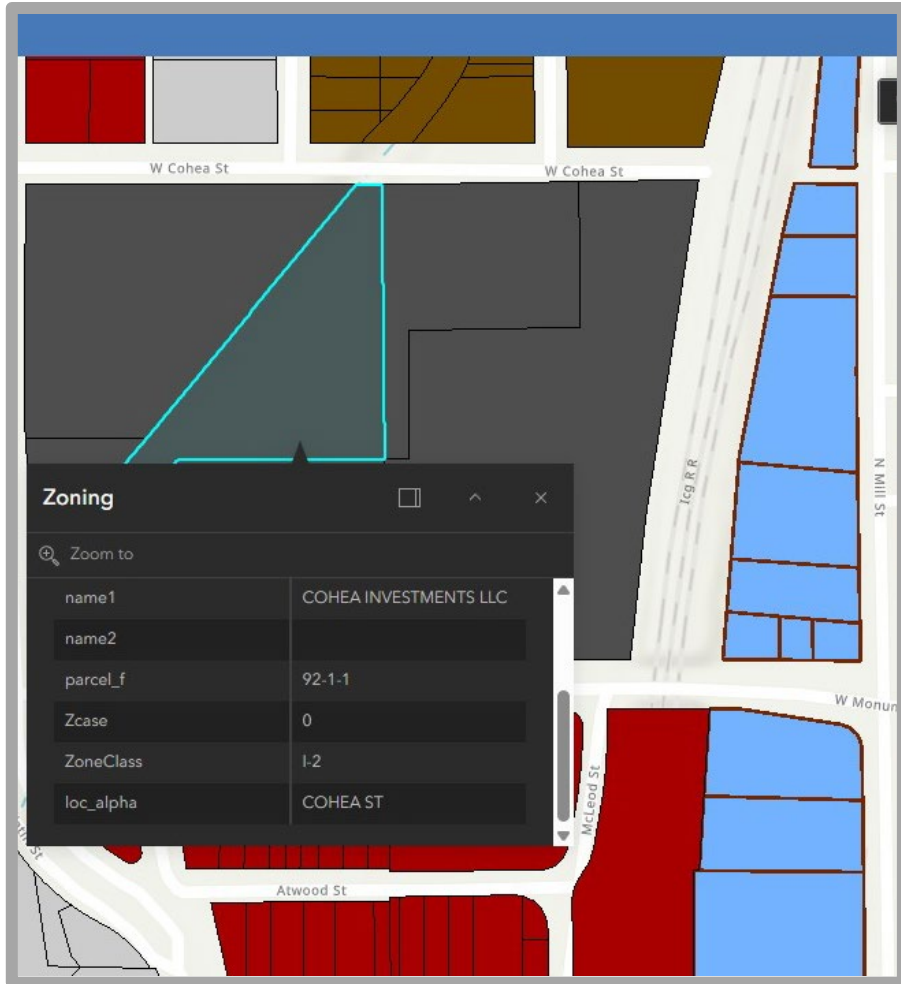
±9.7 Acre Industrial Development Site with 32K SF Building in Jackson, MS

±14,911 VPD Combined Traffic Counts at Signalized Hard Corner of W Monument St and Bailey Ave; Positioned 1.5-Mile From I-55 Interchange with Traffic Over ±111K VPD

Zoned I-2, Heavy Industrial District, with Flexible Uses Permitted including Self-Storage, Car Wash, Retail, Warehouse, and many more

Dense Demographics with 3-Mile Population of ±47,436 Individuals and 5-Mile Population of ±110,396

# \$1 Auction - 9.7 Acre Parcel | 32K SF Building | Jackson, MS // Zoning



 I-2 - Heavy Industrial

## Purpose

The purpose of this district is to provide areas for development of heavy industrial uses that have extensive space requirements and/or generate substantial amounts of noise, vibrations, odors, or possess other characteristics that are detrimental, hazardous, or otherwise offensive and incompatible with other land uses.

