

An aerial photograph of Highland Park Business Park. The image shows a multi-lane highway on the left with several vehicles. To the right of the highway is a large, open green field with scattered trees. In the center, there is a large white industrial building. To the right of the field is a paved road that curves through a dense forest of tall trees. In the background, there are more industrial buildings and a baseball field. The overall scene is a mix of developed and natural areas.

FOR SALE OR LEASE

PINPOINT

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157

For More Information

SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

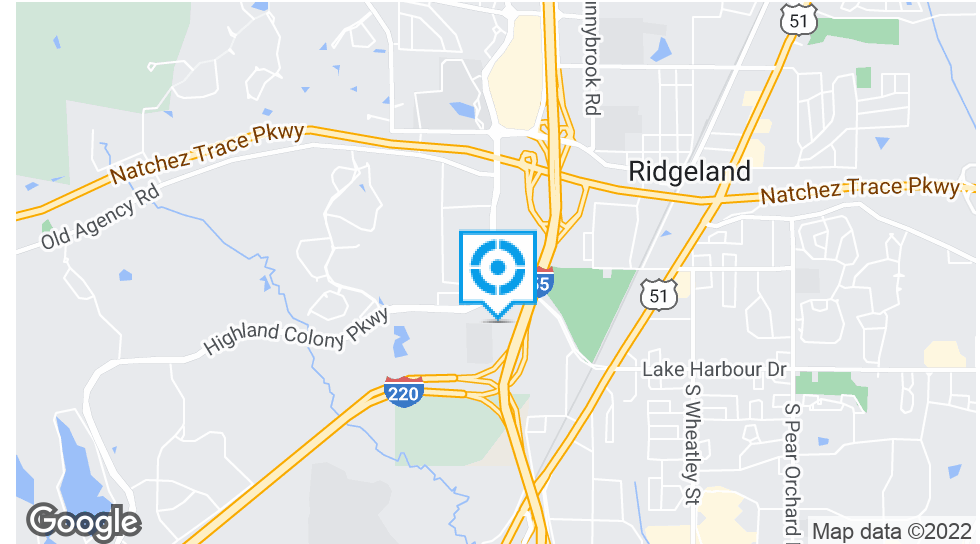
601.586.3220

bb@pinpointcres.com

190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157



OFFERING SUMMARY

Lot Size:	Various: 2.2 to 2.99
Number of Lots:	4
Sale Price or Lease Rate:	Available Upon Request
Zoning:	C-2 & TIP
County:	Madison
City:	Ridgeland

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present commercial TIP acreage at Highland Park Business Park available for sale or lease. The development site is located just South of the new Lake Harbour extension at the intersection of I-55 & I-220. Lot sizes range from 2.2 to 2.99 acres. Pad-ready improvements include shared stormwater detention pond and pipes, as well as stubbed up utilities in each lot. Several of the lots are zoned C-2 with one TIP lot available. Close proximity to: Costco, Renaissance at Colony Park, New UPS Distribution Center and Southern Beverage Development. Developer will entertain Built to Suit subject to agreement on terms & conditions. For more information, please contact Pinpoint Commercial Real Estate at 601.586.3220.

PROPERTY HIGHLIGHTS

- Zoned: C-2 & TIP
- I-55 South Frontage Available - 120,000 VPD
- Pad Ready
- Located at Intersection of I-55 at I-220
- Various Lot Sizes Available

