

EXCLUSIVE OFFERING | FOR SALE

450 Towne Center Boulevard

A Purpose-Built 50-Room Care Campus
51,122 Square Feet on 5.14 Acres | Ridgeland, Mississippi

\$10,000,000

51,122 SF

50 PRIVATE
ROOMS

5.14 ACRES

DELIVERED
VACANT

PRESENTED BY



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Recipient is responsible for independent verification.

CONFIDENTIALITY AND DISCLAIMER

Overby Commercial has been retained as the exclusive listing broker for the owner of 450 Towne Center Boulevard, Ridgeland, Mississippi (the “Property”). This Offering Memorandum has been prepared from information furnished by the owner, from public records, and from other sources Overby Commercial deems reliable. No representation or warranty, express or implied, is made by Overby Commercial, its licensees, or the owner as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to conduct their own independent investigation and analysis of the Property.

The information contained in this Offering Memorandum is confidential, is furnished solely for the purpose of evaluating a possible acquisition of the Property, and is not to be used for any other purpose or made available to any other party without the prior written consent of Overby Commercial. By accepting this Offering Memorandum, the recipient agrees to keep the information contained herein confidential, to return it to Overby Commercial on request, and not to use any of it in a manner detrimental to the interests of the owner.

Statements in this Offering Memorandum regarding zoning, permitted uses, parking, site plan review, health facility licensure, certification, and building code compliance are summaries of research current as of the date of publication and are provided for general information only. They are not commitments by any governmental body and they are not legal advice. Overby Commercial is not a law firm, an architect, an engineer, or a code official. Any purchaser intending a specific use must verify entitlement, licensure, certification, and code compliance independently with the City of Ridgeland, the Mississippi State Department of Health, the Mississippi Department of Mental Health, the fire marshal, and qualified counsel before completing an acquisition.

Statements regarding replacement cost are drawn from third-party cost estimates and contractor pricing obtained for general reference. They are an indication of what it would cost to construct a comparable building today. They are not an appraisal, not an opinion of market value, and not a representation of what the Property is worth.

Square footage, room counts, dimensions, parking counts, and site area are taken from the original architect’s drawings and from public records and have not been confirmed by a current survey or field measurement. Any purchaser relying on area or capacity should measure independently.

Statements regarding zoning, licensure, certification, and regulatory status are research summaries prepared from information furnished to Overby Commercial and from published agency sources. They are current only as of publication, are not legal advice, and are not commitments by any governmental body. Prospective purchasers should contact the Mississippi State Department of Health, Health Facilities Licensure and Certification, at 601.364.1110, and the City of Ridgeland Community Development, Jordan Lohman, PLA, AICP, at jordan.lohman@ridgelandms.org, and satisfy themselves independently.

The owner reserves the right to withdraw the Property from the market, to alter the terms of the offering, or to reject any offer without notice. No agreement, oral or written, between any party and Overby Commercial or the owner shall be deemed binding until a definitive written purchase and sale agreement has been executed by all parties.

Prepared September 2026.

Scott Overby, CCIM CPM | Principal Broker

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SECTION 01 | INVESTMENT OVERVIEW

Executive summary

Overby Commercial has been retained as the exclusive listing broker for the sale of 450 Towne Center Boulevard, a 51,122 square foot residential care campus on 5.14 acres in Ridgeland, Mississippi. The property was designed by Maisel Architect and built between 1997 and 1999 as a purpose-built inpatient hospice campus: fifty private resident rooms in five residential suites around a central nursing and dayroom core, with a chapel, a commercial kitchen, a commercial laundry, an expansion wing, framed and slabbed but never completed, designed to carry four upper-level apartments, and a two-story administration building, all connected by enclosed walkways around landscaped courtyards. It delivers vacant. Room counts throughout this memorandum are taken from the architect's drawings, which show fifty private resident rooms. A purchaser should confirm on inspection how many were finished out and placed in service by the prior operator.

The property is on the market because the current owner acquired it as part of a larger purchase and has never operated it. Ownership occupies a portion of the administrative offices and uses none of the care campus. The building is a non-utilized asset in the hands of an owner with no program for it, which is why it delivers vacant and why its highest and best use is a fresh one: residential treatment, or senior living and memory care.

The building is aimed at a residential treatment and group care operator. In Mississippi, residential substance use and behavioral health programs are certified by the Department of Mental Health rather than licensed by the Department of Health, and that certification attaches to the building as well as to the provider. There is no moratorium on the category and no statewide capacity cap. The governing physical standards are quantitative, and this campus clears them: single-occupancy bedrooms must be at least 100 square feet where these run approximately 150, and the fixture requirement is one toilet, one lavatory, and one shower or tub per six residents against a count that substantially exceeds it. The use is permitted as of right in the property's zoning district, so there is no rezoning, no parking expansion, and no demising cost in the base case. An operator takes this building close to the way it was designed to be used.

The program flexibility inside that thesis is real. The floor plate supports residential substance use treatment, residential mental health programs, dual-diagnosis and co-occurring care, adolescent and family programs in the expansion wing, and the outpatient and counseling components that normally sit alongside them, in the same building, under the same entitlement. Five separate residential suites, each with its own entry off the enclosed walkway system, allow an operator to run distinct populations or acuity levels under one roof without cross-traffic. The zoning also permits senior living and personal care, schools, churches, and government and civic uses as of right, which gives the campus a second and third exit that most single-purpose buildings do not have.

The campus was designed and built as a nonprofit inpatient hospice, and that use ended when the prior operator closed the inpatient facility in 2023. Continued hospice use remains open to a purchaser that already holds a Mississippi hospice license: no Certificate of Need was ever required for hospice in this state, and the licensure moratorium at Miss. Code Ann. Section 41-85-7(3) bars new licenses rather than existing ones. It is an available path rather than the expected outcome.

The offering is priced at \$10,000,000, or approximately \$196 per square foot of enclosed area. Two Jackson-area general contractors, asked independently, both priced the construction of a comparable building at \$400 to \$425 per square foot fully finished to licensed care standards, and one priced shell construction alone at \$250 to \$280 per square foot, in both cases before land, site work, paving, enclosed walkways, and soft costs. A current Marshall and Swift estimate for good quality construction of this type also runs north of \$200 per square foot. The campus is therefore offered below the contractor-quoted cost of the shell alone, and at less than half the cost of a finished replacement, on a site the county carries at \$783,650 of land value.

Investment highlights

01 BUILT FOR THIS USE, NOT CONVERTED TO IT

Fifty private resident rooms, about 150 square feet each, in five residential suites around a central nursing core with dayroom, dispensary, tub rooms and hydrotherapy. An operator inherits the supervision geometry rather than building it.

03 PERMITTED AS OF RIGHT, NO REZONING

The site sits in Ridgeland’s S-1 Special Use District, which permits large scale group care facilities for persons requiring specialized treatment. The entitlement runs with the district, so it did not lapse when the building went dark.

05 THE SUPPORT PLANT IS ALREADY BUILT

Commercial kitchen with hood, cook line and dish room, commercial laundry, dining rooms, dayroom, chapel, salon, staff lockers and a screened service court. These are the components that make a conversion expensive when they are missing.

07 SPRINKLERED, ELEVATORED, FLOOD ZONE X

Wet sprinkler system throughout, passenger elevator to the two-story administration wing, central HVAC, nurse call and oxygen rough-in at the resident rooms, 101 striped spaces, and Zone X unshaded outside the 500-year floodplain.

02 CERTIFICATION ATTACHES TO THE BUILDING

Residential behavioral health and substance use programs are certified by the Mississippi Department of Mental Health, and certification attaches to the building as well as to the provider. No moratorium in the category, no statewide capacity cap.

04 FIVE SUITES, MULTIPLE PROGRAMS

Each residential suite has its own entry off the enclosed walkway. An operator can run distinct populations, genders or acuity levels without cross-traffic, and can phase occupancy suite by suite as census builds.

06 PRICED BELOW THE COST OF THE SHELL

At \$196 per square foot the offering sits below the \$250 to \$280 one general contractor quoted for shell construction alone, and well below the \$400 to \$425 both quoted for a finished licensed care building. Land is on top of that.

08 VALUE-ADD SHELL SPACE

The expansion wing at the north end is framed and slabbed but was never completed. One contiguous, separately accessible portion rather than scattered square footage, built to a purchaser’s own program at shell-to-finish cost.



ASKING PRICE	ENCLOSED AREA	PRICE / SF	RESIDENT ROOMS	SITE	PARKING
\$10,000,000	51,122 SF	\$196	50	5.14 Acres	101

Enclosed area per the architect’s area schedule. Gross area including enclosed walkways and the detached storage building is 55,680 SF.

One campus, six parts.

The building reads as a single connected campus rather than a block, because an enclosed walkway, heated, cooled and lit, runs its length from the administration building to the expansion wing. Five residential suites of 2,598 square feet each ring a central nursing core, and the walkway ties those suites to a chapel, an expansion wing, and a two-story administration building around landscaped courtyards. The result is a floor plate that supports supervised residential programs, congregate care, classroom or dormitory use, and institutional office, without the long double-loaded corridors that make older institutional buildings hard to repurpose.

AREA SCHEDULE

Administration building, two levels	16,800 SF
Expansion wing, two levels	15,432 SF
Residential suites A through E, 2,598 SF each	12,990 SF
Nurse station and dayroom core	3,646 SF
Chapel	2,254 SF
Enclosed area	51,122 SF
Enclosed walkways	4,366 SF
Detached storage building	192 SF
Total including walkways and storage	55,680 SF

RESIDENTIAL SUITES A THROUGH E

Five residential suites of 2,598 square feet each, holding fifty private resident rooms, approximately 150 square feet each with private and shared half baths and community showers within each suite. Each suite has its own entry off the enclosed walkway system and its own courtyard exposure.

NURSE STATION AND DAYROOM CORE

The operational center of the campus, holding the nurse station, dispensary, director of nursing office, two additional offices, tub rooms, shower rooms, a hydrotherapy room, storage, and a dayroom that opens to the courtyards. Everything in the residential wings is within short walking distance of this core.

CHAPEL

A 2,254 square foot chapel with an open timber-framed vaulted ceiling, stained glass, a chancel, a choir area, and a separate prayer room. It is a freestanding architectural asset and it transfers directly to a church, a school, a faith-based operator, or an assembly or activity room.

EXPANSION WING

15,432 square feet on two levels, framed and slabbed but never finished. The architect drawings show it designed with its own entry, drive-through canopy, reception, resident rooms with baths, a nurse station, dining, bathing rooms, a spa room, an isolation room, and enclosed play yards, with four apartments plus a chaplain office, social worker office, conference room, dining and lounge, and general office on the upper level. Because it stands in stud condition, a purchaser can build it to its own program rather than to the 1997 plan.

ADMINISTRATION BUILDING

16,800 square feet on two levels served by an elevator, holding the main lobby, a boardroom, conference and training rooms, open workstation areas, private offices, a commercial kitchen and dietary suite, dining, commercial laundry, a beauty salon, an employee lounge, staff lockers, and pharmacy.

