

FOR SALE

PINPOINT

HIGHLAND COLONY BUSINESS PARK - RAW LAND

220 MARKETRIDGE DRIVE, RIDGELAND, MS 39157

For More Information

SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

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

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OFFERING SUMMARY

Lot Size:	Various: .76-18.45 Acres
Zoning:	TIP
Number of Lots:	10
County:	Madison
City:	Ridgeland

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present multiple lots available for sale within Highland Colony Business Park. These TIP District zoned lots are ideally located adjacent to major transportation arteries and thoroughfares such as Highland Colony Parkway, Marketridge Drive, 220 and I-55. Available lot sizes range from .76 to 18.45 acres offered at different price points, providing flexibility to different users in the marketplace. New developments in the area include the 87,500 square foot UPS Distribution Center and 184,000 square foot planned Southern Beverage Development. For more information, please contact Sam Cox, at 601.586.3220.

PROPERTY HIGHLIGHTS

- Frontage available on Marketridge Drive, East Marketridge Drive and Highland Colony Parkway
- Easy access to 220 and I-55
- Various lot sizes available
- Near new UPS Distribution Center and Southern Beverage Development

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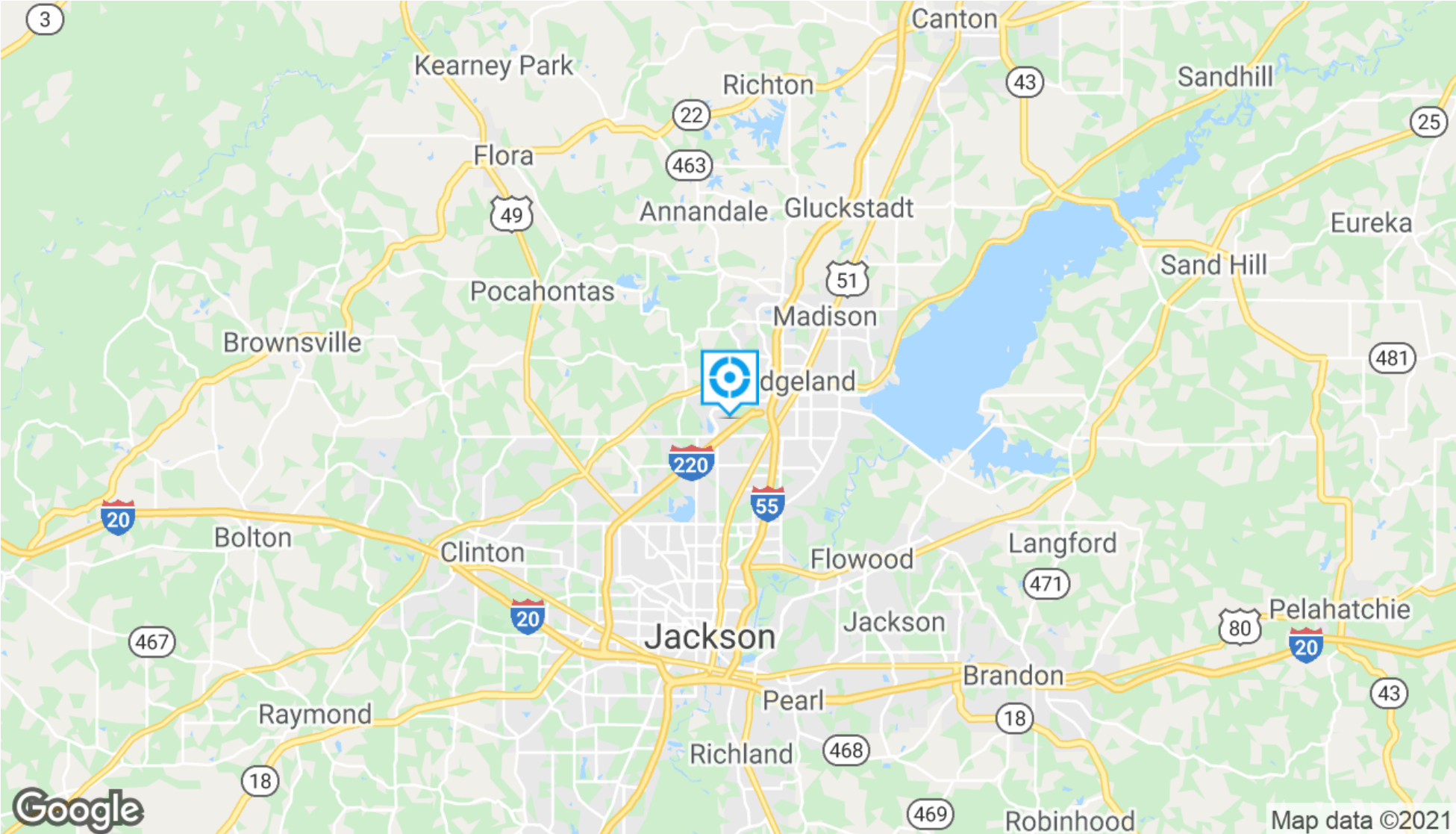
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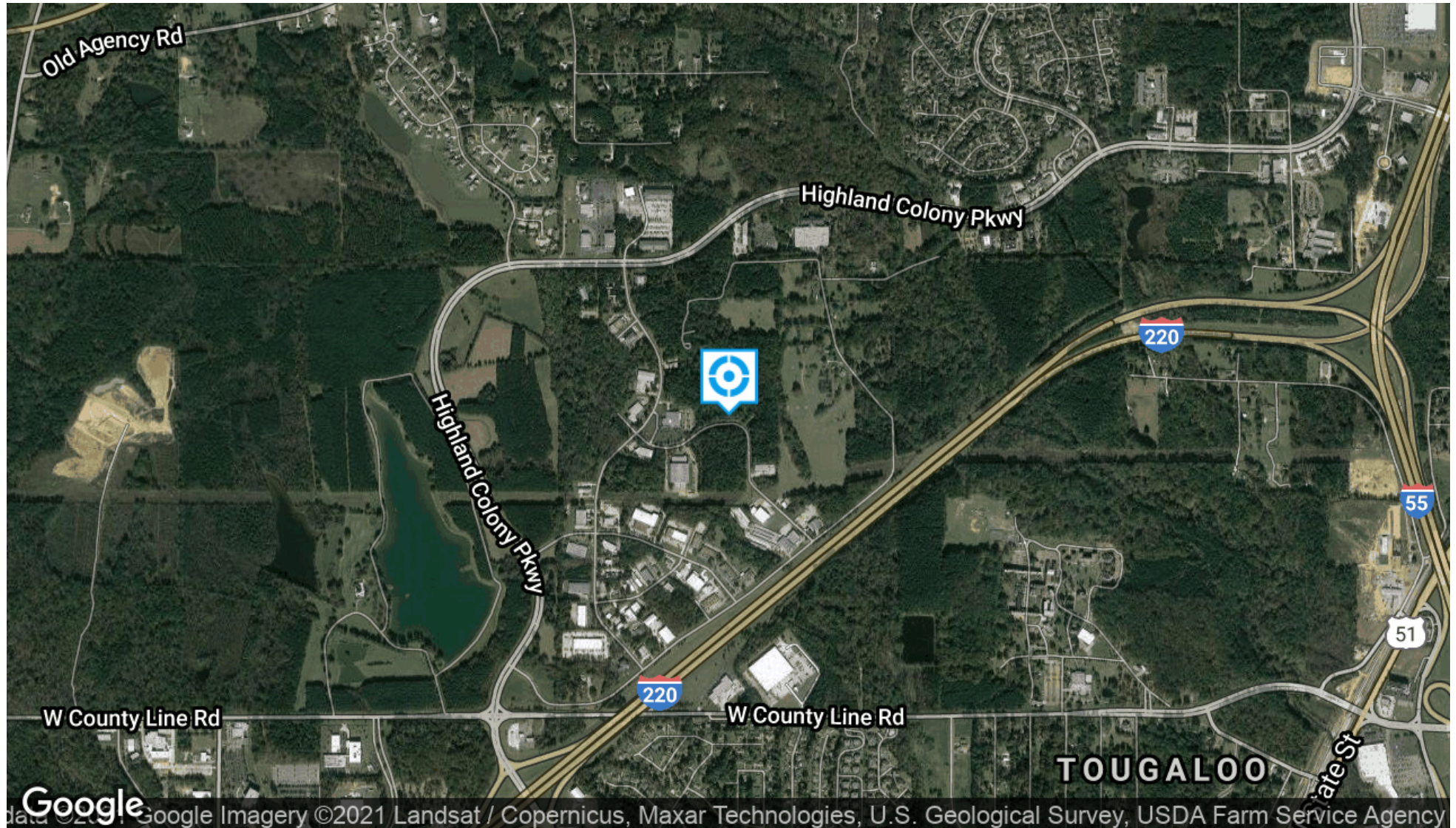
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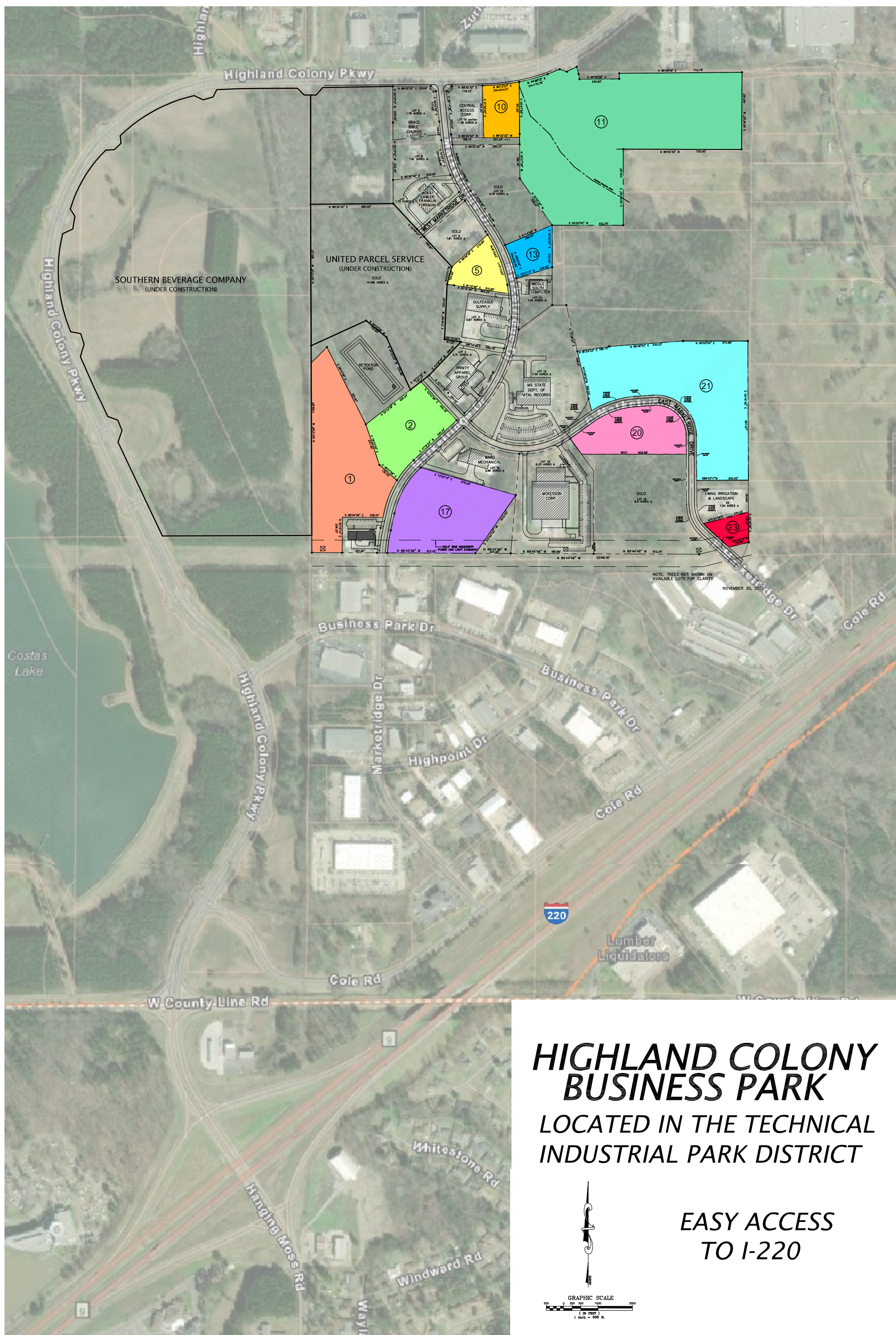


