

JR Lynch Property Package

OFFERING MEMORANDUM

2720 J R Lynch St
Jackson, MS 39209



BRADEN, BRADEN & BRADEN
A REAL ESTATE FIRM

JR Lynch Property Package

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Exclusively Marketed By: Braden Braden and Braden LLC Real Estate Brokers; Curtis L Braden Principle Broker

John Cornes

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BRADEN, BRADEN & BRADEN
A REAL ESTATE FIRM

01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	2720 J R Lynch St Jackson MS 39209
COUNTY	Hinds
MARKET	Jackson
SUBMARKET	Jackson State
BUILDING SF	1,296 SF
LAND ACRES	1.83
LAND SF	79,715 SF
YEAR BUILT	1980
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$325,000
PRICE PSF	\$250.77

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	8,030	48,212	94,360
2023 Median HH Income	\$24,672	\$27,230	\$30,884
2023 Average HH Income	\$39,995	\$40,633	\$47,421

TREMENDOUS POTENTIAL

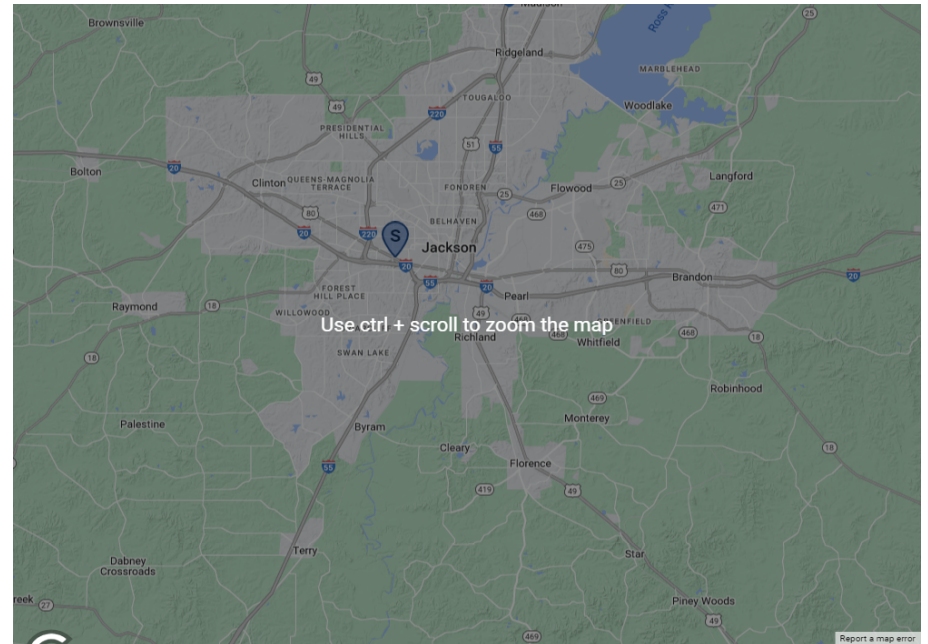
- This property is currently generating Gross Rental Income income of \$16,800 / Year.
 - The Barbershop lease is \$800 Per Month
 - The Billboard lease is \$2,400 Per Year
 - The Food Stand (Ice Stand) lease is \$400 Per Month



