

# Dark Burger King

3390 Terry Road | Jackson, MS 39212



**Retail Investment Opportunity**

Offering Memorandum

**MATTHEWS™**

# Exclusively Listed By



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Representative Photo

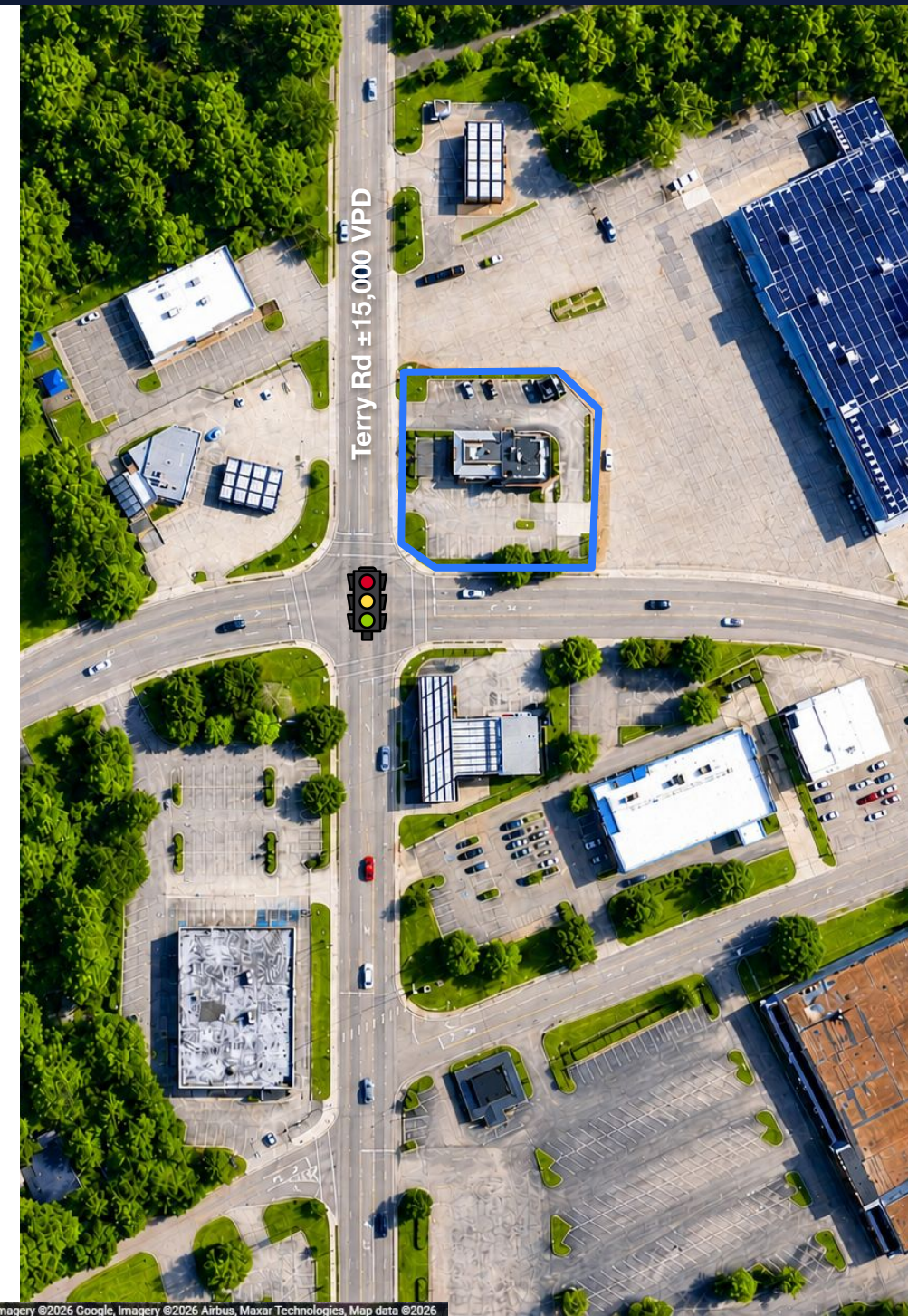
# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Institutional Development & Planned Infrastructure** - Key developments shaping the area include the \$30 million “Jackson Yards” mixed-use project in the downtown core, which will feature a trade school alongside new retail and affordable housing, as well as the recently approved 200-home “Village at Livingston Place” community in West Jackson—both pointing to growing residential demand. In parallel, the City of Jackson’s long-range FABRIC Comprehensive Plan outlines a framework for sustainable growth, with a focus on targeted infrastructure improvements, economic development, and broader community revitalization efforts.
- **Neighboring Retail** – The location is well located nearby many national retailers such as Family Dollar, Exxon, AutoZone, Advance Auto Parts, Sherwin-Williams, Church’s Chicken, and Pizza Hut to name a few.