## Permitted Uses (excerpt)

- Self-Storage
- Car Wash
- Retail
- Warehouse, Heavy manufacturing, processing

# \$1 AUCTION - 9.7 ACRE PARCEL | 32K SF BUILDING | JACKSON, MS

REGIONAL MAP



SECTION 2

# 02

## MARKET OVERVIEW

Market Overview  
Demographics

Marcus & Millichap

# \$1 AUCTION - 9.7 ACRE PARCEL | 32K SF BUILDING | JACKSON, MS

## MARKET OVERVIEW

### JACKSON

The city of Jackson is Mississippi's state capital, situated midway between New Orleans and Memphis. The Jackson metro consists of Copiah, Hinds, Madison, Rankin, Simpson and Yazoo counties. Hinds County is the most populous at roughly 215,000 residents, followed by Rankin County with about 160,000 individuals. A relatively low cost of living, along with a skilled manufacturing base, drives growth in the local auto industry. Although the median income falls below the national average, the homeownership rate slightly exceeds the national metric.

### ECONOMY

- The area's largest employers are the local, state and federal governments, which account for over 50,000 jobs. The public education and higher education sectors are also strong contributors to the workforce. The largest institution of higher learning in the metro is Jackson State University.
- A broad base of manufacturing talent is present in the Jackson metro. Experienced workers here have engineering, production manufacturing, computer technology and materials-handling skills.
- The University of Mississippi Medical Center, Baptist Health Systems and Mississippi State Hospital lead the market's sizable health care sector.

### QUICK FACTS



POPULATION  
**570K**  
Growth 2024-2029\*  
**0.1%**



HOUSEHOLDS  
**228K**  
Growth 2024-2029\*  
**1.3%**



MEDIAN AGE  
**39.0**  
U.S. Median:  
**39.0**



MEDIAN HOUSEHOLD INCOME  
**\$69,300**  
U.S. Median:  
**\$76,100**

\* Forecast



### METRO HIGHLIGHTS



#### MANUFACTURING INDUSTRY

Manufacturing plays an important role in the economy. Nissan has a workforce of more than 4,000 workers at the local Canton Vehicle Assembly Plant.



#### STATE CAPITAL

Jackson is the administrative capital of Mississippi and the state's largest urban center, reinforcing a broad base of public sector employment.



#### AUTOMOTIVE INDUSTRY CONTRACTORS

The presence of Nissan supports the existence of other manufacturing and automotive suppliers in the metro, such as BorgWarner and Johnson Controls.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# \$1 AUCTION - 9.7 ACRE PARCEL | 32K SF BUILDING | JACKSON, MS

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	6,331	42,585	103,507
<b>2025 Estimate</b>			
Total Population	6,340	43,047	105,181
<b>2020 Census</b>			
Total Population	6,412	43,881	108,099
<b>2010 Census</b>			
Total Population	8,050	52,620	124,457
<b>Daytime Population</b>			
2025 Estimate	24,521	103,187	177,123
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	3,025	19,162	46,012
<b>2025 Estimate</b>			
Total Households	2,995	19,036	45,800
Average (Mean) Household Size	2.0	2.1	2.2
<b>2010 Census</b>			
Total Households	2,939	18,813	45,434
<b>2010 Census</b>			
Total Households	3,081	19,752	46,367
<b>Occupied Units</b>			
2030 Projection	3,962	24,256	55,332
2025 Estimate	3,921	24,077	55,047
<b>HOUSEHOLDS BY INCOME</b>			
<b>2025 Estimate</b>			
\$150,000 or More	1.9%	4.5%	6.2%
\$100,000-\$149,999	3.5%	5.2%	6.8%
\$75,000-\$99,999	6.9%	7.1%	8.3%
\$50,000-\$74,999	13.7%	12.7%	16.4%
\$35,000-\$49,999	14.8%	14.0%	14.0%
Under \$35,000	59.2%	56.4%	48.3%
Average Household Income	\$37,280	\$46,345	\$55,568
Median Household Income	\$27,839	\$32,298	\$41,063
Per Capita Income	\$18,474	\$21,862	\$24,769