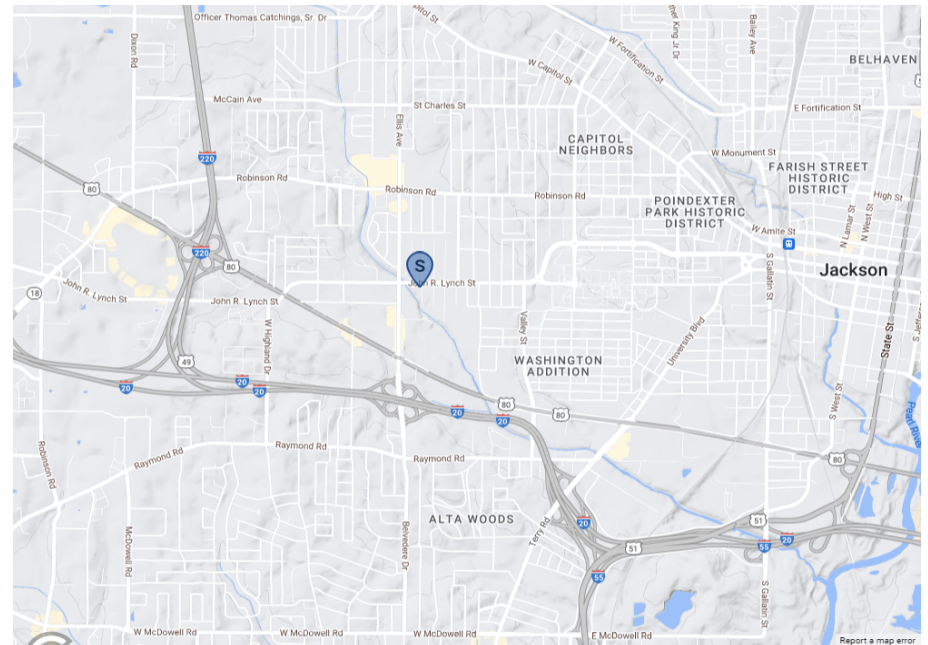
- This property is prime for a redevelopment opportunity. Potential possible uses include:
 - Single Family Homes
 - Mixed-Use Development
 - Retail Development
 - Multi-Family / Duplexes or Apartments

- The property is well-positioned within the core of the City of Jackson. Restaurants, Retail businesses and shopping are nearby. It's LESS than a one minute drive to Jackson State University
- The property is located within minutes of Interstate 220, Interstate 20 and Hwy 80.
- Less than 20 minutes to Jackson-Medgar Wiley Evers International (JAN) Airport / Less than 10 minutes to Downtown Jackson and the Mississippi State Capitol

