

Marcus & Millichap



±7,381 SQUARE FEET
FORMER NORTH
STATE ANIMAL AND
BIRD HOSPITAL

5208 N. STATE STREET
JACKSON, MS 39206

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
NOVEMBER 16-18, 2026

±7,381 SF, FREESTANDING, VALUE ADD RETAIL/ OFFICE (FORMER NORTH STATE ANIMAL AND BIRD HOSPITAL) ON A ±1.83 AC PARCEL OFFERED AT A DISCOUNT BELOW REPLACEMENT COST

SIGNIFICANT VALUE ADD OPPORTUNITY VIA STRATEGIC LONG TERM LEASE-UP AT MARKET RATES, REPOSITIONING OR ADAPTIVE REUSE; FLEXIBLE ZONING ALLOWING VARIOUS USES

LOCATED IN A HIGH TRAFFIC AREA WITH FRONTAGE ON N STATE STREET WITH OVER 14K VEHICLES PASSING THE SITE DAILY; CONVENIENT LOCATION WITH EASY ACCESS TO I-55 (±2-MI) WITH 89K+ VPD



5208 N. STATE STREET, JACKSON, MISSISSIPPI 39206

ONLINE AUCTION: NOVEMBER 16-18, 2026 | ABSOLUTE \$1 AUCTION



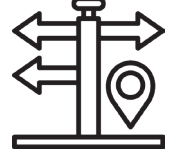
BUILDING: ±7,381 SF
PARCEL NUMBER: 517-850 and 517-853
TOTAL LOT SIZE: ±1.83 AC (±79,695 TOTAL SF)
PARKING: 9



PROPERTY TYPE: RETAIL
BUILDINGS: THREE (3)
STORIES: ONE & TWO
TENANCY: SINGLE
OCCUPANCY: VACANT



YEAR BUILT: 1958 & 1997
FREESTANDING
PYLON SIGN
ZONING: C3, GENERAL COMMERCIAL & C2, LIMITED COMMERCIAL
SIGNALIZED HARD CORNER



HIGHWAY FRONTAGE (OLD US HWY-51)
±6.5-MI FROM JACKSON STATE UNIVERSITY
±15-MIN FROM DOWNTOWN
±13-MI FROM JACKSON-MEDGAR WILEY EVERS INT'L AIRPORT

Marcus & Millichap, in conjunction with RI Marketplace, is pleased to present the opportunity to acquire a vacant, free-standing retail property located at 5208 N. State Street in Jackson, Mississippi 39206 (the "Property"). Formerly occupied by North State Animal and Bird Hospital, the Property is being offered significantly below replacement cost, presenting an attractive opportunity for both owner-users and investors to acquire a high-visibility asset situated within a well-trafficked commercial corridor. **FIRST BID MEETS RESERVE!**

Originally constructed in 1958 and 1997, the Property consists of three buildings totaling approximately ±7,381 square feet situated on two parcels totaling ±1.83 acres (±79,695 SF). The improvements include a two-story ±4,383 SF brick building, a one-story ±2,199 SF metal-frame building, and a one-story ±344 SF wood-frame building. The site provides 9 striped parking spaces across a combination concrete and gravel parking area, along with a large fenced area surrounding the Property. Positioned at the corner of Woodway Drive and North State Street, the site benefits from approximately ±282 feet of frontage along N. State Street / Old U.S. Highway 51, one of Jackson's primary commercial corridors. The Property offers excellent accessibility with two points of ingress and egress, providing convenient access for customers and service vehicles. The Property was previously leased on a triple net (NNN) basis to North State Animal and Bird Hospital, which operated a full-service veterinary clinic, hospital, boarding and grooming facility, and canine obedience training center until closing operations on December 31, 2025. With its prominent corner location, expansive site, and flexible building configuration, the Property presents a compelling value-add opportunity for investors or owner-users to reposition the asset through lease-up or adaptive reuse at market rents (CoStar estimated retail rents of approximately \$14/SF NNN and office rents of \$13-\$16/SF full service). Zoned C3, General Commercial, and C2, Limited Commercial, the Property allows for a broad range of commercial uses, enhancing its long-term repositioning potential.