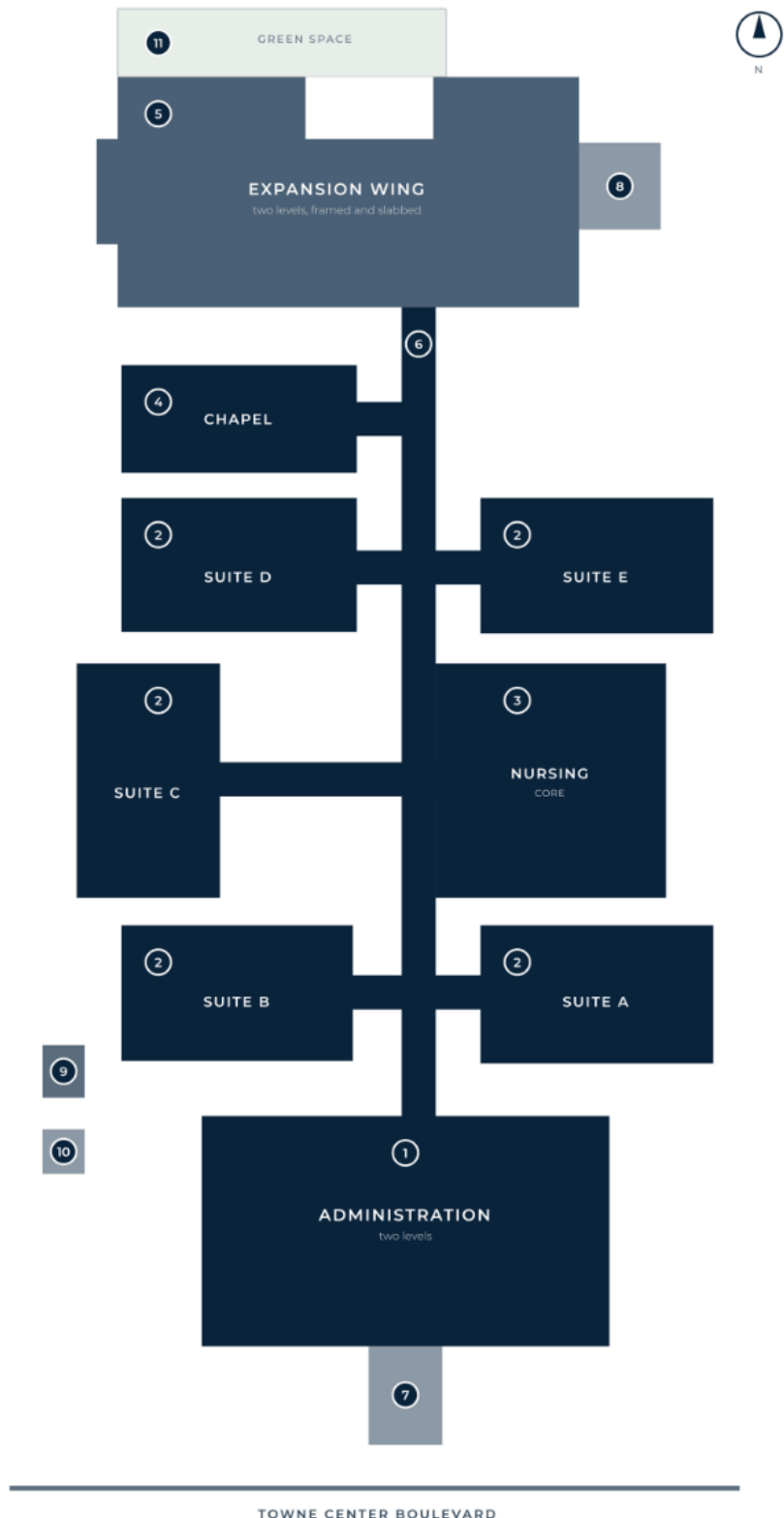
SITE AND SERVICE

5.14 acres with 101 striped spaces on three parking fields, a screened service court with dumpster and tool shed, two curb cuts on Towne Center Boulevard and two more along an easement on the east boundary, brick pilaster entries, and mature landscaping.

The campus, keyed.

A single connected building on three elevations, never more than two stories at any point. The administration building anchors the south end, the expansion wing the north, and the enclosed walkway ties everything between them at elevation 326.00.

- 1 Administration building**
Two levels, 16,800 SF. Entry level 314.98 under the porte cochere, campus level 328.00. Passenger elevator.
- 2 Residential suites A through E**
2,598 SF each, 12,990 SF total. Fifty private rooms in five separate suites, each reached off the enclosed walkway.
- 3 Nursing station and dayroom core**
3,646 SF. Dispensary, tub and shower rooms, hydrotherapy, dayroom.
- 4 Chapel**
2,254 SF. Timber-framed vaulted ceiling, stained glass, chancel, choir, prayer room.
- 5 Expansion wing**
Two levels, 15,432 SF, framed and slabbed but never completed. Its own entry, reception and covered arrival.
- 6 Enclosed walkway**
Heated, cooled and lit. A north-south spine from the administration building to the expansion wing, with cross legs to each suite, the nursing core and the chapel. Interior space, not an open breezeway.
- 7 Porte cochere, administration**
Covered main arrival on the south face, off Towne Center Boulevard.
- 8 Porte cochere, expansion wing**
The wing's own covered drive-through arrival on the east side, independent of the main entrance.
- 9 Maintenance building**
192 SF detached, with dumpster and screened can wash in the service yard. The building oxygen manifold sits behind the screened wall.
- 10 Standby generator**
Pad-mounted, with the transformer, at the west edge of the service yard.
- 11 Green space**
Landscaped ground on the north side of the expansion wing.



Massing and wing relationships from Maisel Architect site plan C3.1, sealed March 16, 1998. Simplified and not to scale. Navy indicates heated and cooled space, including the enclosed walkway.

Arrival.



The main entry on the administration building's entry level. The porte cochere covers the drop-off and leads directly into the administrative offices, where visitors and touring parties arrive. This face is south, onto Towne Center Boulevard.



The administration building's east face, with a second covered entrance opening directly into the administrative offices.



An east-facing covered entrance at the campus level. A covered walk leads to the enclosed connector hallway and from there directly to the chapel, and it is the easiest visitor access to the residential suites.

Inside and around the suites.

Fifty private resident rooms sit in five residential suites, each with its own entry off the walkway system. The dispensary, tub rooms, shower rooms, and hydrotherapy room are held in the nursing core.



A typical private resident room, approximately 150 square feet.



A typical resident bathroom with toilet and lavatory.



The central nursing station seen from the common corridor. This is the campus's central working point.



The same station from the inside, looking out into the corridor.



A typical suite nursing station. Every suite has its own, so an operator can run a suite independently of the core.

The suites open onto interior courtyards and landscaped green space, with pergolas, covered seating and patios placed throughout the campus. Doors to the outside are distributed across the resident wings rather than concentrated at one point, and the layout was built around quiet outdoor views close at hand.



The pergola and seating in the central courtyard.



An interior courtyard with patio seating off a resident wing.



The covered seating beneath the pergola.

The parts that are expensive to build.



Open timber-framed vaulted wood ceiling, chancel, choir area, a separate prayer room, and an office and storage off the narthex.



Commercial kitchen with hood, cooking line, ovens and prep areas.



The dish room, with a pass-through to the dining room.



The dining room, with ample seating and room to double as meeting space.



The activity and meeting room in the nursing block, on the east side of the nursing core. It is the dayroom.

Where the building works from.

Behind the resident wings the campus carries the working space an operator needs on day one: a reception lobby, private offices and open work areas, meeting and group rooms, staff facilities, and enclosed storage.



The administration building's entry-level lobby, for visitors and guests.



Open workstation area on the administrative level.



A private office in the administrative section.



An executive office in the administrative section.



Staff lockers with an adjoining shower room.



The maintenance building, with a roll-up door beside the screened service wall. The oxygen system serving the building sits behind that wall, not inside the maintenance building.



Ample power on site, with a standby generator installed alongside the building transformer in the screened service court.

The specification.

All specifications, ages, capacities, and conditions stated below are subject to confirmation by the purchaser through its own inspection and due diligence. No representation or warranty is made as to their accuracy or completeness. The current owner does not operate the facility and occupies only a portion of the administrative offices.

PROPERTY IDENTIFICATION

Address	450 Towne Center Boulevard, Ridgeland, Mississippi 39157
County	Madison
Parcels	Four: 072I-32B-006/04.00, 072I-32B-006/05.00, 072I-32B-006/06.00, and 072I-32B-022/00.00
Legal description, abbreviated	1.32 acres out of Lot 2, Block 38, Highland Colony Subdivision (three parcels), and 1.18 acres in Lots 3 and 6 of Block 38 and Lot 6 of Block 36, Highland Colony
Section, township, range	32-7N-2E
Improvements carried on	Parcel 072I-32B-006/04.00
Street address carried on	Parcels 072I-32B-006/04.00 and 072I-32B-022/00.00
Architect	Maisel Architect, Ridgeland, Mississippi
Census tract	0301.12

The recorded deed for the fourth parcel spells the street “Town Center Boulevard.” That spelling is reproduced only where a legal description is quoted verbatim. Elsewhere this document uses “Towne Center.”

SITE

Site area	223,898 SF, 5.14 acres, in four contiguous parcels
Configuration	Irregular
Topography	Slightly sloping, drainage adequate
Frontage	Towne Center Boulevard
Access	Two curb cuts on the north side of Towne Center Boulevard, plus two along an easement on the east boundary
Visibility	Good from the boulevard; the campus is set back behind lawn and mature trees
Utilities	All available to site
Floor area ratio	0.23
Land to building ratio	4.38 : 1
Surrounding uses	Multi-family residential north, Ridgeland Fire Department and vacant land east, vacant land south, single-family residential west
Site improvements	Three surface parking fields, screened service court with dumpster and tool shed, brick pilaster entries, landscaped interior courtyards, pergola, enclosed play yards, mature trees and shrub planting

Flood, parking, and the building itself.

FLOOD AND ENVIRONMENTAL

Flood zone	Zone X (unshaded), a Non-Special Flood Hazard Area of minimal risk, above the 500-year flood level
FIRM panel	28089C0586F, dated March 17, 2010
Environmental	No Phase I environmental site assessment is on file. Ownership and prior transaction counsel have both confirmed that none exists. A purchaser should obtain its own
Soils	No soils report on file
Survey	No current ALTA survey is on file. Boundaries and site dimensions in this memorandum are taken from the architect's 1998 site plan and the county parcel records, and a purchaser should verify both in diligence

PARKING

Striped spaces	101, being 95 plus 6 additional at the expansion wing, per the architect's site plan
Parking ratio	Approximately 1.98 spaces per 1,000 SF of enclosed area
Surface	Asphalt, three fields, with ADA stalls at the administration, nursing, and expansion wing entries
Service	Separate screened service court off the north parking field

BUILDING AND IMPROVEMENTS

Year built	1997 to 1999. Main level plan revised December 4, 1997; site plan sealed March 16, 1998
Buildings	One connected campus building, plus a 192 SF detached storage building
Stories	Part one story, part two story. The administration wing and the expansion wing are each two levels
Enclosed area	51,122 SF per the architect's area schedule
Gross area	55,680 SF including enclosed walkways and the storage building
Enclosed walkways	4,366 SF
Expansion wing	Framed and slabbed but never completed. Area per the architect's schedule; the interior distribution is to be confirmed on a walkthrough
Resident rooms	Fifty private rooms, approximately 150 SF each, in five residential suites of 2,598 SF each
Bathing	Private and shared half baths within each suite, plus community showers, tub rooms, and a hydrotherapy room in the nursing core
Elevator	Yes, serving the two-story administration wing
Construction class	Class B
Condition and quality	Quality good; condition average
ADA	Assumed compliant as of original construction; current compliance to be confirmed in diligence

THE ADMINISTRATION BUILDING

The administration building anchors the south end of the campus at the front of the site and is two stories. The campus is one connected building standing on three elevations, with two-story masses at both the south and north ends and the single-story care campus between them at the campus level. A covered porte cochere serves the entry level at elevation 314.98, which holds the reception lobby, the main conference and training rooms, the group room, and the administrative and executive offices. The upper level at elevation 328.00, reached by elevator and by the site's natural grade, holds a second conference and training room, open workstation areas, and the commercial kitchen and dietary suite, with direct service entry from the west side at that level. Because the campus is built into a hillside, the administration building's upper level meets the residential campus at grade. From there an enclosed walkway, heated, cooled and lit, runs north the length of the campus to the expansion wing, which makes the campus read as one connected building.