## Location Highlights

- Located along Terry Road (US-51), a primary north-south arterial providing direct connectivity to **Downtown Jackson (±10 minutes)** and Interstate 55, facilitating efficient commuter and logistics access.
- Positioned within South Jackson, a **densely populated submarket** with a substantial residential base that supports neighborhood-serving retail and service demand.
- **Proximate to Jackson-Medgar Wiley Evers International Airport (±15 miles)**, enhancing regional accessibility for business travel and air freight logistics.
- Within **close reach of major healthcare employment centers** including the Jackson Medical Mall and University of Mississippi Medical Center, two of the largest employers in the region.
- Benefiting from **access to Interstate 20 and Interstate 220 corridors**, providing regional connectivity to key Southeastern logistics routes and distribution networks.
- Near key educational institutions including **Jackson State University (±5 miles), a major HBCU with over 7,000 students**, contributing to workforce availability and economic activity.
- Located within the **Jackson MSA, the economic hub of Mississippi**, anchored by government, healthcare, and education sectors that provide stable employment drivers.





**Jackson State University**  
±7,000 Students | ±5 Miles Away

 **Jackson-Medgar Wiley Evers International Airport**  
±15 Miles Away



**Downtown Jackson**



**Former Metrocenter Mall**  
56-acre site to be transformed into a mixed-use "mini-city" with 600 apartments, a clinic, police /fire services, and new infrastructure to boost the local economy. Phase I constructions started in 2025.



**CITITRENDS**

± 14,900 VPD



 **Peoples Middle School**  
±450 Students



± 30,000 VPD



**Subject Property**



± 67,000 VPD





Terry Rd ± 15,000 VPD



Cooper Rd

**3390 Terry Road**  
Jackson, MS 39212

**±3,054 SF**  
GLA\*

**1985**  
Year Built

**±15,000**  
Vehicles Per Day

**±0.66 AC**  
Lot Size\*

**±1 Year**  
Term Remaining On Lease

**\$500,000**  
Building Price

**\$125,350**  
Current  
Annual Rent

**07/12/2027**  
Lease Term Expiration

**\$163.72**  
Price/SF

**\$127,857**  
Annual Rent  
(June 2026 - June 2027)



Representative Photo

\*Buyer to verify GLA and Lot Size via survey.

# Jackson, MS

**233,526**  
Total Population

**\$78,378**  
Median HH Income

**34.7**  
Median Age



## Local Market Overview

Jackson serves as the state capital of Mississippi and remains the largest incorporated city in the state. The area benefits from its role as a governmental, educational and medical hub—anchored by public-sector employment, healthcare institutions, and higher education. While the city proper has experienced population decline in recent years, the broader metro region continues to draw investment and enjoys lower cost of living dynamics relative to national averages. In this context, office and institutional property users benefit from a stable public-sector base, while residential and mixed-use investors may find opportunity in repositioning assets.

On the lifestyle side, Jackson offers a combination of southern-urban and suburban corridors, with nearby lakes, parks and historic neighborhoods. Affordability remains a key draw: median property values in the city are markedly lower than national medians, which supports value-add strategies in multifamily or owner-occupant conversions. That said, population headwinds in the core city and infrastructure/investment challenges suggest that underwriting should be conservative and account for repositioning risk and lease-up timelines.

## Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	31,168	73,615	216,244
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	12,030	29,809	87,693
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$62,013	\$65,501	\$78,378

# Jackson, MS Economy

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Jackson, Mississippi's economy is defined by its role as the state's governmental, healthcare, and institutional center, providing a stable foundation for regional economic activity. As the capital city, Jackson benefits from a concentration of public sector employment, complemented by a strong healthcare presence led by the University of Mississippi Medical Center and additional regional hospital systems. These institutions not only anchor the local workforce but also attract patients and professionals from across the state, reinforcing Jackson's position as a critical service hub. While the metro has experienced modest population trends, its importance within Mississippi's broader economic framework remains significant, particularly as a provider of essential services and administrative functions.

The city's central location within the state enhances its role in transportation and distribution, with access to key interstate corridors including I-55, I-20, and I-220. This connectivity supports regional logistics operations and allows businesses to efficiently reach markets throughout the Southeast. Jackson-Medgar Wiley Evers International Airport further contributes to accessibility, supporting both passenger travel and air cargo activity. In addition, rail infrastructure and proximity to major Southern markets position the area as a practical location for distribution and light industrial uses. These advantages, combined with a relatively low cost structure, continue to attract employers seeking operational efficiency.

Economic activity in Jackson is also supported by a network of higher education institutions, including Jackson State University and Belhaven University, which contribute to workforce development and help retain talent within the region. These institutions play a key role in supplying graduates across business, healthcare, and public service sectors, aligning with the city's core industries. Ongoing efforts to strengthen workforce pipelines and expand training programs are aimed at improving labor participation and supporting long-term economic resilience.

Public and private investment initiatives are gradually reshaping Jackson's growth trajectory, with targeted efforts focused on downtown revitalization, infrastructure improvements, and small business development. Programs designed to encourage entrepreneurship and reinvestment in key corridors are helping to stabilize and enhance the urban core. While income levels remain below national averages, the city's affordability and central role within the state continue to support steady demand. As these initiatives progress, Jackson is positioned to maintain its role as a stable, service-oriented economy with incremental opportunities for growth and diversification.

# Regional Map



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