The Property is located in Jackson, Mississippi, the state's capital and largest city, within Hinds County and the North Jackson submarket. Jackson supports a diverse regional economy anchored by government, healthcare, education, and professional services. The surrounding corridor along North State Street functions as a key commercial thoroughfare connecting northern Jackson to Interstate 55 (±2-mi from the Property with over 89k VPD) and downtown Jackson (±15-min), supporting a strong mix of retail, restaurant, and service-oriented businesses that cater to nearby residential neighborhoods and daily commuter traffic. The area benefits from proximity to several major institutional demand drivers, including Jackson State University, one of the largest historically Black colleges and universities (HBCUs) in the United States with nearly 9,000 students enrolled, as well as major healthcare providers including Merit Health Central, a 319-bed acute care hospital, and the University of Mississippi Medical Center, the state's only academic medical center and largest healthcare employer with 864 beds. Additional nearby attractions such as the Mississippi State Fairgrounds, Mississippi Civil Rights Museum, and Mississippi Museum of Art contribute to consistent regional visitation and economic activity. The surrounding trade area is supported by ±49,539 residents within a 3-Mi radius and ±98,923 residents within a 5-Mi radius, with average household incomes of approximately \$80,802 and \$77,526, respectively, providing a stable consumer base for retail and service-oriented businesses.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area and building size. Number of parking spaces based on visual inspection. Zoning source is City of Jackson. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

FORMER NORTH STATE ANIMAL AND BIRD HOSPITAL

JACKSON, MS



INTERSTATE 55
±89,064
VPD (2024)

DOWNTOWN JACKSON
MISSISSIPPI
±15 MINUTES



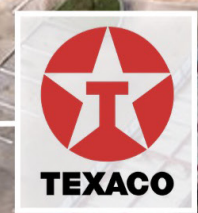
51

N STATE STREET

THE GROVE APARTMENTS



WOODWAY DR



±14,185
VPD (2025)