Construction and systems.

CONSTRUCTION DETAIL

Foundation	Poured concrete footings
Structure	Wood frame with masonry exterior walls
Floor structure	Reinforced concrete
Exterior walls	Brick masonry
Roof	Gabled, shingle cover
Chapel structure	Exposed timber framing with a vaulted wood ceiling and stained glass

INTERIOR FINISHES

Interior walls	Drywall, wood trim and casing at corridors and public rooms
Ceilings	Drywall and acoustical tile; exposed timber vault at the chapel
Floor coverings	Carpet, ceramic tile, vinyl composition tile, and luxury vinyl plank in renovated areas
Lighting	Fluorescent and incandescent

MECHANICAL AND SYSTEMS

Heating	Forced air
Cooling	Central HVAC
Fire protection	Wet automatic sprinkler system throughout. The adequacy of the existing sprinkler design for any particular use depends on occupancy classification and building configuration and should be reviewed with the fire marshal
Resident room features	Nurse call system and oxygen connections roughed to the resident rooms
Elevator	Passenger elevator, under a service contract per ownership's 2026 operating records
Plumbing and electrical	Present and serviceable. Specifications and capacity being confirmed in diligence
Emergency power	Generator present. Make, capacity, coverage and any service agreement to be confirmed in diligence

The source appraisal records both wood frame construction and masonry exterior walls with a reinforced concrete floor structure. The practical reading is a wood-framed structure with masonry veneer. Structural verification should be performed by the purchaser during due diligence.

CHANGE OF OCCUPANCY

A change of occupancy classification can trigger current code requirements, including sprinklering, accessibility, and energy provisions. Requirements depend on the purchaser's intended use and should be investigated with the City of Ridgeland building official, the fire marshal, and the applicable state agencies before a use is committed.

The entitlement runs with the district.

The property sits in the City of Ridgeland’s S-1 Special Use District under Section 330 of the zoning ordinance. S-1 is an institutional district. The uses it permits are enumerated at the district level rather than granted to a particular occupant, which means the entitlement did not lapse when the building went dark. A purchaser proposing any use listed below is proposing a use already permitted here.

That structure inverts the ranking a buyer might expect. Institutional and residential care buyers are the easy buyers at this address. Commercial and medical office buyers are the harder ones, because S-1 does not enumerate office of any kind.

PERMITTED BY RIGHT, SECTION 330.02

CL.	USE AS WRITTEN IN THE ORDINANCE	FIT WITH THIS CAMPUS
A	Educational institutions, including elementary and secondary schools, colleges, seminaries, and technical and vocational training, together with administrative offices, classrooms, libraries, laboratories, gymnasiums, dining and food service, chapels, and student or faculty housing	Strong. Administration wing, chapel, commercial kitchen, dining, dayroom, and resident rooms convertible to classrooms or dormitory
B	Retirement communities or villages, including residential uses and related health care facilities	Strong. Fifty private rooms, congregate dining, commercial kitchen and laundry, chapel, elevator
C	Large scale group care facilities for the housing and care of orphans, foster children, battered women and children, and other persons requiring specialized treatment, including all uses needed for same	Strongest fit in the ordinance. It reads as though it were drafted for this physical plant
D	Governmental offices, civic centers, public auditoriums, cultural centers, post offices, museums, art galleries, and related civic facilities	Strong. A state or county agency use is permitted as of right
E	Churches, synagogues, convents, monasteries, and rectories	Strong. The chapel is built; the residential suites suit a residential religious program

NOT ENUMERATED, AND THEREFORE REQUIRING A REZONING

Medical office, general office and professional office are not enumerated in S-1 and would require a rezoning, most likely to C-1. Hospitals, and convalescent or nursing homes that are not part of a retirement village, are classed as public and quasi-public facilities, for which the ordinance sets dimensional requirements in all districts at Section 33 and site plan standards at Section 600.14.F. Those uses are therefore available here on an approval rather than a rezoning. Standalone daycare is not clearly addressed by the ordinance and should be taken up with the City Planner before it is pursued.

DIMENSIONAL STANDARDS, SECTION 330.04

Height, lot area, lot width, and lot coverage are all set through site plan review rather than by fixed standards. Minimum distance between buildings is 20 feet. Front yard is 40 feet and side and rear yards are 25 feet. The architect’s 1998 site plan shows the building set at 40 feet from the road frontage and 25 feet at the sides, so the campus appears conforming as built.

VERIFY ZONING AND ENTITLEMENT WITH

City of Ridgeland Community Development, 100 W. School Street, Ridgeland MS 39157, 601.856.3877. Jordan Lohman, PLA, AICP, City Planner, jordan.lohman@ridgelandms.org

CHANGE OF OCCUPANCY

A change of occupancy classification can trigger current code requirements, including sprinklering, accessibility, and energy provisions. Requirements depend on the purchaser’s intended use and should be investigated with the City of Ridgeland building official, the fire marshal, and the applicable state agencies before a use is committed.

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One hundred and one spaces, tested against every use.

USE	RIDGELAND REQUIREMENT, APPENDIX A	DEMAND AT 51,122 SF	RESULT
Large scale group care facility	Not separately scheduled; determined at site plan approval, with the nursing home standard as the working analog	25 plus staff at peak shift under the nursing home analog	Fits
Nursing and personal care	1 per 2 beds plus 1 per employee at peak shift	25 plus staff	Fits
Church	1 per 5 fixed seats	Supports roughly 505 seats	Fits with a wide margin
Elementary and junior high school	1 per 4 students plus 1 per staff at peak shift	Supports roughly 300 students plus 26 staff	Fits at moderate enrollment
High school	1 per 3 students plus 1 per staff at peak shift	Supports roughly 210 students plus 31 staff	Fits at moderate enrollment
Medical office	4 per professional staff	Supports roughly 25 professional staff	Fits, but requires a rezoning
Business and professional office	1 per 300 SF of gross floor area	171 spaces required	Short by roughly 70 spaces, and requires a rezoning

The City Planner has indicated informally that Ridgeland grants parking adjustments regularly for existing buildings, on the reasoning that a shortfall affecting a low-traffic use burdens the occupant rather than the public, and that a rezoning to C-1 at this location is not expected to be problematic given surrounding zoning. That is the city's stated general practice as described by staff on August 4, 2026. They are not commitments, no mechanism has been established, and no purchaser should rely on them. Zoning summary drawn from City of Ridgeland Zoning Ordinance Section 330 and Appendix A, obtained from Community Development August 4, 2026.

SITE PLAN REVIEW

Section 330.05 requires a detailed site plan for the establishment of a new special use, reviewed by the Zoning Board and approved by the Mayor and Board of Aldermen. Whether re-tenanting an existing building with a different enumerated S-1 use, with no exterior construction, triggers a new site plan or is treated as a continuation has not been established. A purchaser should assume a public approval step and build it into its schedule. This is disclosed here rather than left for a buyer to find in diligence. The site also has room to add striped parking within the existing paved and landscaped areas if a purchaser's use calls for it. Any addition would be reviewed by the City of Ridgeland through the site plan process and should not be assumed.

A residential treatment campus, ready to certify.

Mississippi regulates residential behavioral health and substance use treatment through the Department of Mental Health rather than the Department of Health. Programs are certified rather than licensed, and certification attaches to the building as well as to the provider. That distinction matters here in two directions. It means a purchaser cannot buy an authorization with the real estate, and it means the certification work a purchaser does on this building stays with this building.

The category is open. There is no moratorium, and unlike several adjacent categories in this state, there is no statewide bed cap. A certified provider applies for certification of a specific building, and the standards that govern the physical plant are quantitative rather than discretionary. That is unusual.

The building clears the measurable standards with room to spare, item by item, as the table opposite sets out. Four of the physical-plant risks that ordinarily complicate a residential conversion are simply absent from the governing chapter. Local and state code compliance still applies, so the fire marshal governs on life safety.

At approximately 150 square feet, the resident rooms clear the 100 square foot minimum for single occupancy with half again to spare. Double occupancy would require 160 square feet, at 80 square feet per occupant, so this is a fifty-room single-occupancy plant, which is the configuration most residential programs now prefer. No licensed bed count is stated here, because a purchaser’s certification will carry its own. Dimensions and fixture counts are taken from the architect’s drawings, and as-built verification should be scoped to the purchaser’s intended use.

The campus was designed and built as a nonprofit inpatient hospice, and that use ended when the prior operator closed the inpatient facility in 2023. Mississippi has never required a Certificate of Need for hospice, and the Certificate of Need office at the Mississippi State Department of Health advised in August 2026 that none could be located for this property or its prior operator. Health facility licenses in this state attach to the operator rather than to the real estate, so no license, certification or authorization conveys with the property. New licensure in the building’s original inpatient category is currently barred by the statutory moratorium at Miss. Code Ann. Section 41-85-7(3), which by its terms stands repealed July 1, 2027 subject to further legislative extension, so continued hospice use is realistically open only to a purchaser that already holds a Mississippi hospice license. Federal enrollment moratoria may also apply and should be confirmed. Hospice is an available path rather than the expected outcome, and the moratorium does not reach any of the uses described in this section.

STANDARDS, TESTED

Single-occupancy bedroom, 100 SF minimum	Approximately 150 SF, fifty rooms
One toilet, one lavatory, one shower or tub per six residents	Six shared half baths, four private half baths, and four community showers per suite, plus tub rooms, shower rooms, and hydrotherapy in the nursing core
Bedroom window requirement	None in the governing chapter
Sprinkler mandate	None in the governing chapter. Building is sprinklered throughout regardless
Dining area square footage rule	None in the governing chapter. Two dining rooms and a commercial kitchen in place
Dead-end corridor limit	None in the governing chapter
Statewide capacity cap	None in the category
Moratorium	None in the category
Zoning	Permitted as of right, no rezoning
Parking	Fits inside the 101 existing spaces

VERIFY CERTIFICATION WITH

Mississippi Department of Mental Health, Monica Wilmoth, Director of Certification, 601.359.6706, monica.wilmoth@dmh.ms.gov

VERIFY LICENSURE WITH

Mississippi State Department of Health, Health Facilities Licensure and Certification, 601.364.1110. Certificate of Need review does not apply to hospice but does apply to home health agencies, a separate service line

Statements regarding zoning, licensure, certification, and regulatory status are research summaries prepared from information furnished to Overby Commercial and from published agency sources. They are current only as of publication, are not legal advice, and are not commitments by any governmental body. No representation or warranty, express or implied, is made as to their accuracy or completeness. Prospective purchasers are encouraged to contact the agencies directly and to satisfy themselves independently.