Regional Map



Locator Map





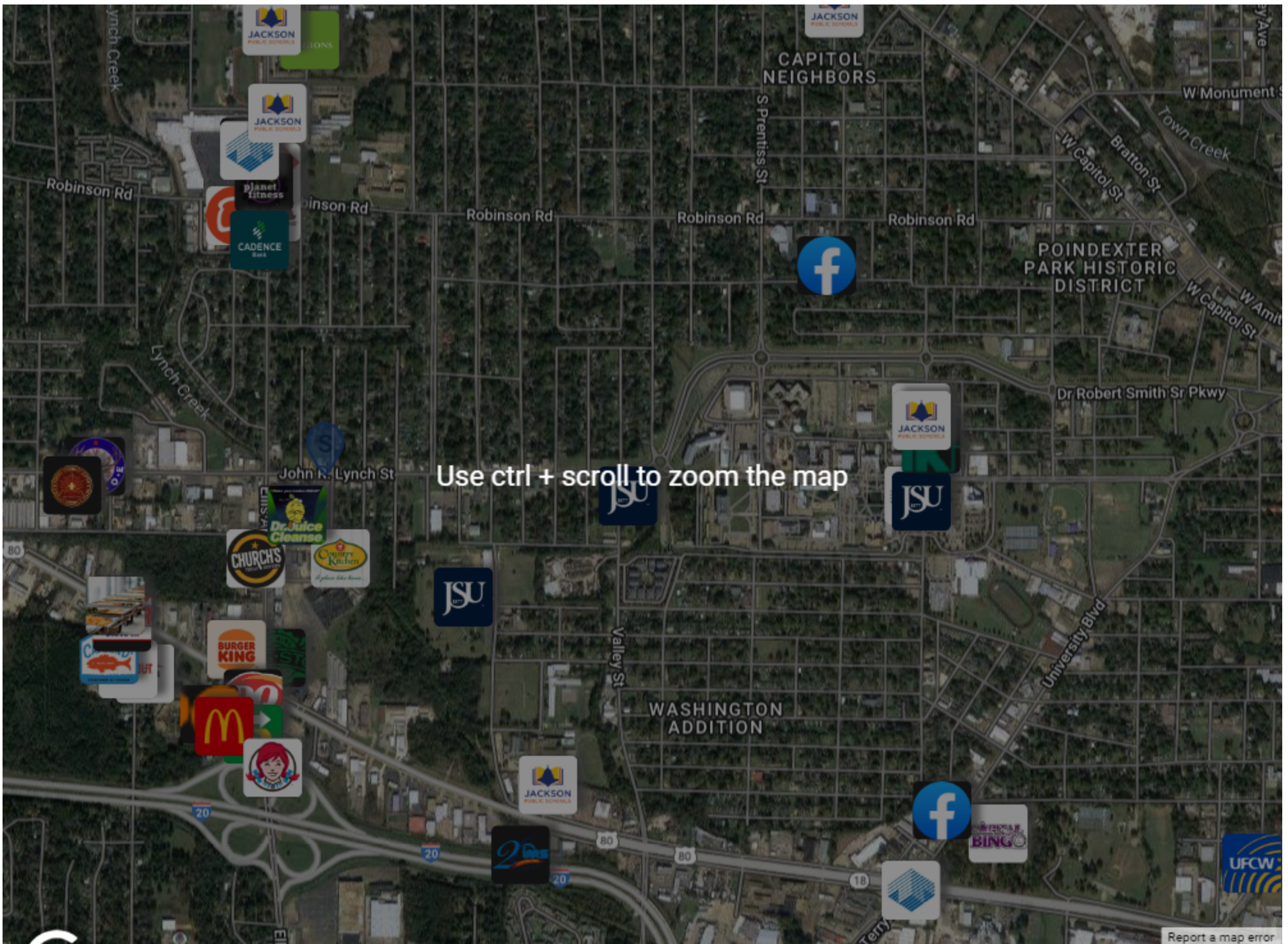
02

Property Description

- Property Features
- Aerial Map
- Property Images

GLOBAL

BUILDING SF	1,296
LAND SF	79,715
LAND ACRES	1.83
# OF PARCELS	6
YEAR BUILT	1980
LOCATION CLASS	D
BUILDING CLASS	C
TOPOGRAPHY	Level
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	1



Use ctrl + scroll to zoom the map



Food Stand - Leased



BillBoard - Leased



Barbershop - Leased



HARTZOG
PATRICIA D

KIG LLC

HARTZOG
PATRICIA

HOLLOWAY
LINDA

Lucedale St

Lucedale St

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PARTNERSHIP

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GEN
PARTNERSHIP

Macon St

Macon St

ROOSEVELT ...
COOPER
ROBERT C ...

ANDREWS
DARRYL

ANDREWS
DARRYL L
ANDREWS ...

ANDR
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LEAN
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John R. Lynch St

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Includes All 6 Lots

03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,199	70,067	126,194
2010 Population	10,836	61,608	113,720
2023 Population	8,030	48,212	94,360
2028 Population	7,790	46,857	91,622
2023 African American	7,102	42,718	77,831
2023 American Indian	8	83	180
2023 Asian	35	124	451
2023 Hispanic	186	1,140	2,218
2023 Other Race	140	706	1,335
2023 White	575	3,383	12,138
2023 Multiracial	168	1,180	2,402
2023-2028: Population: Growth Rate	-3.05 %	-2.85 %	-2.95 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	937	6,001	10,752
\$15,000-\$24,999	495	3,126	5,658
\$25,000-\$34,999	393	2,754	5,288
\$35,000-\$49,999	403	3,007	6,171
\$50,000-\$74,999	339	2,985	6,300
\$75,000-\$99,999	152	881	2,303
\$100,000-\$149,999	50	680	1,966
\$150,000-\$199,999	22	155	609
\$200,000 or greater	51	223	730
Median HH Income	\$24,672	\$27,230	\$30,884
Average HH Income	\$39,995	\$40,633	\$47,421