\$1
ABSOLUTE AUCTION

51



PROPERTY
PHOTOS

VIEW ONLINE AUCTION
NOVEMBER 16-18, 2026

FORMER NORTH STATE ANIMAL AND BIRD HOSPITAL



\$1
ABSOLUTE
AUCTION



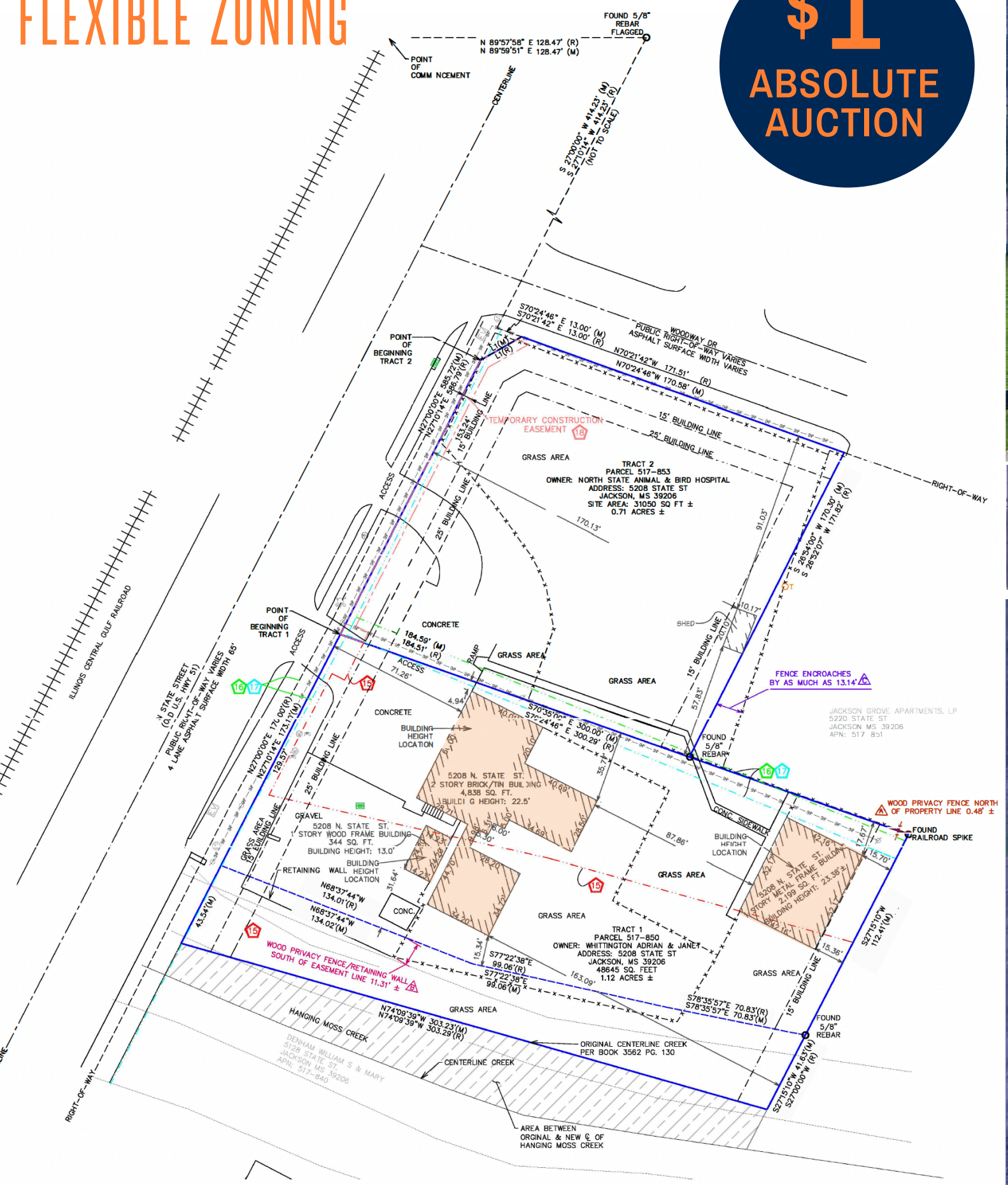
JACKSON, MS

FREE-STANDING BUILDING FLEXIBLE ZONING

**\$1
ABSOLUTE
AUCTION**

VIEW ONLINE AUCTION
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FORMER NORTH STATE ANIMAL AND BIRD HOSPITAL



JACKSON, MS

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.



STRATEGIC CONNECTIVITY REGIONAL ACCESS

VIEW ONLINE AUCTION
NOVEMBER 16-18, 2026

FORMER NORTH STATE ANIMAL AND BIRD HOSPITAL

ACCESSIBILITY
Jackson, Mississippi offers strong regional connectivity through a well-established transportation network that includes major interstate highways, rail infrastructure, river shipping access, and commercial air service. This multimodal transportation system supports efficient movement of goods and people while providing convenient access to major cities across the Southeast.

ROADWAYS: Mississippi's highway network consistently ranks among the best in the United States. Jackson sits at the intersection of several major routes including I-55, I-20, and I-220, providing direct connectivity between Memphis, New Orleans, Dallas, and Atlanta. Additional access is provided by U.S. 49, U.S. 51, U.S. 80, and U.S. 61, supporting regional distribution and commuter access throughout the metro area.

PORT (±45-MINUTES): The Port of Vicksburg, located along the Mississippi River within the Greater Jackson region, operates as a U.S. Customs Port of Entry and part of Foreign Trade Zone 158. The port features 9,500 feet of slack-water channel and a minimum depth of 12 feet, with access via Highway 61 and Interstate 20. The facility supports barge, truck, and rail logistics and serves more than 20 businesses employing approximately 4,000 workers.

RAIL: Jackson is served by major freight rail operators including Canadian National (CN) and Kansas City Southern (KCS), which converge at a key regional switching yard and operations center. The area also includes High Oak Yard, one of the fastest-growing freight hubs in the country, along with an 85-acre intermodal facility and a 35-acre TransLoad Center supporting commodities such as plastics, food products, steel, and finished goods.

AIRPORT (LESS THAN 20-MIN): The Jackson-Medgar Wiley Evers International Airport (JAN) is located approximately ±5-Mi east of downtown Jackson and serves as a U.S. Customs Port of Entry within Foreign Trade Zone 158. The airport features two 8,500-foot parallel runways, an all-weather precision instrument approach system, and is served by four commercial airlines, offering more than 30 daily flights to nine destinations across the United States..

HINDS COUNTY JACKSON, MISSISSIPPI

Jackson, Mississippi, the state capital and largest city, serves as the economic, governmental, and cultural center of the state. As the anchor of the Jackson Metropolitan Statistical Area, the city plays a critical role in Mississippi's economy, with key industries including government, healthcare, education, logistics, and professional services. The Jackson MSA has an estimated population of approximately ±595,000 residents, making it the second-largest metropolitan area in Mississippi and a major regional hub for employment, commerce, and healthcare services.