One entitlement, several programs.

A single-purpose building is a risk. This one is not single-program. The same certification pathway, the same zoning clause, and the same floor plate support a range of residential and outpatient behavioral health programs, and the five-suite layout lets an operator run more than one of them at once without cross-traffic. An operator with a counseling platform can put several service lines under one roof here rather than leasing three buildings.

RESIDENTIAL SUBSTANCE USE TREATMENT

High-intensity and low-intensity residential levels of care, with withdrawal management where an operator is certified for it. This is the closest match to the building as designed.

DUAL DIAGNOSIS AND CO-OCCURRING CARE

Two populations, two suites, one clinical core. The five separate residential suites make separation practical rather than theoretical.

OUTPATIENT AND INTENSIVE OUTPATIENT

The administration wing carries a lobby, a boardroom, conference and training rooms, group rooms, private offices, and open workstation areas. Outpatient, intensive outpatient, and counseling components sit naturally alongside the residential program instead of in a second location.

PHASED OCCUPANCY

Each suite has its own entry off the enclosed walkway system, so an operator can open two suites, stabilize census, and bring the remaining three online without disturbing the first.

RESIDENTIAL MENTAL HEALTH PROGRAMS

Supervised residential programs for adults, using the same private-room-plus-supervised-core geometry the campus was built around.

ADOLESCENT AND FAMILY PROGRAMS

The expansion wing has its own entry, drive-through canopy, reception, patient rooms, nurse station, dining, bathing rooms, spa room, isolation room, and enclosed play yards, plus four apartments on the upper level for family stays or resident staff.

GROUP CARE AND SPECIALIZED HOUSING

The zoning clause reaches beyond treatment to group care for persons requiring specialized treatment generally, which covers transitional, supportive, and specialized residential housing models under the same as-of-right entitlement.

THE EXPANSION WING

The expansion wing stands framed and slabbed, letting an operator add whatever its program needs that the 1997 plan did not anticipate, at shell-to-finish cost.



The expansion wing, framed and slabbed but never completed. A purchaser builds it to its own program rather than to the 1997 plan.

And if a buyer’s program is something else.

The zoning district is broader than the primary use. Three additional categories are permitted as of right at this address, each of which takes the whole campus and each of which parks inside the 101 existing spaces. They are listed here because they are real alternatives, not because the offering is indifferent between them.

01

SENIOR LIVING, PERSONAL CARE, AND MEMORY CARE

Permitted as of right as a retirement community with related health care facilities. Licensed by the Department of Health, with memory care available as an add-on designation rather than a separate license. The building over-delivers on every measurable physical standard tested, including floor area per bed, fixture counts, site coverage, and the elevator. A purchaser should confirm on inspection the number of resident rooms with an exterior wall and an operable window, which sets certified capacity under that license class. Demographically this is the strongest supported use in the trade area, with the population aged 75 and over inside the 30-minute drive-time trade area rising 21.2 percent by 2031. The following page carries this use on its own.

02

SCHOOL OR EDUCATIONAL INSTITUTION

Permitted as of right, including administrative offices, classrooms, libraries, laboratories, dining and food service, chapels, and student or faculty housing. The chapel, the commercial kitchen, the dining rooms, the boardroom, and the classroom-scale rooms in the expansion wing transfer directly, and the four upper-level apartments suit resident staff.

03

CHURCH, OR GOVERNMENT AND CIVIC USE

Churches, synagogues, convents, monasteries, and rectories are permitted as of right, as are governmental offices, civic centers, cultural centers, and related civic facilities. A congregation inherits a built chapel with a vaulted timber ceiling and stained glass, a commercial kitchen, and fifty private rooms. A public agency inherits a campus in an established institutional setting.

Medical office and general office are not enumerated in the zoning district and would require a rezoning. General office would also require roughly seventy additional parking spaces. Both are discussed in Section 4.

The use with the deepest demographic support, and the shortest path to opening.

Assisted living and personal care are permitted as of right in the S-1 district under Section 330.02.B, as a retirement community with related health care facilities. No rezoning, no variance, no conditional use. Licensure runs through the Mississippi State Department of Health under Miss. Code Ann. Section 43-11-1 et seq., which governs institutions for the aged or infirm, and the physical standards tested below are drawn from the Department’s Minimum Standards of Operation for Personal Care Homes, Assisted Living. A license issues to an operator for a specific facility and does not convey with the real estate, so a purchaser brings its own or partners with someone who holds one.

The physical plant clears the Department of Health standards without speculation. The building is sprinklered throughout under a wet system, which satisfies Rule 47.20.1 and removes what would otherwise be the largest unpriced item on this path. Site coverage runs approximately 22 percent against a one-third maximum under Rule 47.17.3. A passenger elevator is in place, and is required only at three stories. The bathing fixture standard under Rule 47.16.5 is one tub or shower per twelve residents, and the building substantially exceeds it. Floor area per bed must be at least 80 square feet under Rule 47.16.2(3); the resident rooms run approximately 150.

Resident room restrooms carry a toilet and lavatory. An operator running a private-bath or more independent model could add private showers by room, in whole or in part, and an assisted living or memory care program may not need them at all, since community showers, tub rooms, and a hydrotherapy room are already in place at counts that substantially exceed the standard. Whether any state standard compels a private shower has not been established and is not asserted here either way. What a purchaser acquires is a finished foundation to build on rather than a plant to correct.

WHY THIS MARKET, SPECIFICALLY

Four licensed senior living communities operate within a mile and a half of the property. The Orchard and the Arbor at 600 South Pear Orchard Road, roughly two-tenths of a mile away and including a dedicated memory care building; Ridgeland Place at 410 Orchard Park, just off South Pear Orchard Road; Chateau Ridgeland Sky Active Living at 745 South Pear Orchard Road; and Landmark Lifestyles at Ridgeland, a 108-unit conversion of a former hotel on Dyess Road that opened in late 2024. Three of those four are within two-thirds of a mile, and three of the four operate memory care.

The ordinance zones retirement communities and villages, including related health care facilities, as an S-1 use of right, and treats standalone convalescent and nursing homes as public and quasi-public facilities. How a particular program is characterized therefore matters, and a purchaser should confirm the characterization of its intended program with the City Planner before it commits.

STANDARDS, TESTED

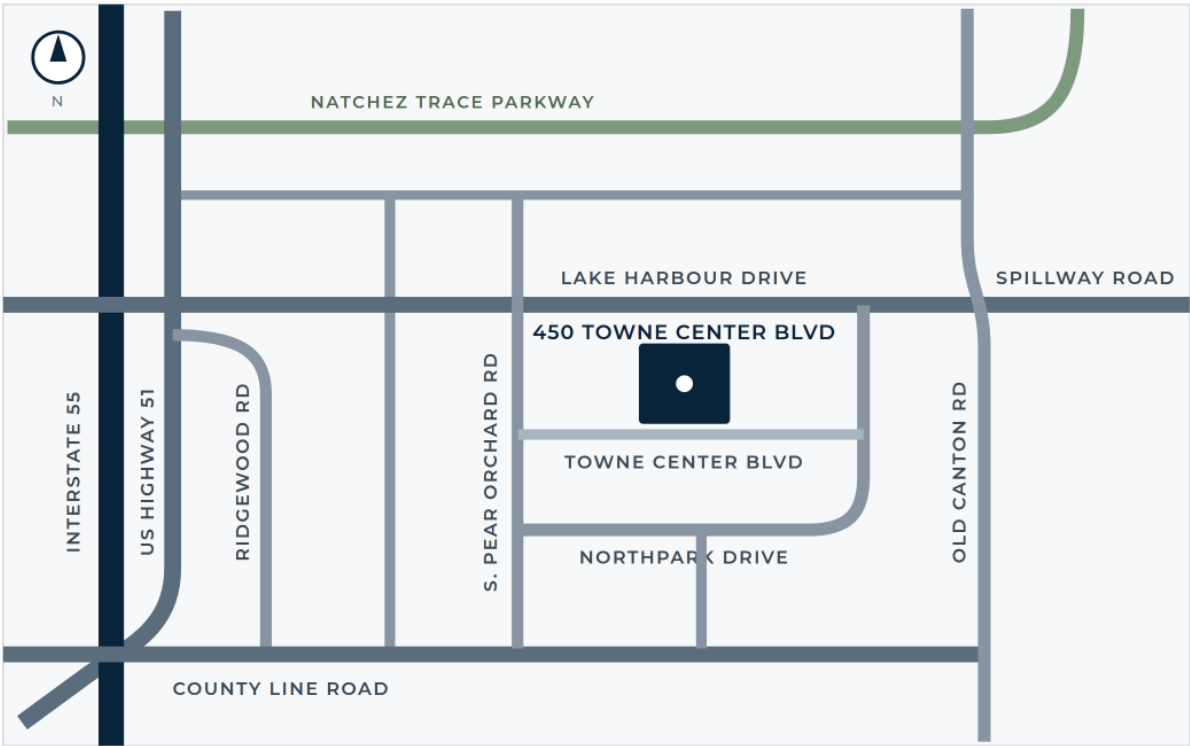
Zoning, Section 330.02.B	Permitted as of right. No rezoning
Sprinklering, Rule 47.20.1	Satisfied. Wet system throughout
Site coverage, Rule 47.17.3, one-third maximum	Approximately 22 percent
Bathing, Rule 47.16.5, one per twelve residents	Substantially exceeded
Floor area per bed, Rule 47.16.2(3), 80 SF minimum	Approximately 150 SF
Elevator, required at three stories	Present
Resident room showers	Toilet and lavatory in each. Private showers optional by room; community showers, tub rooms, and hydrotherapy already exceed the standard



Inside a grid of two arterials and two connectors.

The property is in Ridgeland, Madison County, east of Interstate 55. Lake Harbour Drive is the east-west arterial immediately north of the site, running west across Interstate 55 on a bridge completed in 2020 and, to the east, becoming Spillway Road and crossing the Ross Barnett Reservoir into Rankin County. County Line Road is the east-west arterial south of the site.

South Pear Orchard Road and Northpark Drive are the north-south connectors between them. The campus therefore sits inside a grid of two arterials and two connectors, one interchange from Interstate 55, with a direct route east across the spillway. Access is good. Drive-by exposure is not, and that distinction is stated plainly rather than finessed.