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,471	28,732	51,596
2010 Total Households	3,334	21,082	41,030
2023 Total Households	2,844	19,813	39,776
2028 Total Households	2,813	19,767	39,605
2023 Average Household Size	2.35	2.29	2.27
2000 Owner Occupied Housing	1,672	11,719	24,157
2000 Renter Occupied Housing	2,069	12,592	21,094
2023 Owner Occupied Housing	1,140	7,443	16,525
2023 Renter Occupied Housing	1,704	12,370	23,251
2023 Vacant Housing	910	5,644	8,880
2023 Total Housing	3,754	25,457	48,656
2028 Owner Occupied Housing	1,132	7,455	16,558
2028 Renter Occupied Housing	1,681	12,312	23,047
2028 Vacant Housing	950	5,787	9,156
2028 Total Housing	3,763	25,554	48,761
2023-2028: Households: Growth Rate	-1.10 %	-0.25 %	-0.45 %



Source: esri

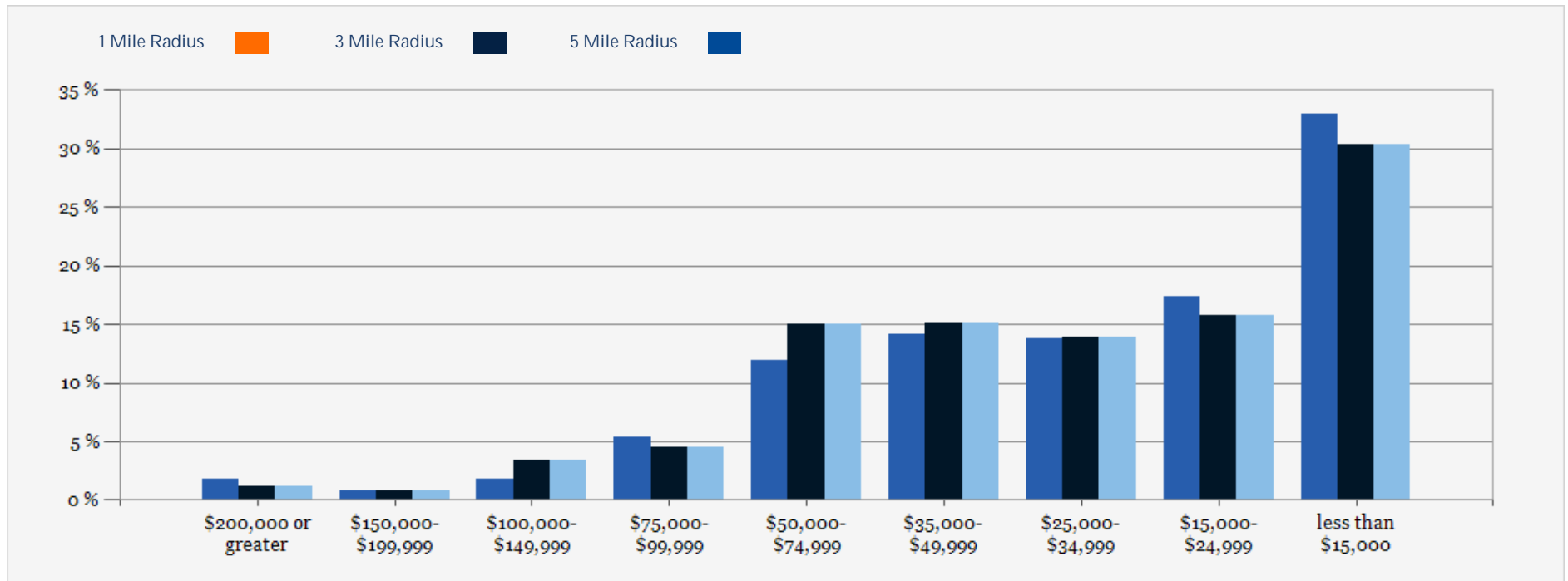
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	495	3,495	7,146
2023 Population Age 35-39	397	3,143	6,417
2023 Population Age 40-44	381	2,759	5,509
2023 Population Age 45-49	322	2,379	4,713
2023 Population Age 50-54	347	2,513	4,986
2023 Population Age 55-59	398	2,646	5,226
2023 Population Age 60-64	384	2,537	5,204
2023 Population Age 65-69	372	2,003	4,317
2023 Population Age 70-74	278	1,476	3,292
2023 Population Age 75-79	187	975	2,197
2023 Population Age 80-84	107	592	1,388
2023 Population Age 85+	94	667	1,434
2023 Population Age 18+	6,310	35,185	70,291
2023 Median Age	28	32	33