SAM COX, SIOR

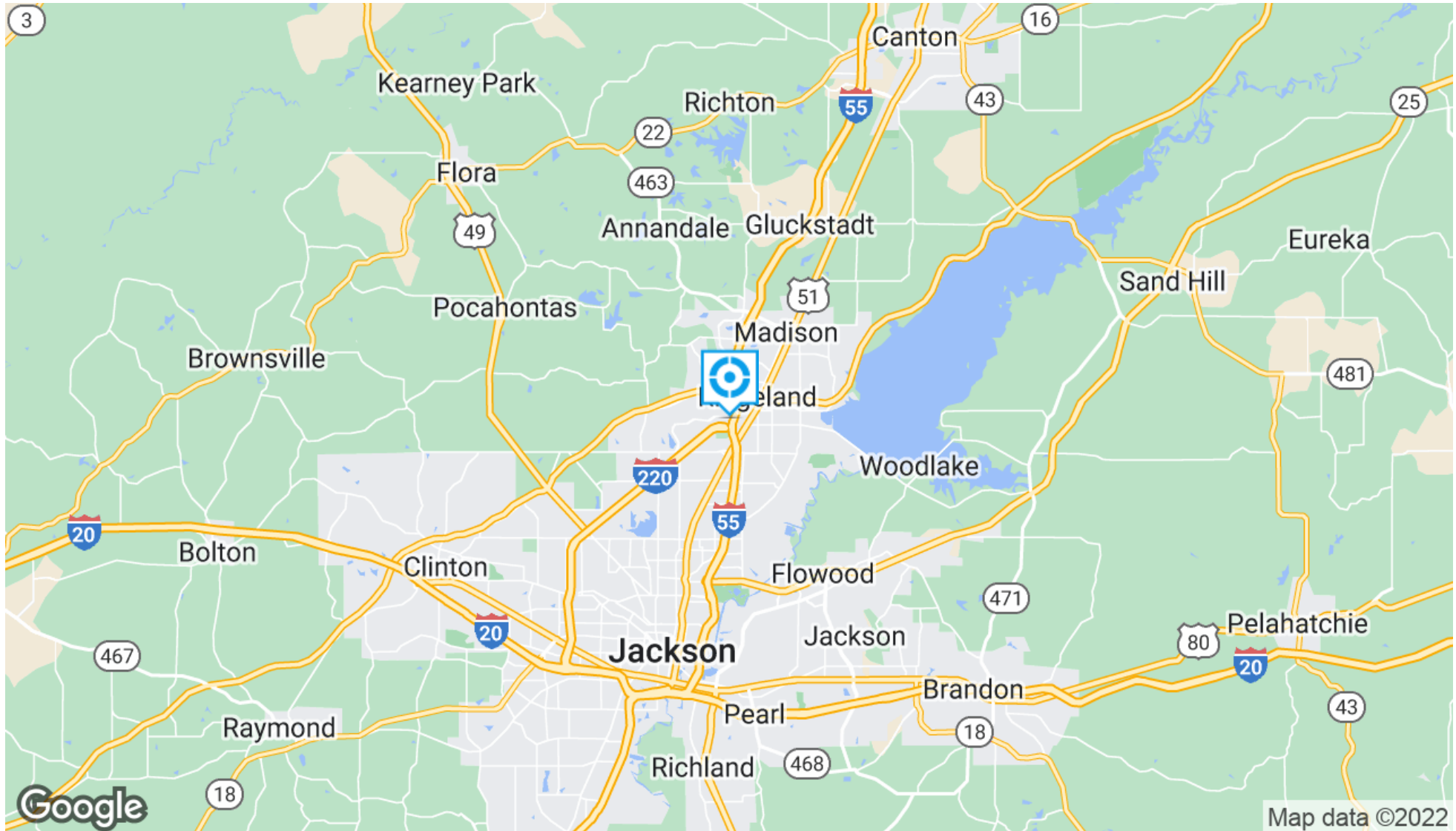
601.586.3220
sam@pinpointcres.com

BB MITCHELL

601.586.3220
bb@pinpointcres.com

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157



SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

601.586.3220

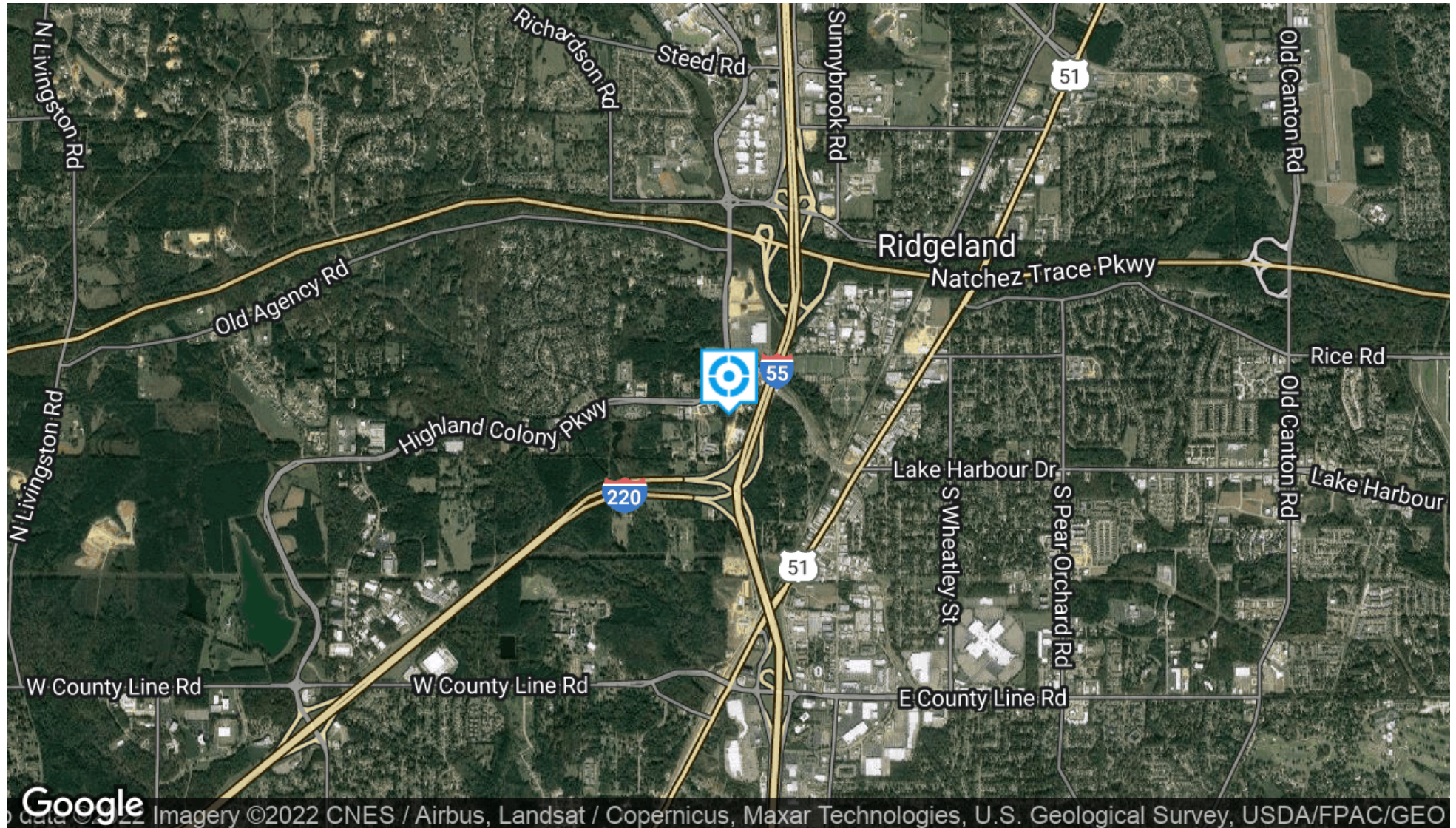
bb@pinpointcres.com

FOR SALE OR LEASE

PINPOINT

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157



SAM COX, SIOR

BB MITCHELL

601.586.3220

601.586.3220

sam@pinpointcres.com

bb@pinpointcres.com

190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

FOR SALE OR LEASE

PINPOINT

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157



SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

601.586.3220

bb@pinpointcres.com