ST. DOMINIC HOSPITAL
14 min

UNIVERSITY OF MISSISSIPPI MEDICAL
CENTER
16 min

DOWNTOWN JACKSON
17 min

JACKSON-MEDGAR WILEY EVERS
AIRPORT
26 min

RANKIN COUNTY VIA THE SPILLWAY
9 min

Drive times measured from the site under normal midday conditions. Mississippi Baptist Medical Center in Jackson is 17 minutes. The Interstate 55 interchange at County Line Road is 1.5 miles west. Schematic locator; roadway positions are diagrammatic and not to scale.

Access is good. Exposure is quiet. Those are different things.

The campus sits inside a grid of arterials and connectors. Lake Harbour Drive carries up to 27,000 vehicles per day north of the site and County Line Road, the larger of the two arterials, 15,000 to 32,000 to the south, with Old Canton Road at 17,000, South Pear Orchard Road at 8,800 and Northpark Drive at 5,000 tying them together. The households and neighborhoods those roads serve are the trade area this property draws from, while the frontage itself stays quiet.

PUBLISHED TRAFFIC COUNTS

ROADWAY	PUBLISHED COUNT	RELEVANCE
Towne Center Boulevard, site frontage	No published count	Low-volume internal boulevard, not an arterial
Lake Harbour Drive	23,000 to 27,000 vehicles per day, rising toward Old Canton Road	The east-west arterial immediately north of the site. Runs west across Interstate 55 and east across the spillway into Rankin County
County Line Road	15,000 to 32,000 vehicles per day	The east-west arterial south of the site. Counts rise from Old Canton Road west toward the Interstate 55 interchange
Old Canton Road	17,000 vehicles per day	North-south access east of the site
South Pear Orchard Road	8,800 vehicles per day	North-south connector and the nearest counted roadway to the property
Northpark Drive	5,000 vehicles per day	North-south connector between Lake Harbour Drive and County Line Road

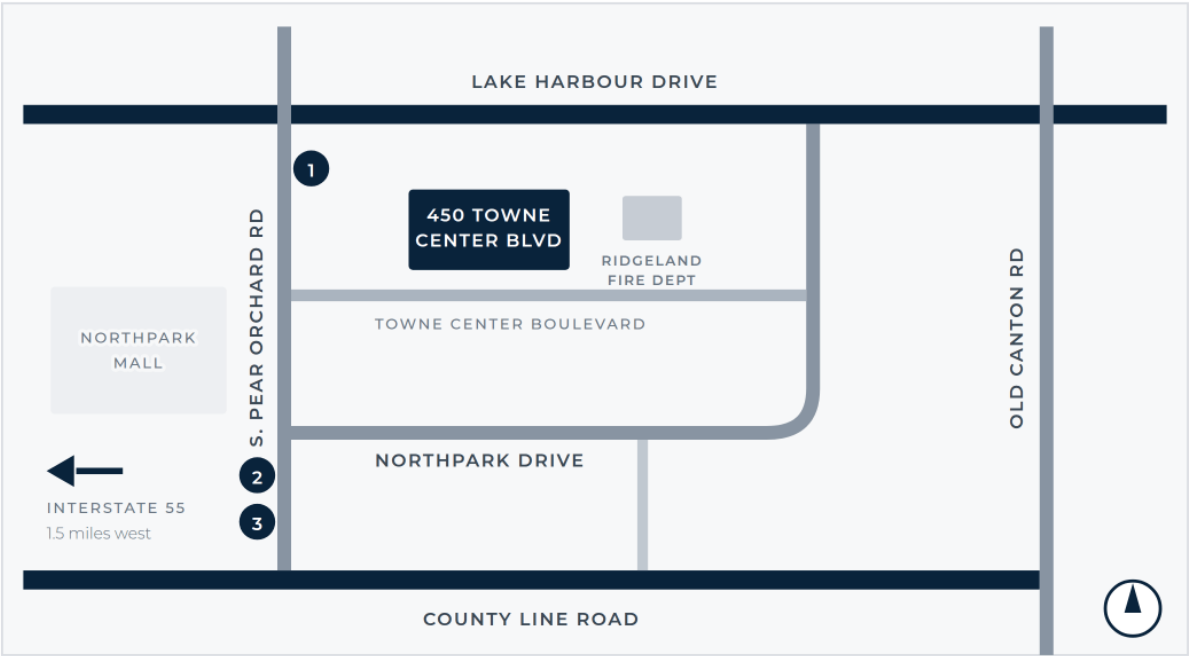
PROXIMITY

Ridgeland Fire Department	Adjacent, east
The Orchard senior living	0.2 miles
Christ Covenant School	0.5 miles
Ridgeland Place senior living	0.6 miles
Chateau Ridgeland Sky Active Living	0.6 miles
Northpark	0.8 miles
Interstate 55 at County Line Road	1.5 miles
Landmark Lifestyles at Ridgeland	1.5 miles

Traffic counts as published by the Mississippi Department of Transportation, Madison County, retrieved August 2026. No count is published for Towne Center Boulevard. Surrounding land uses per site inspection and public records. Distances under two miles are straight-line and have been verified. Remaining figures are drive times provided by Overby Commercial.

An established senior care corridor.

Three senior communities sit within two-thirds of a mile of the site, two on South Pear Orchard Road and the third just off it, and a fourth, Landmark Lifestyles at Ridgeland, a 108-unit assisted living conversion of a former hotel on Dyess Road, opened in late 2024 a mile and a half out. Operators do not place four senior living communities this close to one another by accident. The referral networks, the labor pool, the family draw and the municipal familiarity all already exist at this address, so a purchaser entering this submarket is entering a proven one rather than opening one.



SENIOR COMMUNITIES ON SOUTH PEAR ORCHARD ROAD

- | | | |
|--|--|---|
| 1 The Orchard
0.2 miles · South Pear Orchard Road | 2 Chateau Ridgeland
0.6 miles · 745 South Pear Orchard Road | 3 Ridgeland Place
0.6 miles · 410 Orchard Park |
|--|--|---|

Schematic. Roadway positions are diagrammatic and not to scale. Distances are approximate straight-line distances from the site.

A trade area of 366,000 people, and a daytime population larger still.

Institutional and residential care operators do not draw from a circle. They draw from a drive. The figures below are measured on drive time from the property rather than on radius, which is the geography a referring physician, a discharge planner, an adult child, or a shift employee actually experiences.

INDICATOR	10 MINUTES	20 MINUTES	30 MINUTES
Population, 2026	32,360	141,878	366,136
Households, 2026	15,267	63,700	155,912
Daytime population	34,800	194,000	416,000
Median household income	\$69,300	\$75,178	\$70,803
Median net worth, all households	\$118,000	\$223,000	\$209,000
Households above \$150,000	1,374 (9.0%)	10,680 (16.8%)	25,717 (16.5%)
Households above \$200,000	506 (3.3%)	5,443 (8.5%)	12,702 (8.1%)
Population aged 45 to 64	7,101	33,408	86,614
Population aged 75 and over	2,506	11,925	27,319

A NET EMPLOYMENT DESTINATION

The daytime population at 20 minutes is 194,000 against 141,878 residents, and at 30 minutes it is 416,000 against 366,136. This trade area draws in roughly 50,000 people a day at the 20-minute band. For a use that must staff three shifts, seven days a week, that is the number that matters more than resident population.

A DEEP PRIVATE-PAY BASE

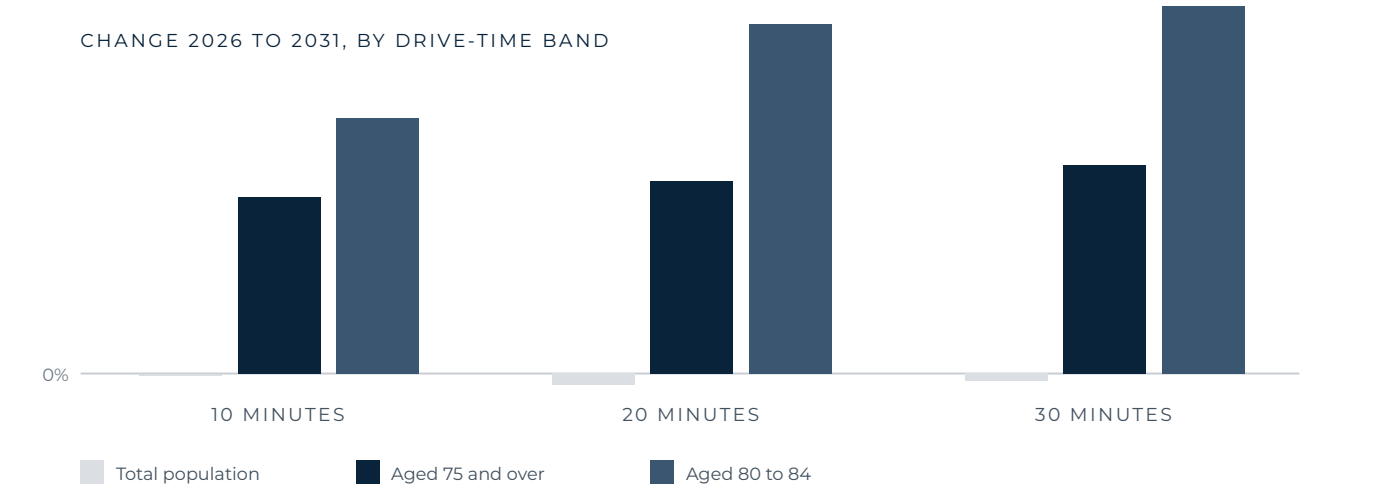
Households above \$150,000 number 10,680 inside the 20-minute band today and reach 13,550 by 2031, at which point they represent 21 percent of all households in the band. That base is not visible in any radius-based summary of this market.

Esri 2026 estimates and 2031 forecasts, pulled August 28, 2026, on drive-time bands measured from 450 Towne Center Boulevard. Bands are cumulative. Figures are estimates and forecasts, not counts, and should be independently verified by any purchaser underwriting to them.

Total population is flat. The population that needs care is not.

The single most important number in this file is not how many people live nearby. It is the direction the cohorts are moving, and they are moving in opposite directions at once.

COHORT, 2026 TO 2031	10 MINUTES	20 MINUTES	30 MINUTES
Total population	0.0%	-1.1%	-0.7%
Aged 75 and over	+17.9%	+19.7%	+21.2%
Aged 80 to 84	+26.0%	+35.5%	+37.4%



Inside a trade area whose total population is flat to declining, the population aged 75 and over grows by roughly a fifth in five years, and the 80 to 84 band, which is the age at which supportive housing decisions are typically made, grows by more than a third. At the 30-minute band that is 27,319 people today reaching 33,115 by 2031.

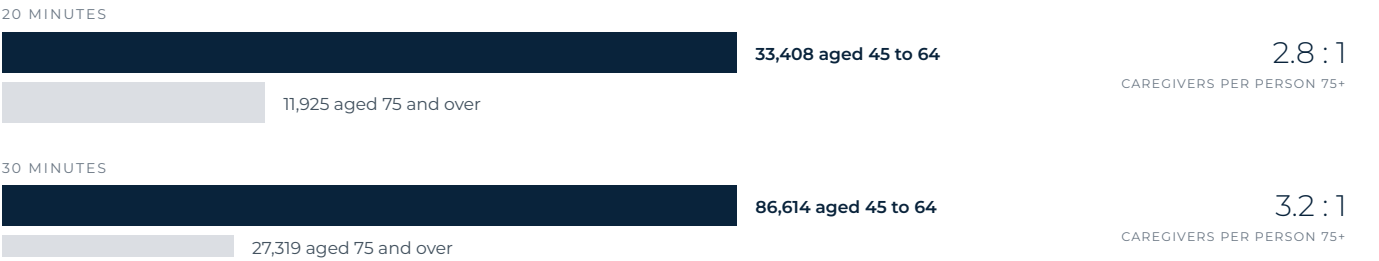
Nothing else in this market is growing at that rate. A purchaser is not underwriting population growth here. It is underwriting a cohort that already lives here and is aging into the need.