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$25,832	\$30,004	\$33,815
Average Household Income 25-34	\$43,707	\$43,793	\$48,315
Median Household Income 35-44	\$25,916	\$31,755	\$37,263
Average Household Income 35-44	\$41,981	\$46,854	\$56,932
Median Household Income 45-54	\$27,660	\$31,131	\$36,609
Average Household Income 45-54	\$47,667	\$45,841	\$54,269
Median Household Income 55-64	\$25,484	\$27,244	\$31,462
Average Household Income 55-64	\$42,314	\$39,347	\$46,466
Median Household Income 65-74	\$25,866	\$24,814	\$27,488
Average Household Income 65-74	\$34,367	\$33,714	\$40,932
Average Household Income 75+	\$30,268	\$30,150	\$35,358

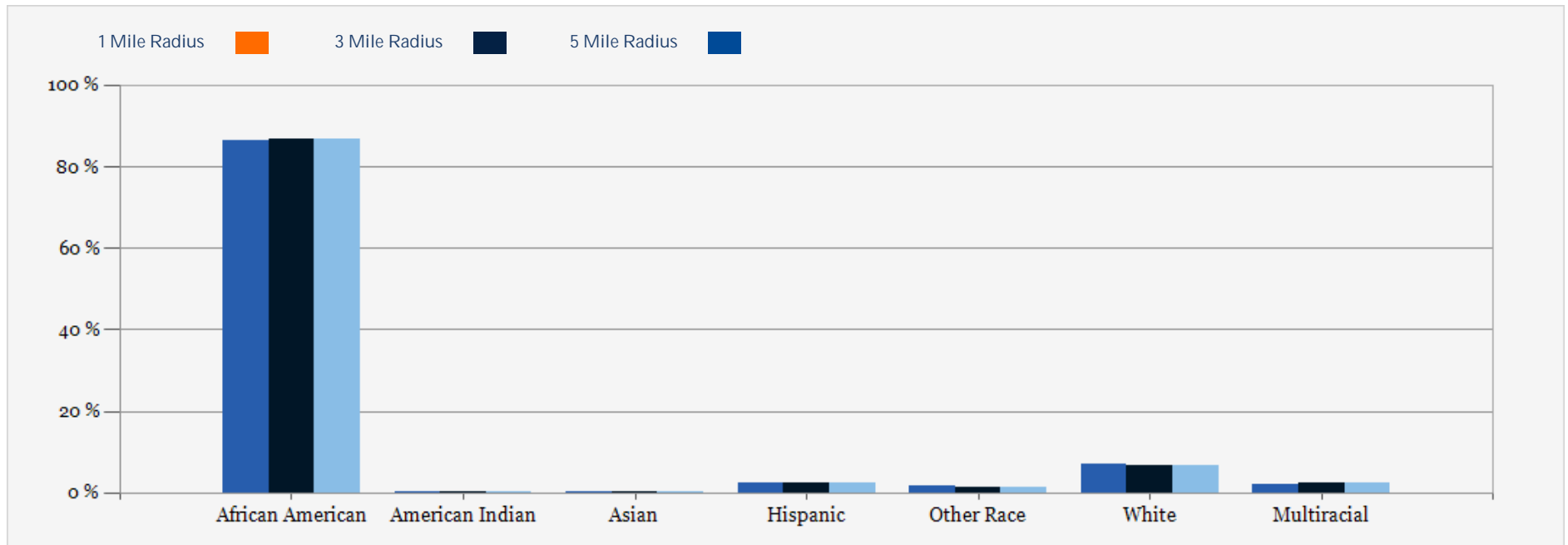
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	466	3,119	6,222
2028 Population Age 35-39	438	3,167	6,356
2028 Population Age 40-44	397	2,881	5,870
2028 Population Age 45-49	360	2,650	5,274
2028 Population Age 50-54	320	2,270	4,530
2028 Population Age 55-59	342	2,339	4,619
2028 Population Age 60-64	335	2,246	4,535
2028 Population Age 65-69	315	2,098	4,383
2028 Population Age 70-74	308	1,678	3,638
2028 Population Age 75-79	224	1,154	2,577
2028 Population Age 80-84	121	732	1,667
2028 Population Age 85+	108	723	1,604
2028 Population Age 18+	6,126	34,543	68,862
2028 Median Age	29	33	34

