



±6,030 SF Office/Retail Building

Vann Drive Frontage | I-40 Visibility | Flexible Owner-User / Multi-Tenant Layout

256 Vann Dr. offers +/- 6,030 SF of office/retail space situated on approximately 0.68 acres in Jackson, Tennessee. The property features direct frontage on Vann Drive with high visibility from Interstate 40 and is positioned within an established commercial corridor.

The building can accommodate a single owner-user or potentially operate as three individual suites. Three separate meters and three separate HVAC systems provide flexibility for multi-tenant occupancy. Two suites are currently combined and updated for professional office use, while the third remains in its original configuration.

Offering Summary

Sale Price:	\$998,900.00
Building Size:	±6,030 SF
Lot Size:	±0.68 Acres
Year Built:	1997
Parcel ID:	055D D 008.00
2025 Taxes:	\$8,659.53

Buyer to independently verify all zoning, utilities, boundaries, acreage, square footage, access, parking, taxes, and development/occupancy potential.

For further information

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Aerial View

256 Vann Dr.



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Key Attributes

Flexible Occupancy

Can function as one user or potentially three individual suites; practical for an owner-user seeking rental income from remaining space.

Separate Systems

Three meters and three separate HVAC units support multi-suite operation and future occupancy flexibility.

I-40 Visibility

Direct Vann Drive frontage with high visibility from Interstate 40 and proximity to surrounding retail, hospitality, and commercial uses.

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Location & Access

256 Vann Dr.



Location Description

Located along Vann Drive in North Jackson, directly adjacent to Interstate 40 and within the area's established commercial corridor. The property is positioned near hotels, restaurants, retailers, professional services, and major highway access points serving the Jackson market.

Regional Access

From Memphis: I-40 East toward Jackson; use the US 45 Bypass / Vann Drive access area.
From Nashville: I-40 West toward Jackson; use the North Highland Avenue / Vann Drive access area.
From Downtown Jackson: Travel north toward the I-40 commercial corridor and connect to Vann Drive.

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Interior Photos

256 Vann Dr.



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Interior Photos

256 Vann Dr.



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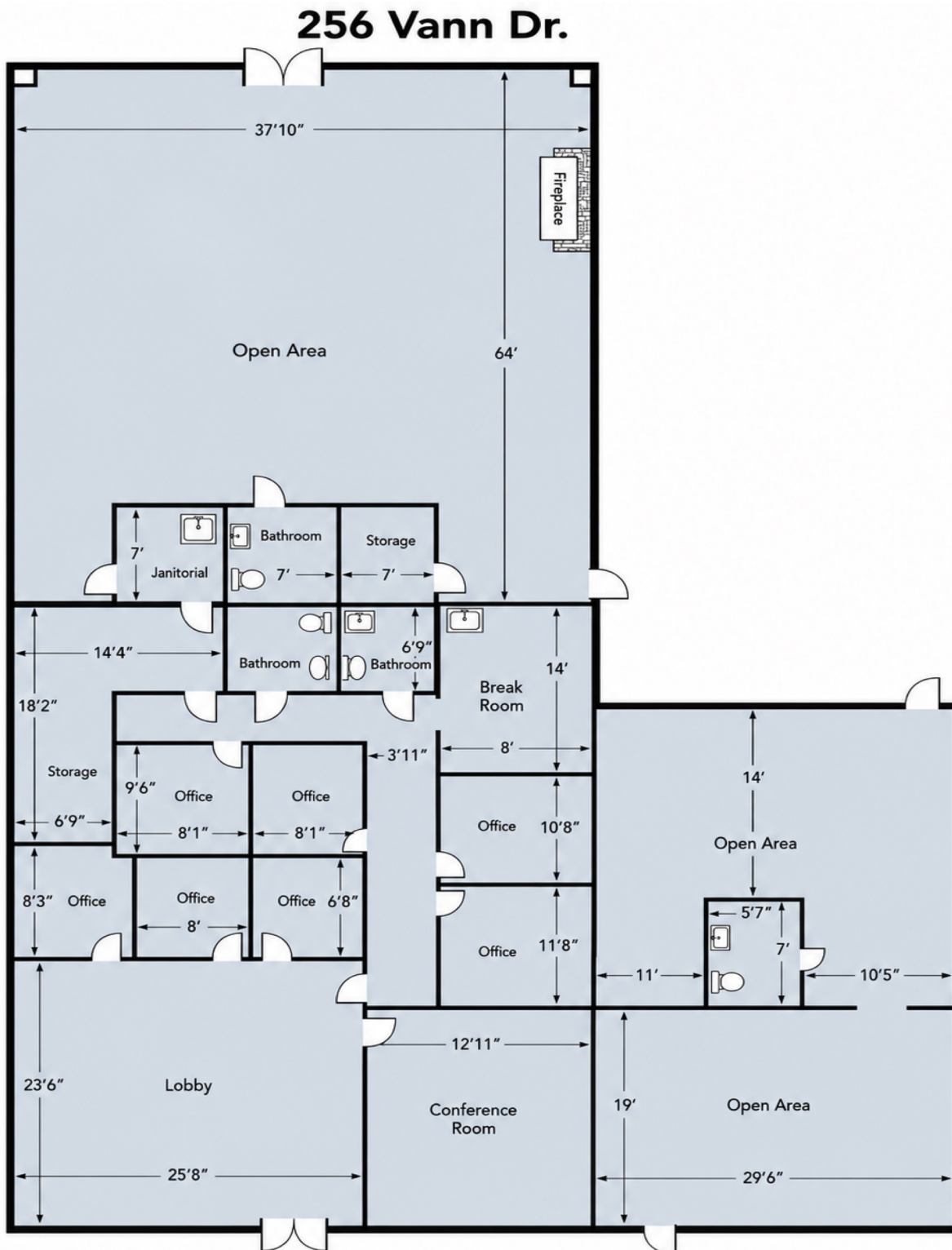
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Floor Plan

256 Vann Dr.



All dimensions are approximate and provided for reference only. Buyer shall independently verify all measurements and other property information.

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Conceptual Floor Plan

256 Vann Dr.



This floor plan is a conceptual rendering for illustrative purposes only.

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