Esri 2026 estimates and 2031 forecasts, pulled August 28, 2026, on drive-time bands measured from 450 Towne Center Boulevard. Bands are cumulative. Figures are estimates and forecasts, not counts, and should be independently verified by any purchaser underwriting to them.

The person choosing the facility is not the person living in it.

Placement decisions in senior living are made by adult children, not by residents. The decision maker is typically in their fifties, working, and choosing between facilities on the basis of how easily they can visit on a weekday evening. Proximity to the adult child, not proximity to the resident’s former home, is the variable that closes. That reframes what this trade area has to offer.

CAREGIVER COHORT AGAINST THE CARE-AGE COHORT, BY DRIVE-TIME BAND



There are roughly three working-age adults within a 30-minute drive for every person aged 75 or older in the same trade area. Those are the decision makers and, in a substantial share of cases, the co-payers.

It also explains the competitive landscape. Four licensed senior living communities operate within a mile and a half of this property, three of them within two-thirds of a mile. Operators do not cluster by accident. They cluster where the caregiver population is, and this is where it is.



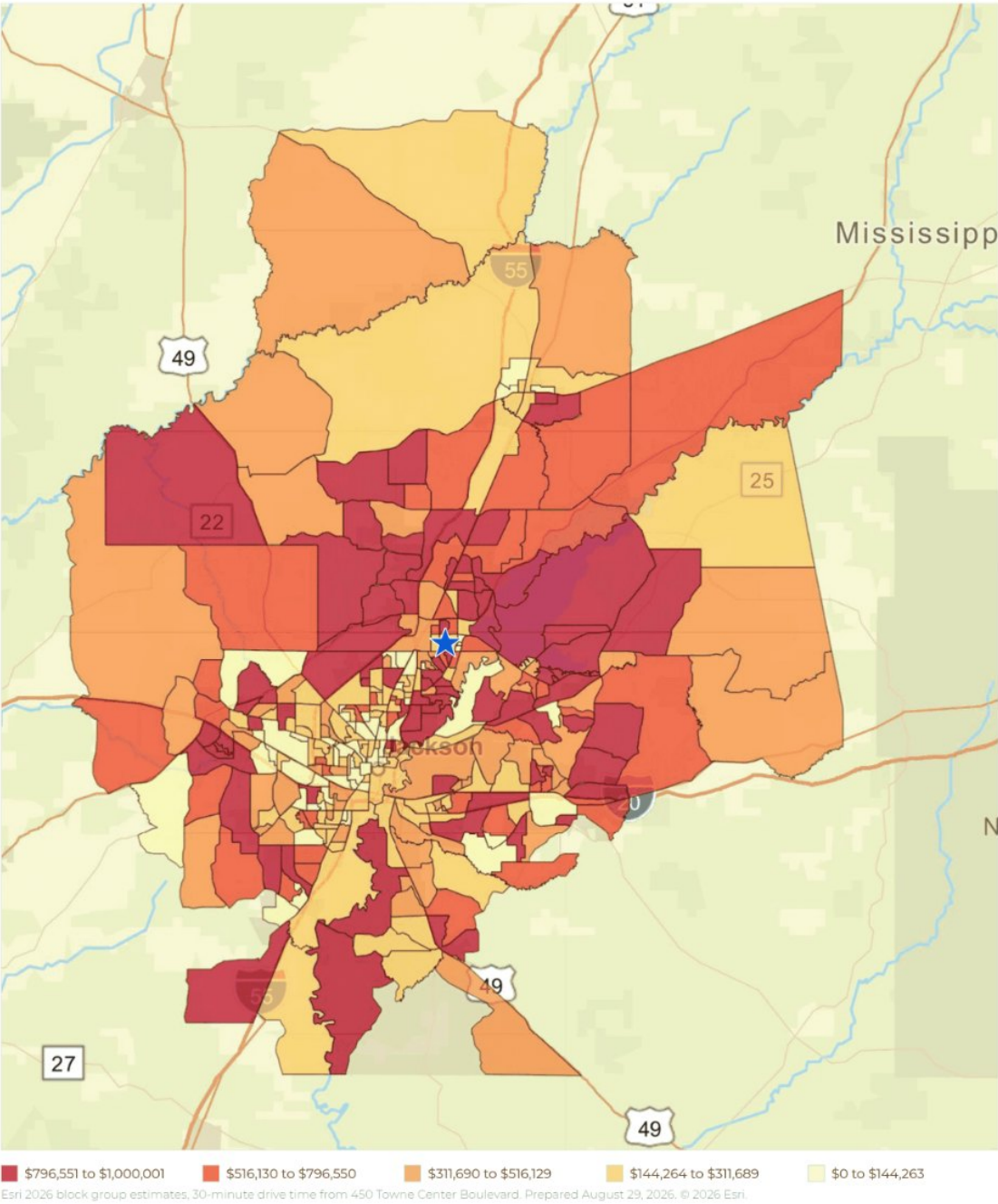
Esri 2026 estimates and 2031 forecasts, pulled August 28, 2026, on drive-time bands measured from 450 Towne Center Boulevard. Bands are cumulative. Figures are estimates and forecasts, not counts, and should be independently verified by any purchaser underwriting to them.

Where the wealth is.

Household income is the wrong lens for senior care, because the resident is usually retired. What funds assisted living and memory care is accumulated wealth, most often released by the sale of a paid-off home. Measured against households headed by someone aged 75 or older, the average of the block group medians across the trade area is \$473,700, and three of the five classes sit above \$311,000.

Median net worth, householder aged 75 and over

Block groups inside the 30-minute drive-time trade area.

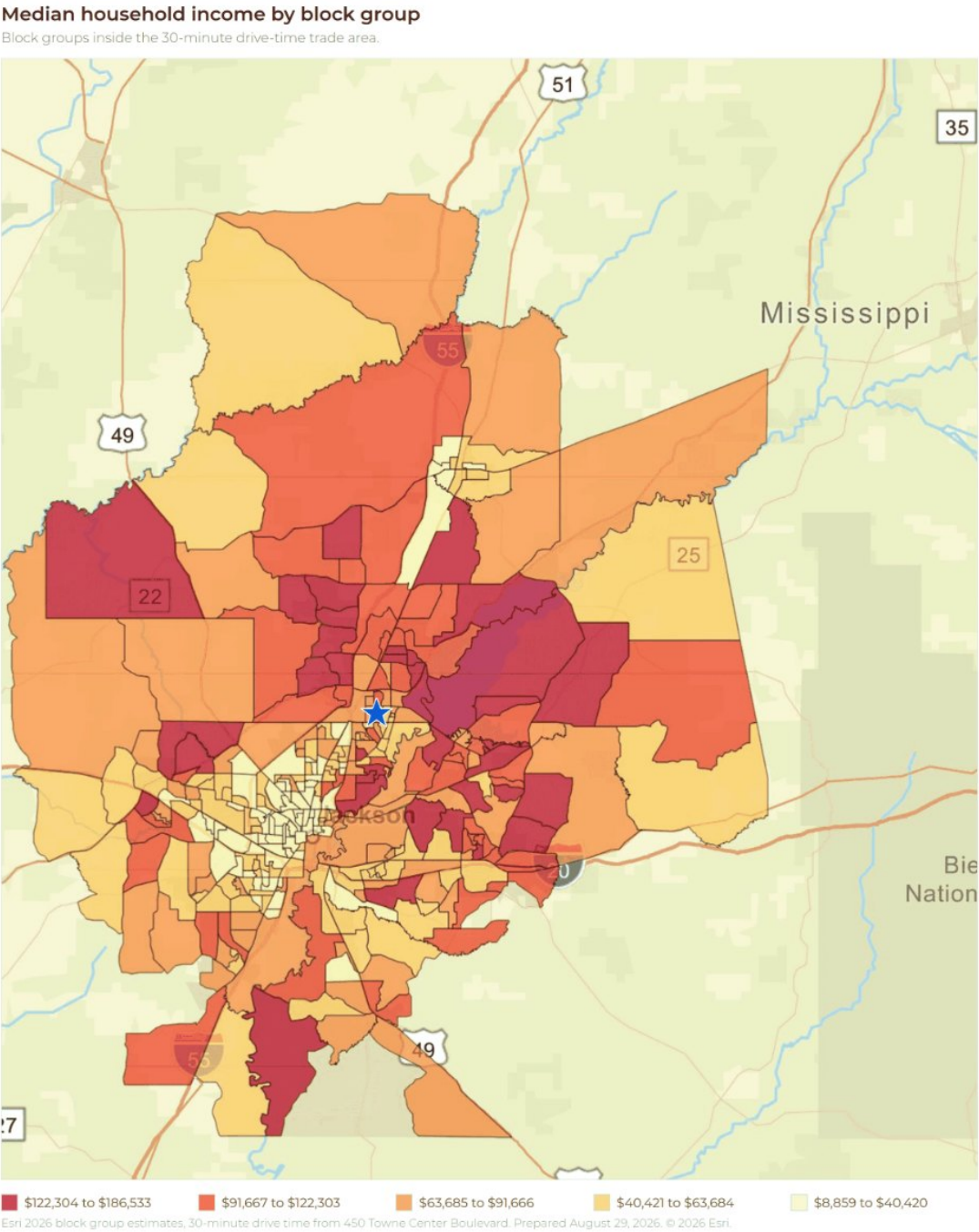


HIGHEST CLASS	SECOND	THIRD	FOURTH	LOWEST
\$796,551 to \$1,000,001	\$516,130 to \$796,550	\$311,690 to \$516,129	\$144,264 to \$311,689	\$0 to \$144,263

Esri 2026 block group estimates, 319 block groups inside the 30-minute drive-time trade area, pulled August 28, 2026. Esri caps this variable at \$1,000,001, so block groups in the top class should be read as at or above that figure. The star marks 450 Towne Center Boulevard.

Where the averages mislead.

The same 319 block groups, the same extent, the same five-class scale, and a different picture. Measured on median household income the trade area runs from \$8,859 to \$186,533, a spread of more than twenty to one, so the trade-area median of \$70,803 describes almost none of it. Comparing this map against the preceding one is the point: seniors in this market are asset-rich relative to their current income, which is precisely the profile that supports private-pay senior housing.



HIGHEST CLASS	SECOND	THIRD	FOURTH	LOWEST
\$122,304 to \$186,533	\$91,667 to \$122,303	\$63,685 to \$91,666	\$40,421 to \$63,684	\$8,859 to \$40,420

Esri 2026 block group estimates, 319 block groups inside the 30-minute drive-time trade area, pulled August 28, 2026. A small number of block groups return null or zero values where resident population is negligible and are excluded from the narrative above. The star marks 450 Towne Center Boulevard.