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$35,017	\$37,888	\$43,148
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$13,144	\$14,145	\$15,837
Transportation	\$6,739	\$7,234	\$8,269
Food	\$5,578	\$5,944	\$6,662
Personal Insurance and Pensions	\$3,904	\$4,343	\$5,159
Entertainment	\$1,354	\$1,533	\$1,794
Apparel	\$1,067	\$1,098	\$1,244
Cash Contributions	\$913	\$1,072	\$1,302
Education	\$613	\$686	\$823
Personal Care Products and Services	\$579	\$604	\$679
Tobacco Products and Smoking Supplies	\$350	\$351	\$362
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	6,340	43,047	105,181
Under 20	22.7%	25.2%	27.0%
20 to 34 Years	25.2%	24.2%	23.2%
35 to 39 Years	6.3%	6.0%	6.3%
40 to 49 Years	12.3%	10.7%	11.2%
50 to 64 Years	19.6%	17.7%	17.2%
Age 65+	13.9%	16.3%	15.2%
Median Age	36.0	36.0	35.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	4,301	28,329	68,523
Elementary (0-8)	6.2%	5.6%	4.5%
Some High School (9-11)	20.9%	13.6%	10.9%
High School Graduate (12)	27.2%	29.2%	28.4%
Some College (13-15)	18.1%	20.3%	23.4%
Associate Degree Only	4.0%	5.5%	6.9%
Bachelor's Degree Only	12.8%	15.3%	15.2%
Graduate Degree	10.7%	10.6%	10.6%

# \$1 AUCTION - 9.7 ACRE PARCEL | 32K SF BUILDING | JACKSON, MS

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 105,181. The population has changed by -15.49 percent since 2010. It is estimated that the population in your area will be 103,507 five years from now, which represents a change of -1.6 percent from the current year. The current population is 47.1 percent male and 52.9 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,340 people per square mile.



### EMPLOYMENT

In 2025, 46,159 people in your selected area were employed. The 2010 Census revealed that 53.1 percent of employees are in white-collar occupations in this geography, and 18.1 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



### HOUSEHOLDS

There are currently 45,800 households in your selected geography. The number of households has changed by -1.22 percent since 2010. It is estimated that the number of households in your area will be 46,012 five years from now, which represents a change of 0.5 percent from the current year. The average household size in your area is 2.2 people.



### HOUSING

The median housing value in your area was \$87,368 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 22,145.00 owner-occupied housing units and 24,220.00 renter-occupied housing units in your area.



### INCOME

In 2025, the median household income for your selected geography is \$41,063, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 44.26 percent since 2010. It is estimated that the median household income in your area will be \$43,847 five years from now, which represents a change of 6.8 percent from the current year.

The current year per capita income in your area is \$24,769, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$55,568, compared with the U.S. average, which is \$103,571.