The region is home to several prominent higher education institutions, including Jackson State University, one of the nation's leading historically Black colleges and universities (HBCUs), along with Millsaps College, Belhaven University, and Tougaloo College. The University of Mississippi Medical Center (UMMC), located in Jackson, serves as the state's only academic medical center and the largest healthcare employer in Mississippi, supporting thousands of jobs and providing specialized medical care throughout the state.

Jackson also benefits from a diverse cultural and recreational environment supported by museums, parks, music venues, and historic attractions. Cultural institutions include the Mississippi Museum of Art, Mississippi Civil Rights Museum, and Mississippi Museum of Natural Science, along with the Jackson Zoo and numerous annual festivals and events. The Mississippi State Fairgrounds Complex, located nearby, hosts year-round exhibitions, concerts, and the Mississippi State Fair, attracting visitors from across the region.

Strategically positioned along major regional transportation corridors, Jackson sits at the crossroads of Interstate 20, Interstate 55, and Interstate 220, providing direct connectivity throughout the Southeast and to major markets such as Memphis, New Orleans, Dallas, and Atlanta. This central location, combined with a competitive cost of living and access to a large regional workforce, continues to support Jackson's role as a key economic and distribution hub within Mississippi and the broader Mid-South region.

SOURCE: <https://www.jacksonms.gov/economic-development/>

JACKSON SERVES AS MISSISSIPPI'S CAPITAL AND LARGEST CITY, ANCHORED BY GOVERNMENT, HEALTHCARE, AND EDUCATION EMPLOYMENT

CONVENIENT ACCESSIBILITY; IDEALLY LOCATED TO SUPPORT A GROWING COMMUTER WORKFORCE FROM AROUND THE REGION

STRATEGIC LOCATION FRONTING U.S. HWY 51 BETWEEN I-55 AND I-220 CONNECTING TO DOWNTOWN JACKSON TO THE NORTHERN RESIDENTIAL SUBMARKETS



JACKSON, MS

CHRYSLER
DODGE
Jeep
RAM

THE GROVE
APARTMENTS

petco planet fitness Kroger WHOLE FOODS MARKET
lululemon extended STAY AMERICA
Office DEPOT BURGER KING WARBY PARKER
CVS goodwill THE VITAMIN SHOPPE
ACE Hardware Pizza Hut WALGREENS Wendy's

INTERSTATE 55 ±89,064
VPD (2024)