190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

FOR SALE OR LEASE

PINPOINT

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157



SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

601.586.3220

bb@pinpointcres.com

190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

FOR SALE

PINPOINT

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157



SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

601.586.3220

bb@pinpointcres.com

190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

FOR SALE OR LEASE

PINPOINT

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157



SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

601.586.3220

bb@pinpointcres.com

190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

FOR SALE OR LEASE

PINPOINT

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157



SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

601.586.3220

bb@pinpointcres.com

190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

FOR SALE OR LEASE

PINPOINT

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157



SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

601.586.3220

bb@pinpointcres.com

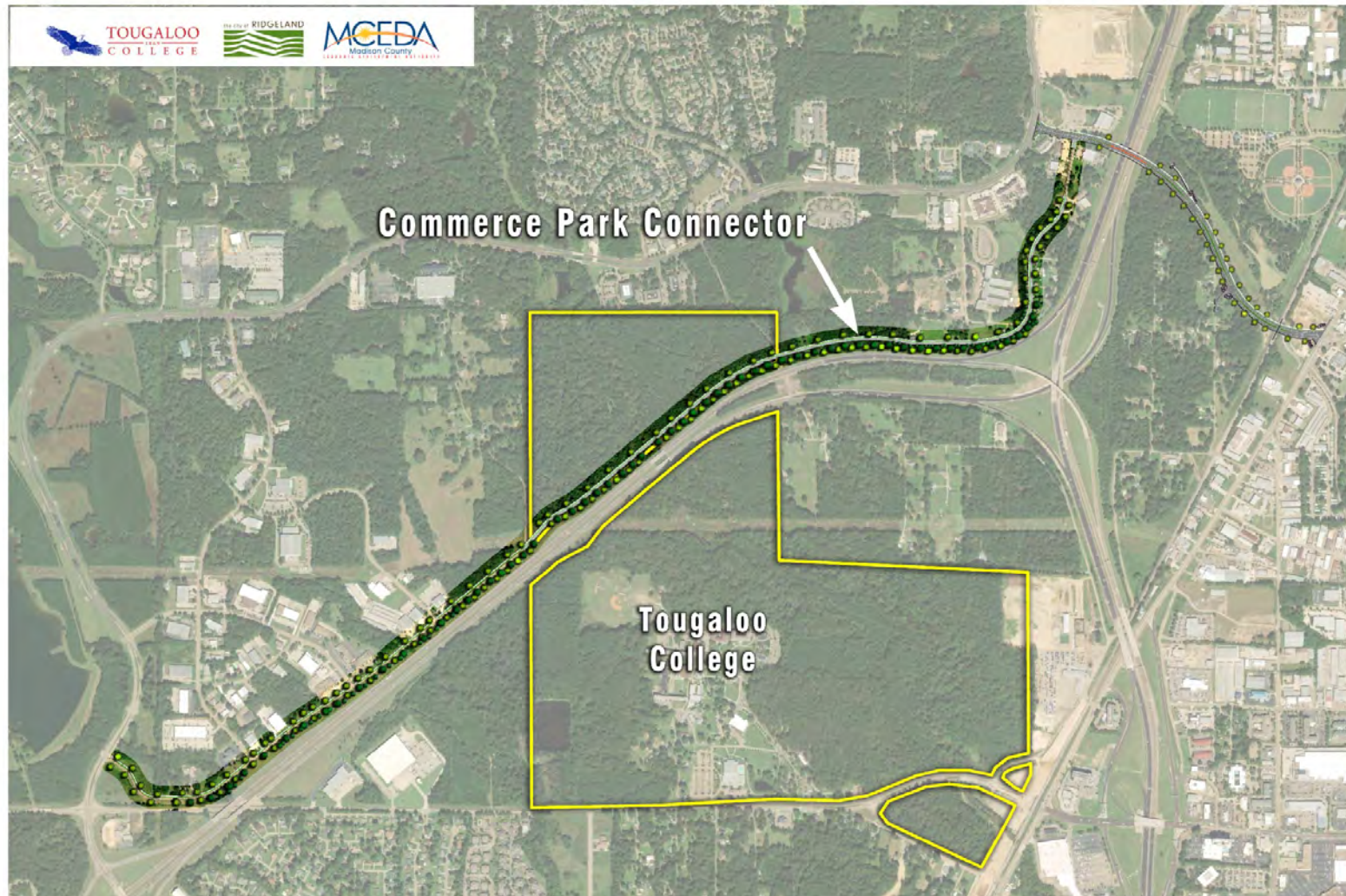
190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

FOR SALE OR LEASE

PINPOINT

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157



The proposed Commerce Park Connector will connect the extended section of Lake Harbor to West County Line Road, opening the roads to Ridgeland's south west corridor.

SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

601.586.3220

bb@pinpointcres.com

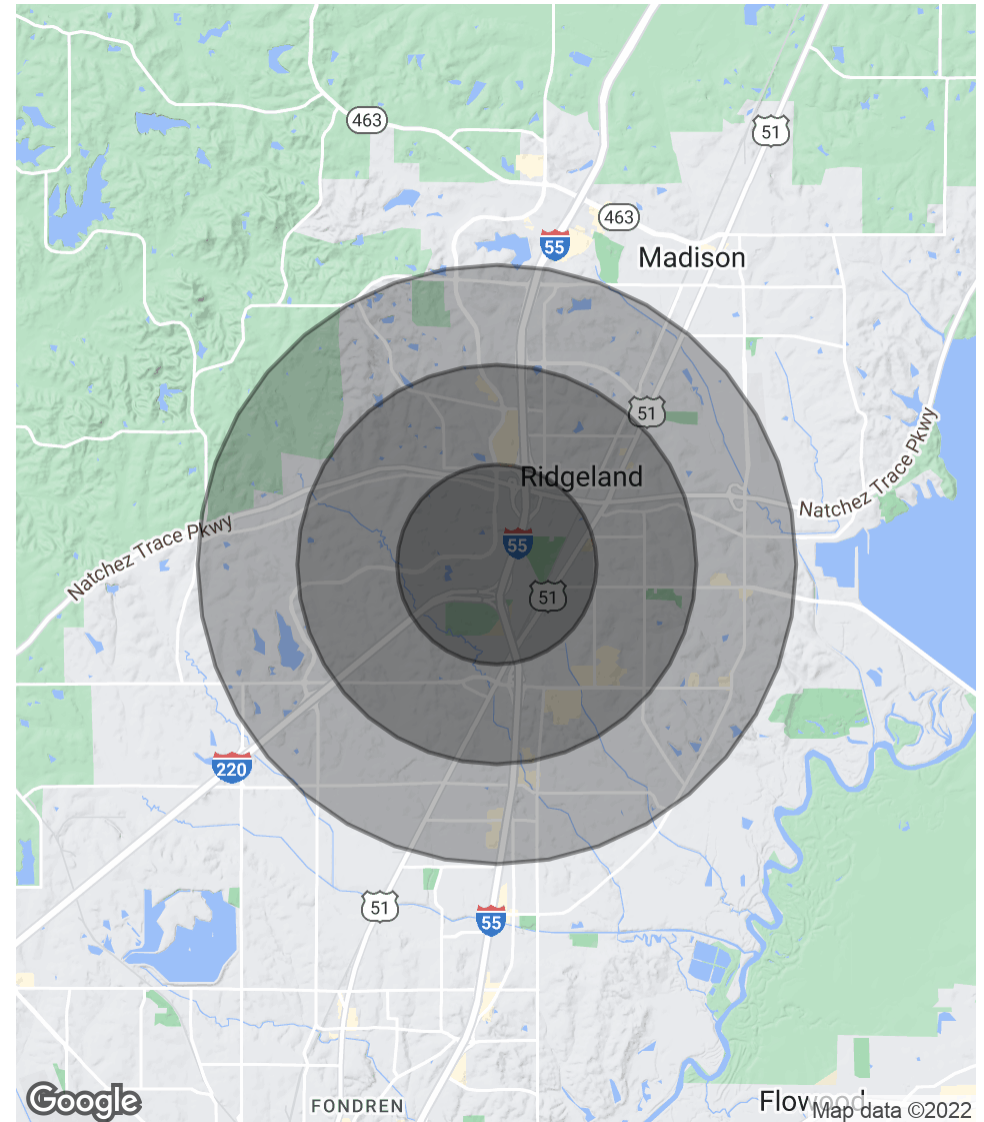
190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	562	14,276	38,363
Average Age	59.4	37.0	38.5
Average Age (Male)	58.1	35.0	36.3
Average Age (Female)	60.7	38.6	40.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	306	6,191	17,934
# of Persons per HH	1.8	2.3	2.1
Average HH Income	\$208,705	\$80,173	\$75,416
Average House Value	\$2,358,712	\$300,227	\$234,101

* Demographic data derived from 2020 ACS - US Census



SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

601.586.3220

bb@pinpointcres.com

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157



SAM COX, SIOR

President

sam@pinpointcres.com

Direct: 601.586.3220

PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

MEMBERSHIPS

Society of Industrial and Office REALTORS (SIOR)

Mississippi Commercial Association of REALTORS (MCAR)

International Council of Shopping Centers (ICSC)

Urban Land Institute (ULI)

SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

601.586.3220

bb@pinpointcres.com

FOR SALE

PINPOINT

HIGHLAND PARK BUSINESS PARK

NEW POINTE DRIVE, RIDGELAND, MS 39157



BB MITCHELL

Vice President

bb@pinpointcres.com

Direct: 601.586.3220 | Cell: 601.934.5008

PROFESSIONAL BACKGROUND

Ellis "BB" Mitchell is an Associate Broker at Pinpoint Commercial Real Estate, LLC. Since joining the real estate industry, BB has successfully completed over 100 transactions to date. BB advises and represents clients in asset classes that include industrial, office and retail. His core duties include landlord representation, site selection, lease analysis, lease and sublease negotiations, as well as acquisition and disposition of assets.

Prior to joining Pinpoint, BB worked as a leasing agent for Olymbec USA LLC in Memphis, TN. BB was in charge of the leasing for a portfolio that included over 8 million square feet of industrial, flex and retail space in the Memphis MSA.

Before Olymbec USA LLC, BB worked as an accountant for the Office of the State Treasurer in Jackson, MS. BB graduated from the University of Mississippi with a bachelor's degree of Accountancy and a minor in Real Estate. BB and his family attend Christ United Methodist Church in Jackson, MS.

Pinpoint Commercial Real Estate, LLC
190 East Capitol Street Suite 475
Jackson, MS 39201
601.586.3220

SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

601.586.3220

bb@pinpointcres.com

190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM