

300 W Monument St



Manufacturing - Downtown
Jackson Submarket
Jackson, MS 39203

32,708 SF RBA 7.91 AC Lot 1970 Built Single Tenancy

Sale

Sold Price \$71,300 (\$2.18/SF)
Date Dec 2024
Sale Type Investment

Building

Type 2 Star Industrial Manufacturing
Location Urban

RBA 32,708 SF Tenancy Single
Stories 1 Owner Occup No
Typical Floor 31,072 SF
Class C

Docks 1 ext Rail Spots Yes
Drive Ins 2 tot./10' w x 14' h Rail Line Yes
Levelers None Cranes None
Construction Metal
Building Ht 40'
Truck Wells None
Year Built 1970

CoStar Est. Rent \$7 - 9/SF (Industrial)

Taxes \$0.45/SF (2024)

Walk Score® Somewhat Walkable (53)
Transit Score® Some Transit (34)

Parking Spaces Surface - Available

Loan

Origination Am... \$100,000 Multi Properties? Yes
Origination Date 2/13/2018
Originator Regions Bank
Maturity Date 1/1/2038
Term 240 Months
Loan Type Line of Credit
Doc Number 007216005215

Land

Land Acres 7.91 AC Land SF 344,560 SF
Bldg FAR 0.09
Zoning I-2

Tenants

Name	SF Occupied
L&W Supply	2,000
River City Materials, Inc.	-

Source: CoStar Research

About the Owner

Narasimha Rao Challagonda

4335 Atwood Dr
Cumming, GA 30040
United States
(919) 274-4093 (p)
Since Dec 16, 2024

Amenities

Fenced Lot Yard

Public Transportation

Airport	Drive	Distance
Jackson-Medgar Wiley Evers International	22 min	12.7 mi

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	↔ 0.0%
Submarket 1-3 Star	1.6%	↓ -1.1%
Market Overall	8.5%	↓ -0.1%

Market Asking Rent Per Area	Subject Property	Submarket 1-3 Star	Market Overall
	\$8.67/SF	\$9.70/SF	\$7.75/SF
	↑ 2.7%	↑ 2.7%	↑ 3.2%

Submarket Leasing Activity	12 Mo. Leased	Months on Market
	14,397 SF	11.0
	↑ 48.7%	↑ 3.3 mo

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume	\$0	\$417.8K
Market Sale Price Per Area	\$60/SF	\$57/SF

Property Contacts

Recorded Owner Narasimha Rao Challagonda
True Owner Narasimha Rao Challagonda
Owner Type Developer - Regional

Public Record

2025 Assessment

Improvements	\$70,574	\$0.33/SF
Land	\$9,375	\$0.04/SF
Total Value	\$79,949	\$0.37/SF 112% of last sale

Parcels 0092-0001-000

Demographics

	1 mile	3 miles
Population	8,027	47,436
Households	3,348	20,353
Median Age	34.50	36.30
Median HH Income	\$26,065	\$27,196
Daytime Employees	35,277	93,471
Population Growth '24 - '29	↓ -1.48%	↓ -2.14%
Household Growth '24 - '29	↓ -1.34%	↓ -2.32%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
W Monument St	McLeod St E	5,551	2023	0.03 mi
West Monument Street	McLeod St E	5,818	2025	0.03 mi
Bailey Avenue	N Gallatin St SE	9,353	2025	0.11 mi
Bailey Ave	N Gallatin St SE	9,093	2023	0.11 mi
N Mill St	W Monument St N	4,842	2025	0.11 mi
North Mill Street	W Monument St N	3,099	2025	0.13 mi
Bailey Ave	W Cohea St S	9,947	2025	0.16 mi
West Monument Street	N Mill St W	5,862	2025	0.16 mi
N Mill St	W Fortification St N	3,653	2025	0.24 mi
North Mill Street	W Fortification St N	3,461	2020	0.24 mi

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Flood Risk

Flood Risk Area Moderate to Low Risk Areas
FEMA Flood Zone C and X Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.
Floodplain Area 500-year
In SFHA No
FEMA Map Identifier 28049C0312J
FIRM ID 28049C
FIRM Panel Number 0312J
FEMA Map Date Jul 20, 2021

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Location

Postcode	39203
Submarket	Downtown Jackson
Submarket Cluster	Downtown Jackson
Location Type	Urban
Market	Jackson
County	Hinds
State	Mississippi
CBSA	Jackson, MS
DMA	Jackson, MS
Country	United States

Property ID: 5771928



Primary Photo



Building Photo



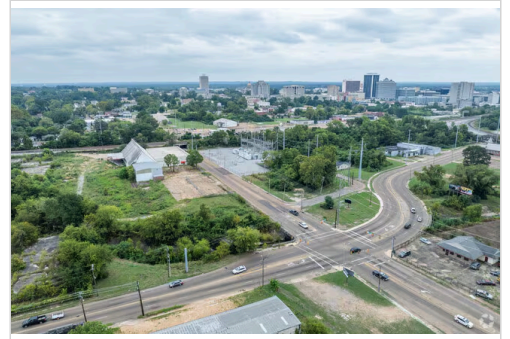
Aerial



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Aerial