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$28,143	\$33,406	\$37,254
Average Household Income 25-34	\$48,655	\$49,120	\$54,108
Median Household Income 35-44	\$28,018	\$34,941	\$40,685
Average Household Income 35-44	\$47,302	\$52,282	\$63,633
Median Household Income 45-54	\$30,574	\$34,270	\$40,070
Average Household Income 45-54	\$56,091	\$51,772	\$62,249
Median Household Income 55-64	\$26,943	\$29,232	\$35,130
Average Household Income 55-64	\$48,018	\$44,352	\$52,852
Median Household Income 65-74	\$27,177	\$26,091	\$29,195
Average Household Income 65-74	\$38,568	\$37,639	\$45,993
Average Household Income 75+	\$33,174	\$33,172	\$40,120

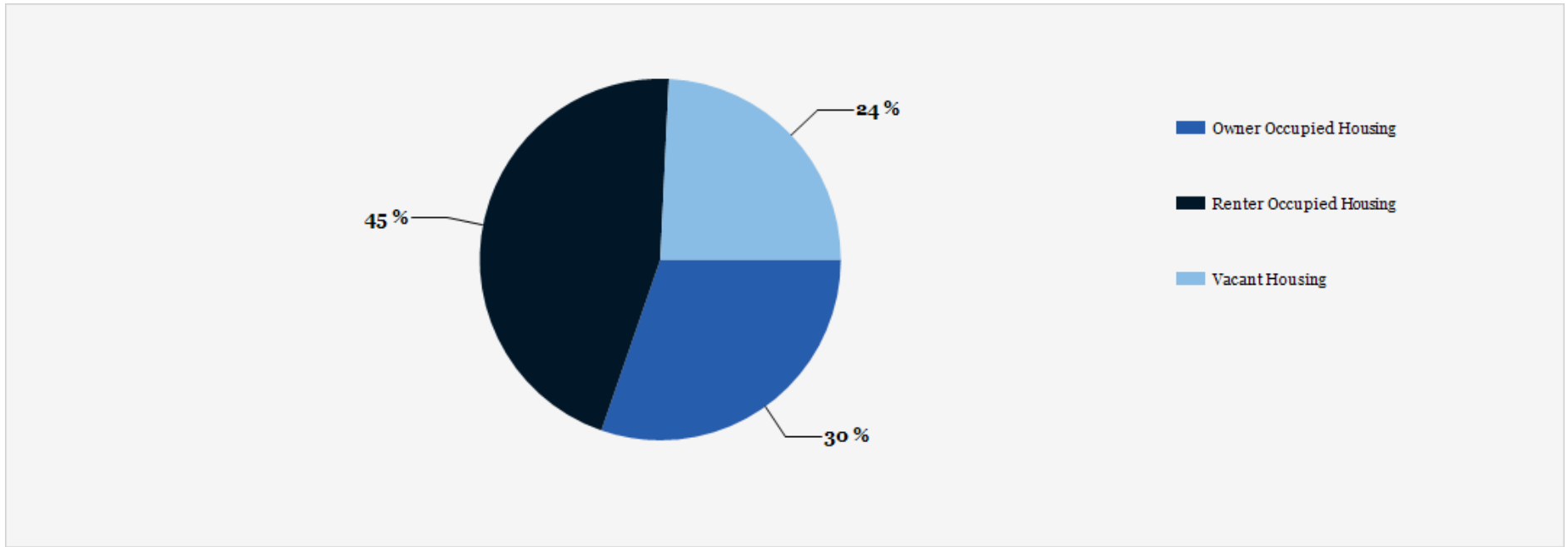
2023 Household Income



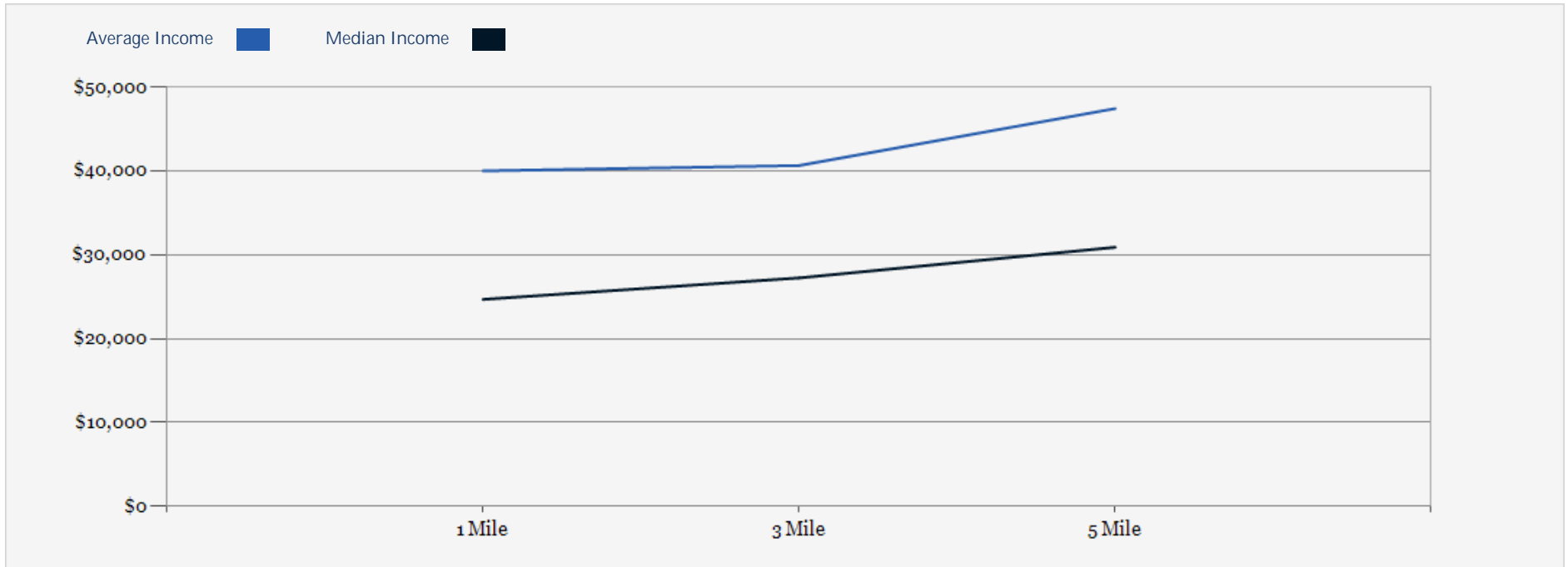
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





04

Company Profile

Company Bio
Advisor Profile



BRADEN, BRADEN & BRADEN
A REAL ESTATE FIRM

Braden, Braden & Braden is a privately held, broker-owned commercial real estate firm founded in 2003 in Memphis, TN. With experience covering retail, office, and land with a specialty in multi-family and value-add assets, our agents consistently achieve the real estate objectives of our clients.

Our knowledge and experience of the local area is comprehensive, giving our clients continued satisfaction in our execution of quality investment services. We thoroughly assess current market trends and use valuable strategies to position buyers and sellers to maximize investment value.

We are a client-focused firm operating on our reputation for providing strategic advice tailored to the specific needs of our diverse client base. Our valued initiatives include educating, encouraging and assisting members in our community to secure quality investments as an avenue to wealth building.

Braden, Braden & Braden is contracted to work with the City of Memphis, Blight Authority of Memphis and Shelby County Schools. Braden, Braden & Braden is also now contracted to work with the Downtown Memphis Commission (DMC).

OUR MISSION STATEMENT

At Braden, Braden & Braden, our mission is to educate, encourage and assist members in our community to secure quality investments.

We provide our clients with advantageous property solutions, to encourage community development & expansion and to foster trusted, long-term relationships with our clients by maintaining our reputation as a premier, full service commercial real estate brokerage firm.