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HIGHLAND COLONY BUSINESS PARK

LOCATED IN THE TECHNICAL
INDUSTRIAL PARK DISTRICT

*EASY ACCESS
TO I-220*

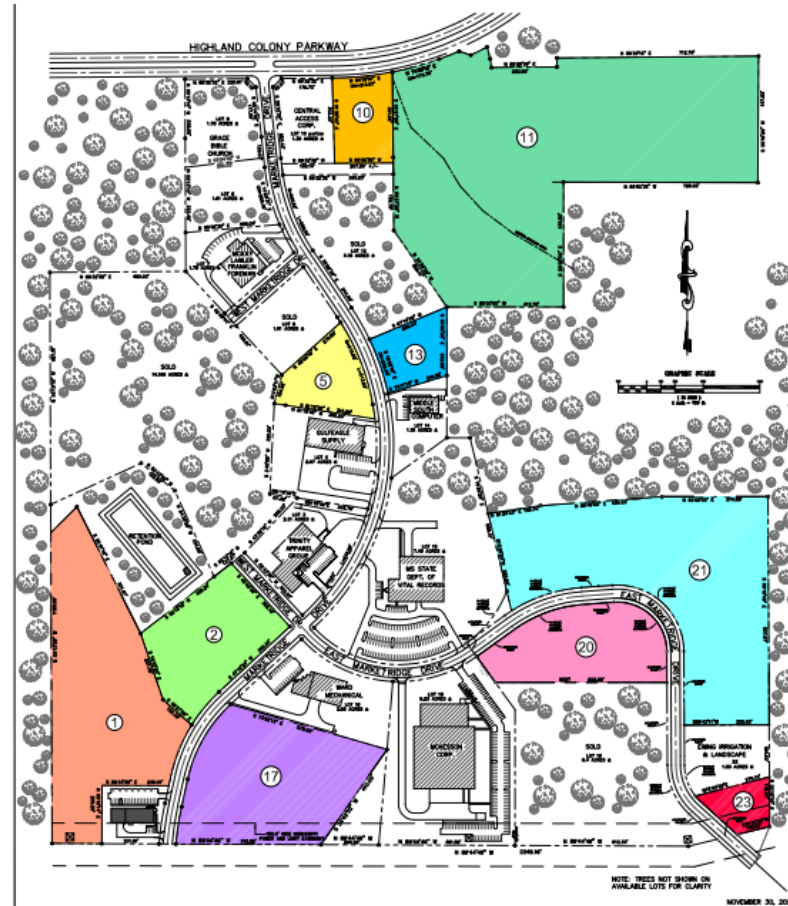


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AVAILABLE LOTS & APPROXIMATE SIZES

① 7.83 ACRES	⑬ 1.24 ACRES
② 3.53 ACRES	⑰ 5.87 ACRES
⑤ 1.62 ACRES	⑳ 3.49 ACRES
⑩ 2.3 ACRES	㉑ 10.52 ACRES
⑪ 18.45 ACRES	㉓ .76 ACRES