TEXACO

WOODWAY DR

N STATE STREET

±14,185
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\$1
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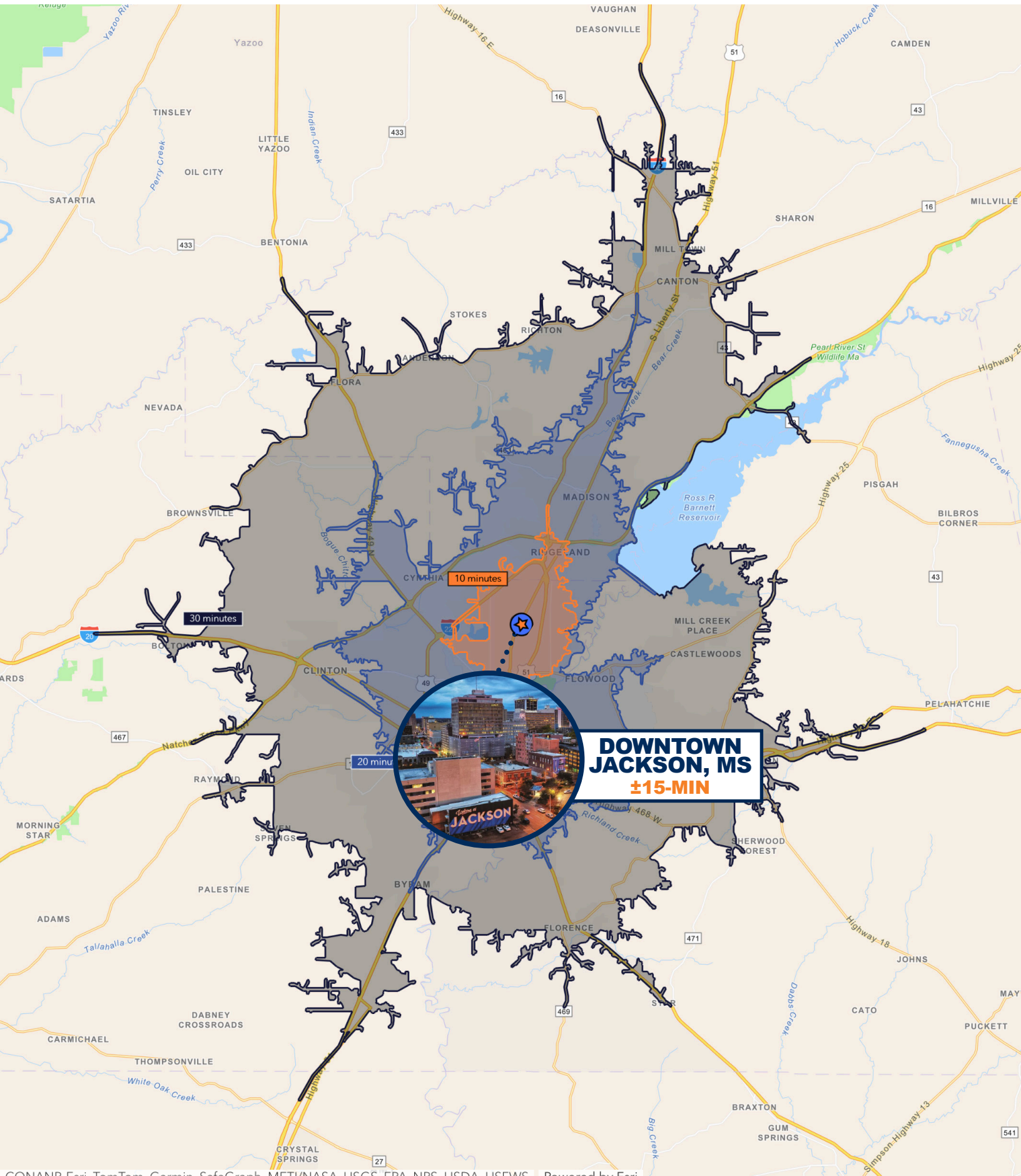
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INTERSTATE 55

INTERSTATE 55

INTERSTATE 55

SOUTH JACKSON SUBMARKET DRIVE TIME MAP (5,15,30-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
NOVEMBER 16-18, 2026

Households

In 2018, there were **46,420** households with an average size of **2.06** people per household.

Household expenditure is **\$68,164** per year, with **\$2,777** spent eating out, **\$7,995** on transport and **\$22,198** on retail.

Household Income

Disposable income averages **\$52,052** per household or **\$36,465** per capita.

An estimated **21.0%** households live below the poverty line while **3.1%** have \$200,000 or more in disposable income.

Population

98,923 people live in the area, **46,802** men and **52,121** women.

With growth of **-0.4%**, the population is expected to reach **97,085** by 2024.

Home Value

The median home value is **\$185,183** with home ownership at **53.1%**.

Of the **54,521** homes **24,634** are owner occupied and **8,101** (14.9%) vacant.

Age

The median age is **38.5**.

19.7% are under 18, **62.4%** 18-65 and **18.0%** 65 or older.

KEY FACTS		EDUCATION	
98,923 Population	38.5 Median Age	9% No High School Diploma	29% Some College
2.1 Average Household Size	\$77,526 2022 Average Household Income (Esri)	21% High School Graduate	41% Bachelor's/Grad/Pr of Degree
BUSINESS		EMPLOYMENT	
7,484 Total Businesses	125,811 Total Employees	66% White Collar	4.3% Unemployment Rate
		19% Blue Collar	
		15% Services	
INCOME		ANNUAL HOUSEHOLD SPENDING	
\$52,052 Median Household Income	\$36,465 Per Capita Income	\$1,733 Apparel & Services	\$2,812 Eating Out
		\$5,322 Groceries	\$5,355 Health Care
		\$160 Computers & Hardware	

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2023, 2027. © 2020 Esri



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240082

ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: NOVEMBER 16-18, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for NOVEMBER 16-18, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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