

Campbell Street @ I-40 Jackson, TN 38305

# Outparcels For Sale or Ground Lease

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# 1.21 - 3.54 Acre Outparcels Available

- Five interchange outparcels available for sale or ground lease:

Lot 105: 2.82 acres

Lot 203: 3.54 acres

Lot 301: 1.21 acres

Lot 302: 1.32 acres

Lot 303: 1.42 acres

- Located directly off Interstate 40 at exit 83 in front of 85-room Hampton Inn & Suites and 94-room Courtyard by Marriott hotels
- Jackson, TN is the second largest city in West TN next to Memphis with a population of over 68,000 residents, and a Metropolitan Statistical Area comprising of Madison and Chester counties with a total population in excess of 180,000
- Jackson is one of the fastest growing big cities in America with the MSA experiencing a 39.6% population growth over the last five years
- West TN's stable economy continues to be a driver for more employment opportunity. Blue Oval City is under construction to be Ford Motor Company's automotive assembly complex and battery manufacturing site for its electric vehicles. Situated on nearly 4,000 acres, the new \$5.6 billion facility is expected to create 30,000 new jobs in the region by 2025. Blue Oval City is located in Stanton, TN which is just 35 miles west of Jackson, TN
- Strong traffic counts with 55,771 VPD on Interstate 40; 9,449 VPD on Campbell Street



# Market Update & Demographics



Estimated  
population

3,623



Estimated  
households

1,521



Average  
household income

\$78,387



Total household  
expenditure

\$128M



Total retail  
expenditure

\$68.6M

1 MILE

3 MILES

5 MILES

38,448

67,971

15,566

26,933

\$79,535

\$78,349

\$1.31B

\$2.24B

\$683.8M

\$1.17B





Accelerating success.

**Woody Widenhofer**

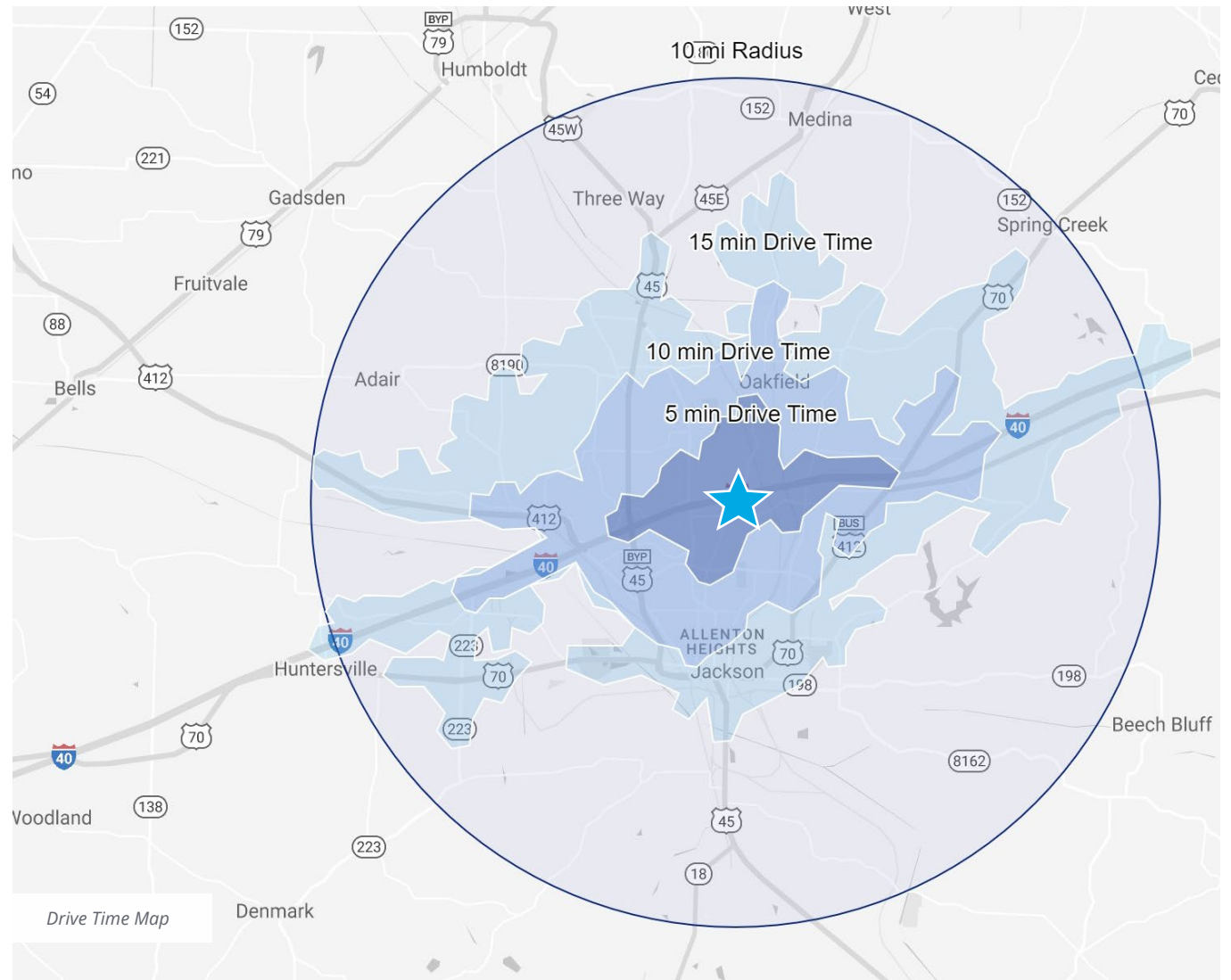
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Drive Time Map

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