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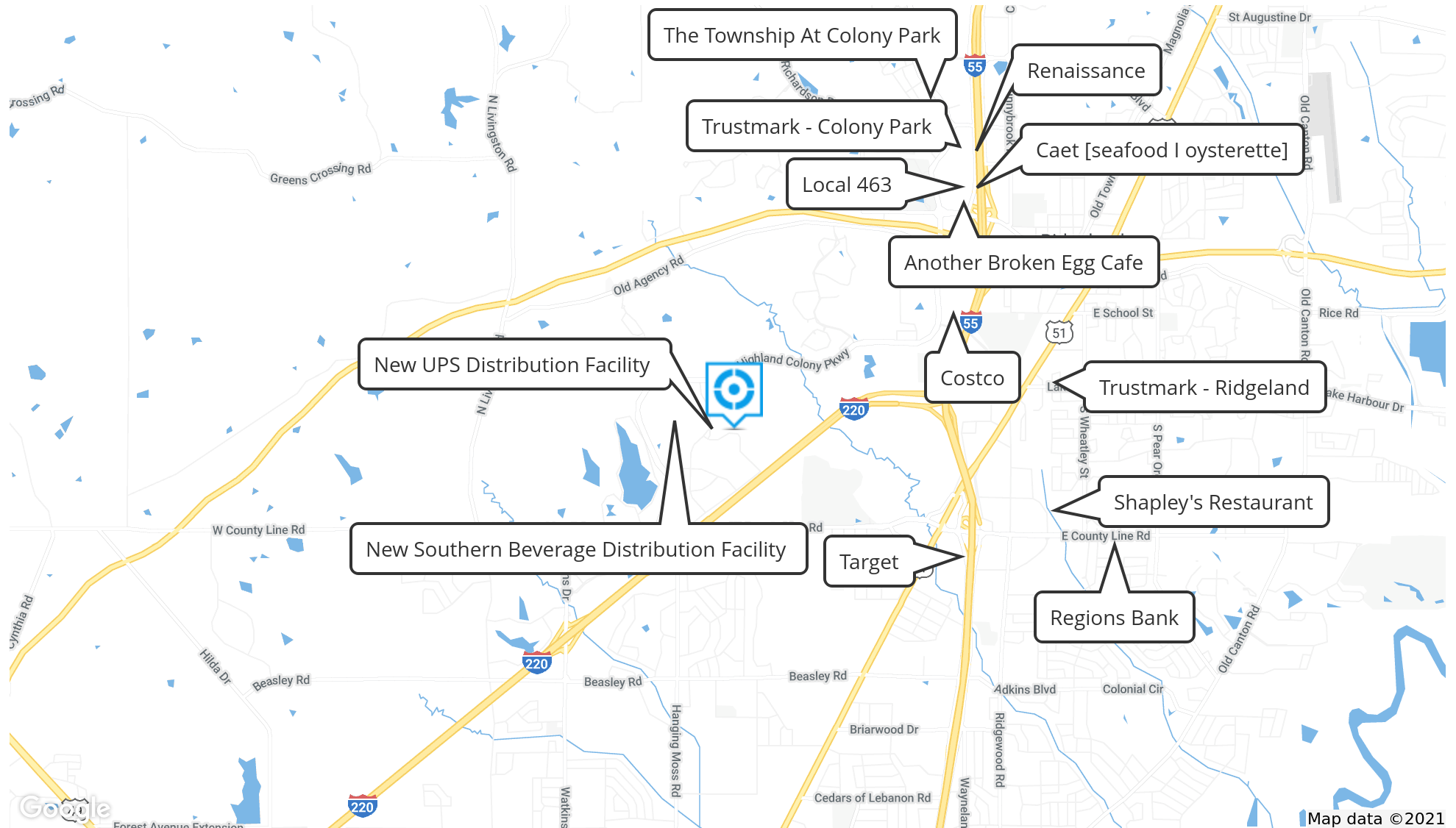
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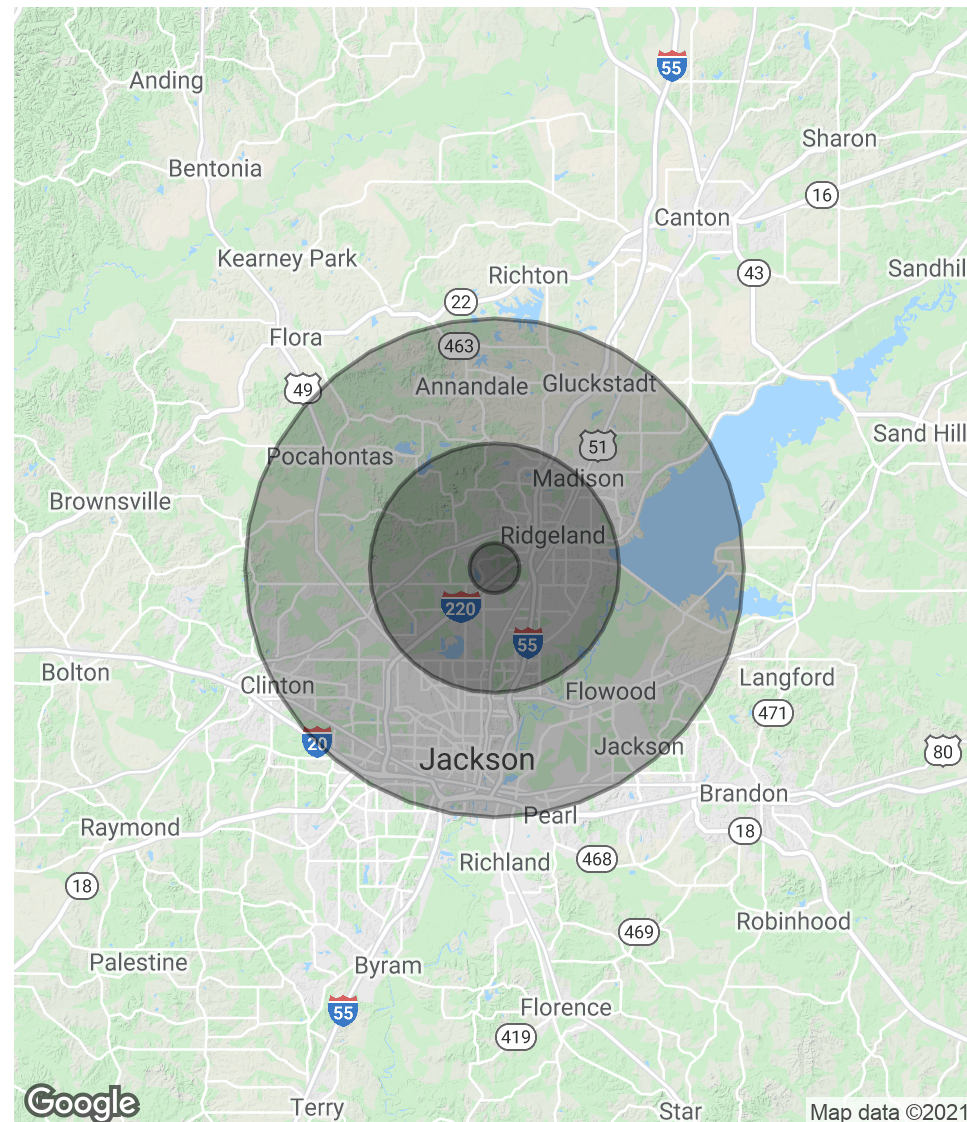
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,658	85,950	247,999
Average Age	42.4	35.7	34.4
Average Age (Male)	44.4	34.8	33.3
Average Age (Female)	40.5	36.6	35.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	623	33,737	94,361
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$99,050	\$69,270	\$65,549
Average House Value	\$159,617	\$196,958	\$186,846

* Demographic data derived from 2010 US Census



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SAM COX, SIOR

President

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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)

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