### EDUCATION

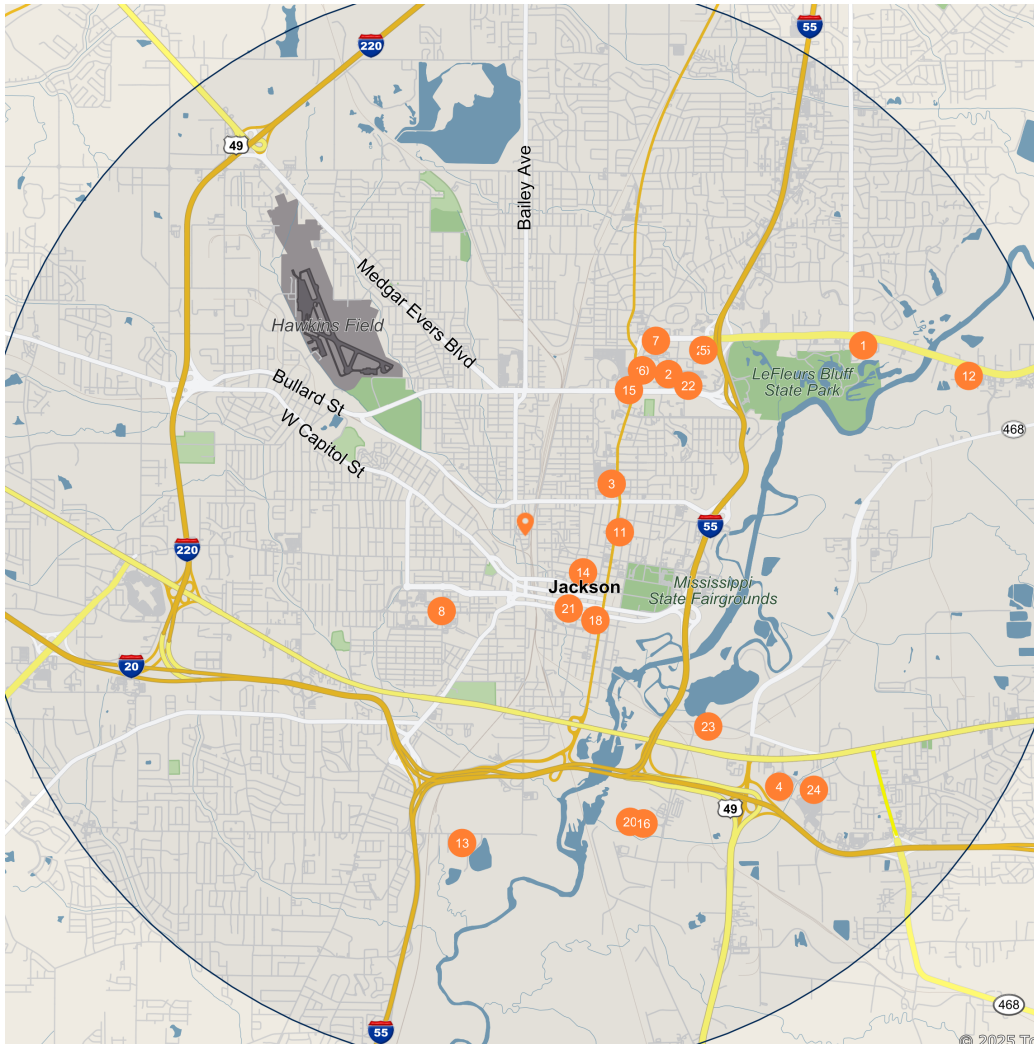
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 24.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 18.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 33.8 percent in the selected area compared with the 19.6 percent in the U.S.