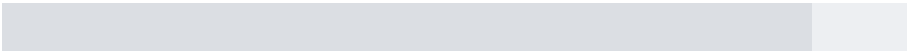
Offered below the cost of the shell.

ASKING PRICE **\$10,000,000**



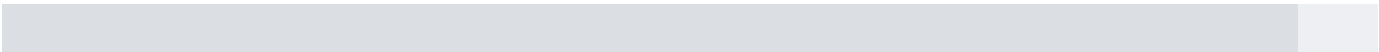
\$196 per SF

CONTRACTOR PRICING, SHELL ONLY **\$12,781,000 to \$14,314,000**



\$250 to \$280 per SF

CONTRACTOR PRICING, FINISHED TO LICENSED CARE STANDARD **\$20,449,000 to \$21,727,000**



\$400 to \$425 per SF

All bars are drawn to one scale, with the full width equal to \$21,727,000. Figures computed on 51,122 SF of enclosed area. The lighter extension on a bar is the upper end of the quoted range.

The asking price of \$10,000,000 works out to approximately \$196 per square foot of enclosed area. Two Jackson-area general contractors were asked independently what it would cost to build a comparable building today. Both landed between \$400 and \$425 per square foot for a building finished to licensed care standards, and one priced shell construction alone at \$250 to \$280 per square foot. A current Marshall and Swift estimate for good quality construction of this type also runs north of \$200 per square foot. Both contractor figures are hard construction cost. Both exclude the land, the site work, the paving, the 4,366 square feet of enclosed walkway, and soft costs, which means an all-in rebuild sits above every number in the chart.

Against those figures the offering is priced below the cost of building the shell alone, and at less than half the cost of building the finished article. The buyer is acquiring approximately 35,700 square feet of finished institutional space, the expansion wing in shell condition ready to build out, a chapel, a commercial kitchen, a commercial laundry, an elevator, a sprinkler system, 101 striped parking spaces, and mature landscaping on 5.14 acres, for less than the construction cost of the enclosure by itself.

Replacement cost is a construction cost reference, not an appraisal and not an opinion of market value. The contractor figures are hard cost only, exclude land, site work, paving, enclosed walkways and soft costs, and were given for a building of this type and size rather than for this specific building. Scope definitions across the sources have not been reconciled to a common basis and the figures should not be averaged. They are presented as a range with their bases labeled.

The land, and what the market will not tell us.

Madison County carries the four parcels at \$783,650 of land true value, uniformly \$3.50 per square foot across all four, or roughly \$152,461 per acre. That figure is public record, is internally consistent across the assembly, and sits inside the range of what land in this corridor has traded for.

It has to carry more weight than it normally would, because no land sale has closed in this submarket since July 2021. The transactions on record run from \$1.80 per square foot for a 23.02 acre tract in July 2021 to \$6.29 per square foot for a small hard corner at the Towne Center entrance in 2017, with a 24.88 acre tract at \$3.00 in 2016. That spread is explained by parcel size and position rather than by movement in the market.

The July 2021 transaction at \$1.80 is not evidence supporting a lower value for this site. That tract was several times the size of the subject, was unimproved, and would have required substantial infrastructure development, subdivision, and carry before delivering a usable site. Large raw tracts price below small assembled sites per unit for exactly that reason. The point of including it is to show that the subject, at 5.14 acres, assembled, improved, and in a developed area, sits well above that basis rather than near it. The county’s \$3.50 sits at roughly 1.9 times the raw-tract figure, and county rolls generally lag the market rather than lead it.

LAND REFERENCE

RATE PER SF	BASIS	INDICATED VALUE AT 223,898 SF
\$1.80	July 2021, 23.02 acre unimproved tract, the only closed sale in five years. Several times the size of the subject and requiring infrastructure, subdivision, and carry	\$403,000
\$3.00	2016, 24.88 acre tract	\$672,000
\$3.50	Madison County 2025 land roll, all four subject parcels	\$783,650
\$6.29	2017, small corner at the Towne Center entrance	\$1,408,000

The three transactions above were provided by BBG, Inc., Jackson, Mississippi, in August 2026. They have not been verified against Madison County land records as to parties, recording data, acreage, or consideration, and are shown as market context rather than as verified comparable sales. The county land roll figure is public record.

What it costs to own it today.

The four parcels are fully taxable and carry a combined annual tax bill of \$69,391.62, which is \$1.36 per square foot of enclosed area. That figure was identical in the 2024 and 2025 tax years, and both years were paid in full, on time, with no penalties, no interest, no delinquency, and no special or drainage assessments on any parcel. The property is not tax exempt, so there is no exemption for a purchaser to inherit or to lose.

CURRENT ASSESSMENT

PARCEL	LAND TRUE VALUE	IMPROVEMENT TRUE VALUE	TOTAL TRUE VALUE	ASSESSED AT 15%	2025 TAX
072I-32B-006/04.00	\$201,250	\$3,509,310	\$3,710,560	\$556,585	\$59,977.60
072I-32B-006/05.00	\$201,250	None	\$201,250	\$30,188	\$3,253.06
072I-32B-006/06.00	\$201,250	None	\$201,250	\$30,188	\$3,253.06
072I-32B-022/00.00	\$179,900	None	\$179,900	\$26,985	\$2,907.90
Total	\$783,650	\$3,509,310	\$4,292,960	\$643,946	\$69,391.62

MILLAGE

TAXING ENTITY	MILLAGE	SHARE	TAX
County schools	54.55	50.62%	\$35,127.25
Madison County	33.18	30.79%	\$21,366.13
City of Ridgeland	20.03	18.59%	\$12,898.24
Total	107.76	100.00%	\$69,391.62

Millage was unchanged between 2024 and 2025. The effective rate on true value is 1.6164 percent, being the 15 percent assessment ratio applied against 107.76 mills.

ANNUAL CARRY, VACANT

LINE	ANNUAL	PER SF
Real property taxes	\$69,392	\$1.36
Insurance	\$34,432	\$0.67
Utilities, building in caretaker mode	\$42,737	\$0.84
Repairs, maintenance, elevator, fire and life safety, pest, grounds	\$40,647	\$0.79
Total carry, vacant	\$187,207	\$3.66

1. Utilities and repairs and maintenance are owner-provided accounting for January through June 2026, annualized. The period reflects the building in its current vacant, caretaker condition. Utilities are Entergy electric and Delta Utilities gas. Repairs and maintenance comprise elevator, fire and sprinkler, grounds, cleaning and pest service contracts. Annualized figures are arithmetic, not a forecast; utilities carry a seasonal shape.
2. Insurance is the premium allocated to this property under ownership's portfolio program, policy term September 27, 2025 to September 27, 2026, insuring the building at \$10,739,000, or approximately \$210 per square foot, with a \$10,000 deductible on special form perils and a two percent windstorm deductible, approximately \$214,800 at the scheduled limit. A portfolio allocation does not predict a standalone premium. A purchaser should obtain its own quotation for a building of this type delivered vacant.
3. Real property taxes are the combined 2025 bills on the four tax parcels, per Madison County receipts, at 107.76 mills.

A qualifying nonprofit purchaser may be able to apply for an exemption in its own right, which would be a meaningful advantage in a bid. Whether any particular purchaser qualifies is a question for its counsel.

Figures above are the current county assessment and the taxes actually billed and paid for the 2024 and 2025 tax years. Assessed values are set annually by the Madison County Tax Assessor and a purchaser should confirm the assessment in effect at closing. Tax and parcel data from Madison County duplicate real estate tax receipts for tax years 2024 and 2025, all four parcels. Operating detail provided by ownership. Per-square-foot figures are computed on 51,122 SF of enclosed area.

Terms and process.

Offering price	\$10,000,000
Price per square foot	Approximately \$196 per SF of enclosed area
Delivery	Vacant at closing
Interest offered	Fee simple, all four parcels conveyed together
Property	450 Towne Center Boulevard, Ridgeland, Mississippi 39157
Enclosed area	51,122 SF, plus 4,366 SF of enclosed walkway and a 192 SF detached storage building
Site	5.14 acres in four contiguous parcels
Parking	101 striped spaces
Zoning	S-1 Special Use District, City of Ridgeland
2025 real property taxes	\$69,391.62
Furniture, fixtures and equipment	Commercial kitchen equipment and furniture convey, subject to an acceptable offer. Balance of personal property negotiable
Exclusive listing broker	Overby Commercial

PROCESS

01

OFFERING MEMORANDUM

The offering memorandum is available on request through Overby Commercial.

02

TOUR

Property tours are arranged by appointment through Overby Commercial. The building is secured and vacant; there is no unaccompanied access.

03

CONFIDENTIALITY AGREEMENT AND DATA ROOM

Execution of the confidentiality agreement provides access to the data room, containing the deed, tax receipts, parcel detail, the architect’s drawings, the flood determination, and owner-provided operating detail.

04

OFFERS

Offers are reviewed as received. Include price, deposit, diligence and closing periods, contingencies, proof of funds, and a description of the intended use and the purchaser’s experience with it.

05

CONTRACT AND CLOSING

On acceptance, the parties proceed to a definitive purchase and sale agreement.

Because the intended use determines the entitlement and licensure path, a purchaser is asked to describe its intended use with its offer. That is not a condition of sale; it lets the seller weigh certainty of closing alongside price, which on a single-purpose building is often the more valuable of the two.