Our strategies are based in maximum exposure and optimal results for every deal.

Licensed in Tennessee, Mississippi and Arkansas.



**BRADEN, BRADEN & BRADEN
A REAL ESTATE FIRM**

Curtis L. Braden, CCIM.

Bio

Mr. Curtis Braden is the Founder and CEO of Braden, Braden & Braden LLC which was established in March 2003. Curtis is a practiced professional in the research, acquisition, disposition, leasing, financing, developing and managing of commercial real estate. With more than twenty-five years of experience in the real estate industry, Mr. Braden has closed over five hundred real estate investment transactions valued over five hundred million dollars.

Mr. Braden attended Southwest Community College and the University of Memphis majoring in Banking and Finance. Thereafter, he attained his Real Estate Certificate and founded Braden, Braden, & Braden, LLC., where he began a career developing respected relationships through exclusive representation of buyers and sellers throughout the local Memphis area as well as nationwide. Mr. Braden also built a respectable portfolio of real estate which includes residential single-family houses, multi-family apartments, retail strips, office buildings and land. In 2008, Mr. Braden expanded his company by partnering with Marcus & Millichap and served as First Vice President of their Memphis office, to offer his service throughout the United States and broaden his company platform.

In 2018 Mr. Braden reinitiated the devotion of his time and efforts with a full focus on expanding Braden, Braden & Braden--from which point he has doubled the number of agents at the firm under the premise of training agents in the complex world of real estate brokering and offering knowledge on real estate investment as a means of personal wealth building.

Curtis Braden is the current President of CCIM Memphis Metro Chapter, and he is also a member of the National Multi Housing Group. He has achieved numerous awards and distinctions, including becoming a Multi-Million Dollar Club Member in 2005, Top Office Broker for a consecutive 10 years, SIA award, and Outstanding Performance in Sales & Investment Real Estate in 2017 and 2018 and a 2021 recipient of the Pinnacle Producer's Club award.

Mr. Braden serves his community through MOMU - Men of Memphis United and 100 Black Men of Memphis and he serves on the board of Memphis Orange Mound 3.0 as well as the 2022 board of the Memphis and Shelby County PAL. In addition, his company Braden, Braden & Braden LLC is contracted to work with the City of Memphis, Shelby County, Blight Authority of Memphis, Shelby County Schools and the Downtown Memphis Commission.



John Cornes

Affiliate Broker / CFO

John Cornes earned a Bachelor of Business Administration with a concentration in Accounting from LeMoyne-Owen College, and has used that knowledge in various industries, including airline, medical and government. He is currently a Real Estate Affiliate Broker representing local and national buyers and sellers of real estate investment and personal properties.

John has been a licensed Affiliate Real Estate Broker since January 2008. He holds licenses in Tennessee and Mississippi and is a Multi-Million Dollar Club member of both states. His current focus is in commercial and residential representation. He has represented multi-family clients from 2 units to 300+ units, Office Buildings and Multi-Tenant Retail, and as an investor he renovates single family and multi-family properties for rent and sale.

He strongly believes in community involvement and has exhibited this through his fraternity, Alpha Phi Alpha, Fraternity, Inc., the Memphis City Schools Connect Mentoring Program and by annually volunteering for the National Civil Rights Museum and the Diggs Krauss Sickie Cell Walk. John was recognized as “Greek of the Year” by the Memphis Pan Hellenic Council and was nominated for the Commercial Appeal Community Service Jefferson Awards and CFO of the Year by the Memphis Business Journal.

John is the immediate-past President Frayser Community Development Corporation, a leading CDC in Memphis that owns 115 homes, commercial property and annually develops new construction, and the Freedom Preparatory Academy Charter School where he also serves as Treasurer, which he helped guide from one school to now one of the leading multi-state Charter school networks operating in Tennessee and Alabama.

John is also a current board member of the Memphis Metro CCIM chapter, National Pan-Hellenic Council – Memphis chapter, and is a former Board Member of Alpha Memphis Education Foundation and Trezevant High School Alumni Association

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