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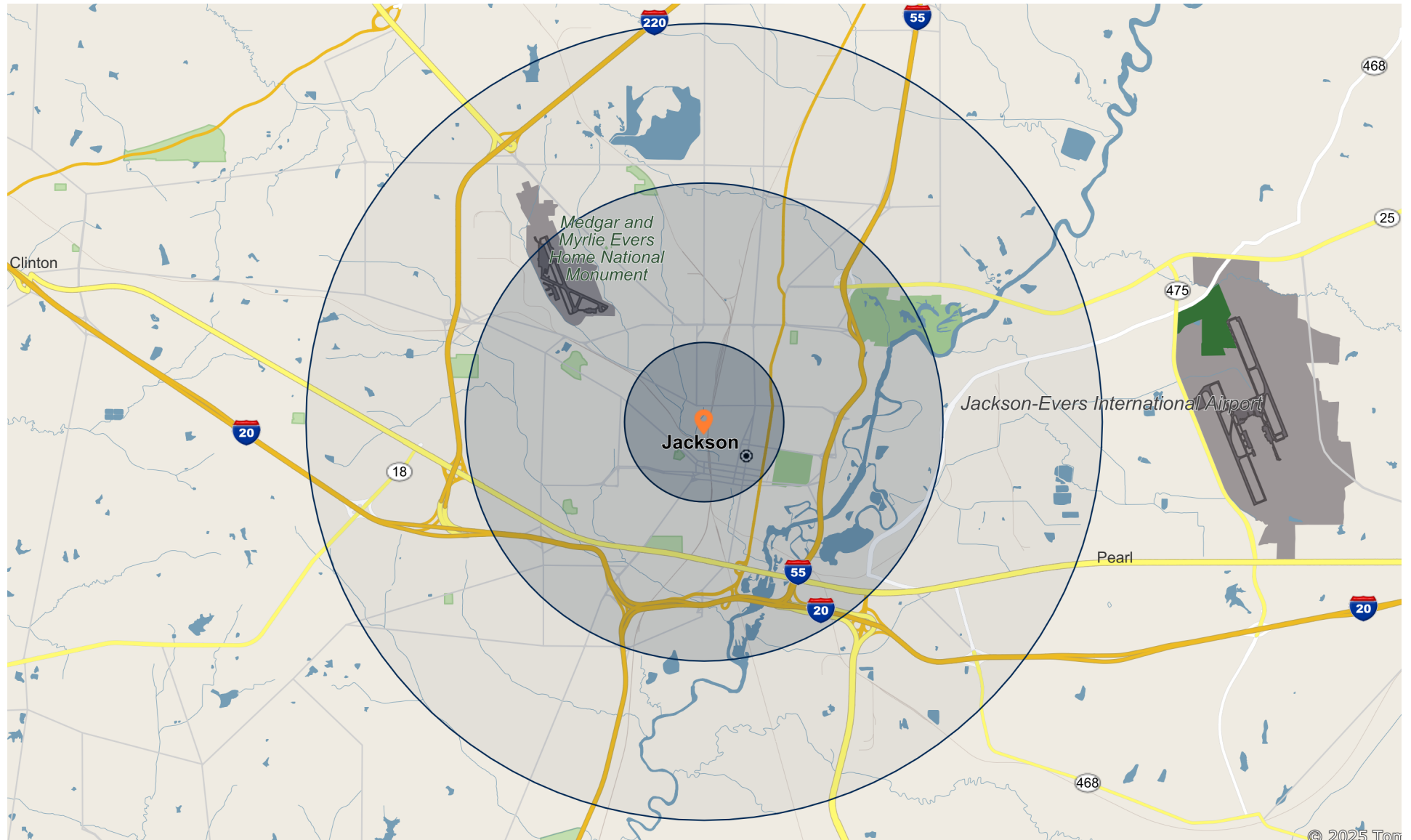
## DEMOGRAPHICS



Major Employers		Employees
1	American Studios Inc-Wal-Mart Portrait Studio	5,000
2	University Physicians Pllc-	4,186
3	Mississippi Bptst Hlth Systems-	2,800
4	Nike Usa Inc-Aerie	2,490
5	St Dominic-Jackson Mem Hosp-	2,400
6	University Mississippi Med Ctr-Umc Hematology	1,329
7	University Mississippi Med Ctr-	1,329
8	Jackson State University-Jsu	1,300
9	University Mississippi Med Ctr-	1,098
10	University of Mississippi-University Medical Center	1,043
11	State of Mississippi-Mississippi State Government	902
12	B & B Management Group LLC-	896
13	United Parcel Service Inc-UPS	778
14	Mississippi Department Trnsp-M DOT	700
15	Mississippi State Dept Hlth-Finance and Accounts	700
16	Transportation Assets Lsg Inc-	700
17	Tal Power Equipment 1 LLC-	700
18	County of Hinds-Hinds County Board Supervisor	600
19	Transportation Investments Inc-	575
20	Kllm Inc-Express Service	501
21	Mississippi Dept Humn Svcs-Mdhs Family and Childrens Svcs	500
22	Veterans Health Administration-G V Sonny Montgomery Vamc	500
23	Warner Inc-ServiceMaster Onecall	500
24	Atlanta Nat Leag Bsbal CLB LLC-Ms Braves	488
25	St Dominic Health Svcs Inc-FMOL HEALTH SYSTEM	475

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DEMOGRAPHICS



300 W MONUMENT

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