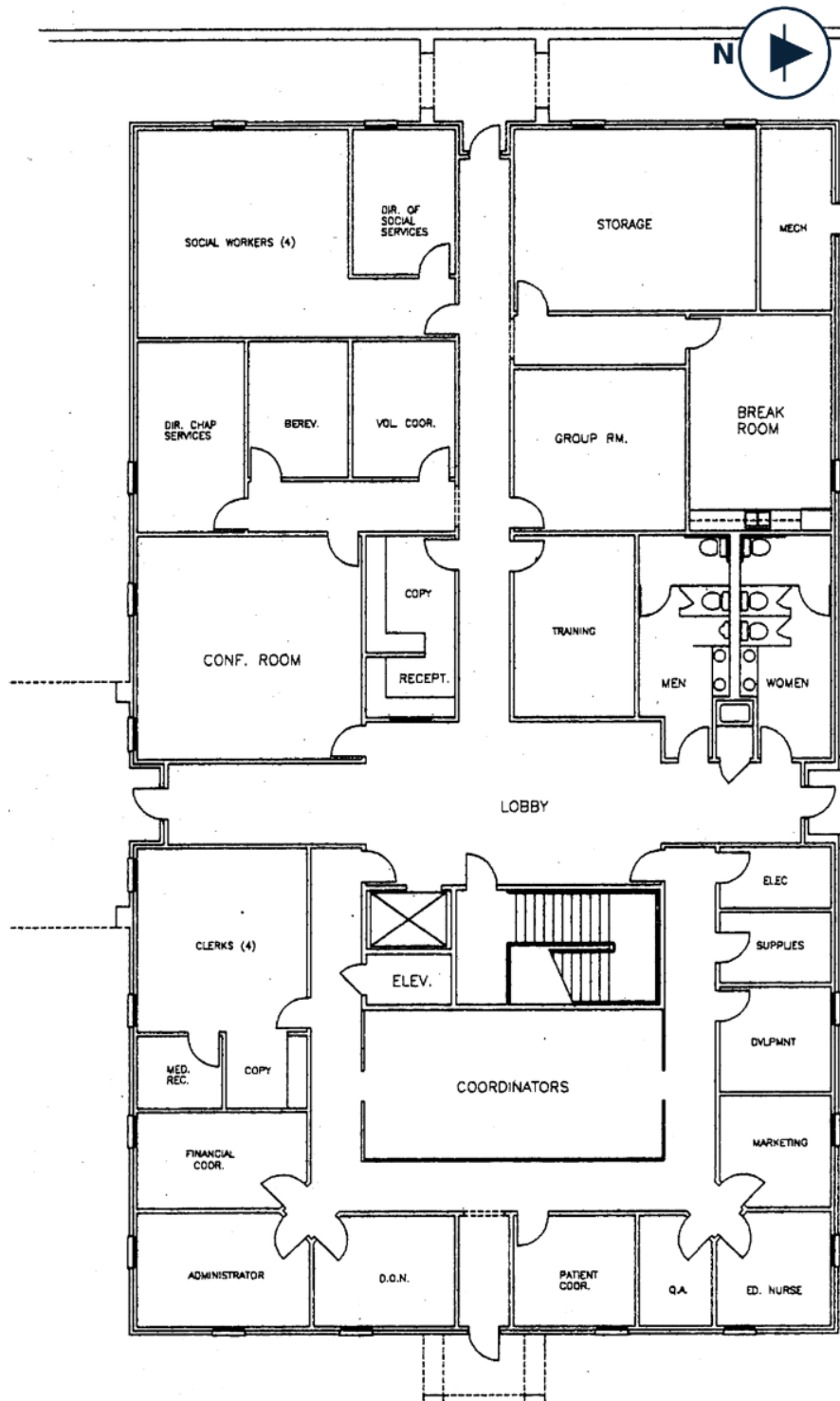
SUPPORTING EXHIBITS

Appendices

<i>A</i>	FLOOR PLANS	34
<i>B</i>	SITE PLAN	38
<i>C</i>	PARCEL AND TAX DETAIL	39
<i>D</i>	ZONING ORDINANCE EXCERPT	40
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<i>F</i>	AERIAL AND CONTEXT MAP	42

Entry level, administration ground floor.

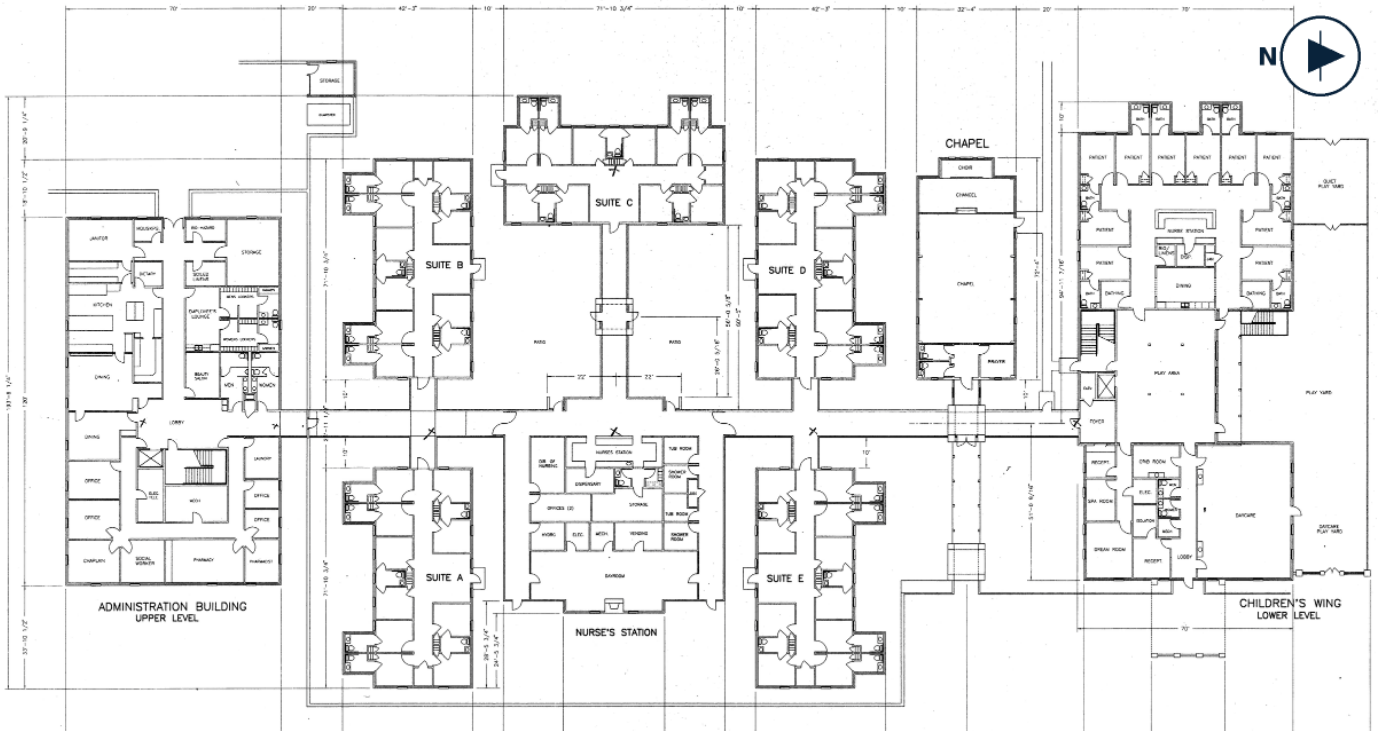
The administration building's ground floor at the front of the property, entered under the covered porte cochere, with the reception lobby, conference and training rooms, and administrative offices. This is not the main campus floor. The campus connects to this building's second level and runs north from there, which keeps administrative functions and visitor traffic separate from the operating side of the campus. The campus level is shown on the following plate.



Maisel Architect sheet A1.2, July 21, 1997. North is to the right, as on the architect's sheet. Not to scale. The architect's sheet titles invert, each sheet drawing two different elevations, so Appendix A is organized by elevation and function rather than by sheet title. The wing labelled Children's Wing on the original drawings is called the expansion wing throughout this memorandum.

Campus level.

The campus level at elevation 326.00. Five residential suites, the nursing core, the chapel and the chaplain's offices run at a single story, tied together by the enclosed walkway, with the commercial kitchen and dietary suite entered directly from the west side at this level.



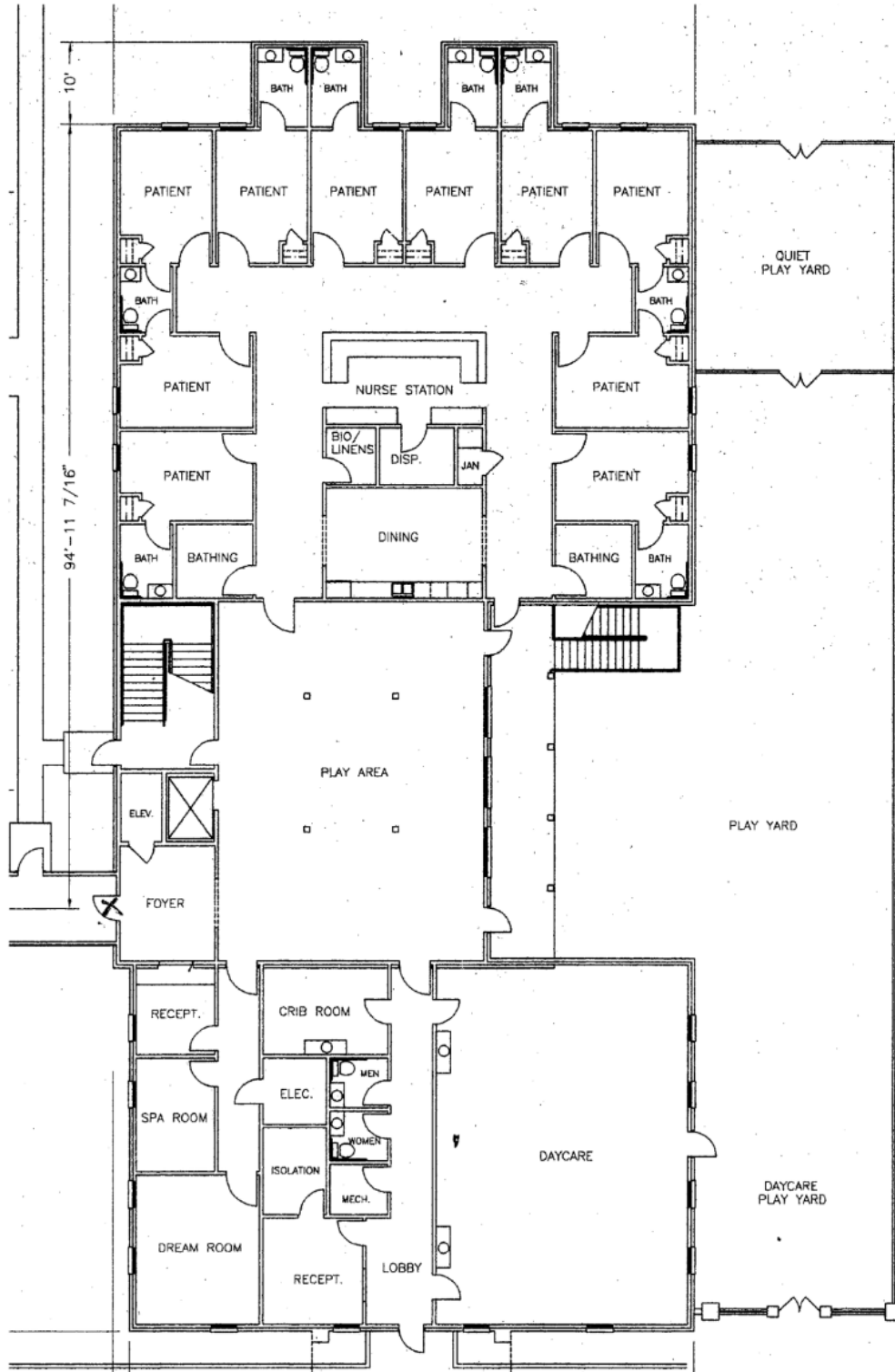
AREA SCHEDULE, PER THE ARCHITECT

Administration building, two levels	16,800 SF
Expansion wing, two levels	15,432 SF
Residential suites A through E, 2,598 SF each	12,990 SF
Nurse station and dayroom core	3,646 SF
Chapel	2,254 SF
Enclosed area	51,122 SF
Enclosed walkways	4,366 SF
Detached storage building	192 SF
Total per the architect's area schedule	55,680 SF

Maisel Architect sheet A1.1, revised December 4, 1997. The campus level at elevation 326.00, with the administration building's upper level at 328.00 at the south end and the expansion wing at its lower level at the north. North is to the right. Not to scale. The wing labelled Children's Wing on the original drawings is called the expansion wing throughout this memorandum.

Expansion wing, campus level.

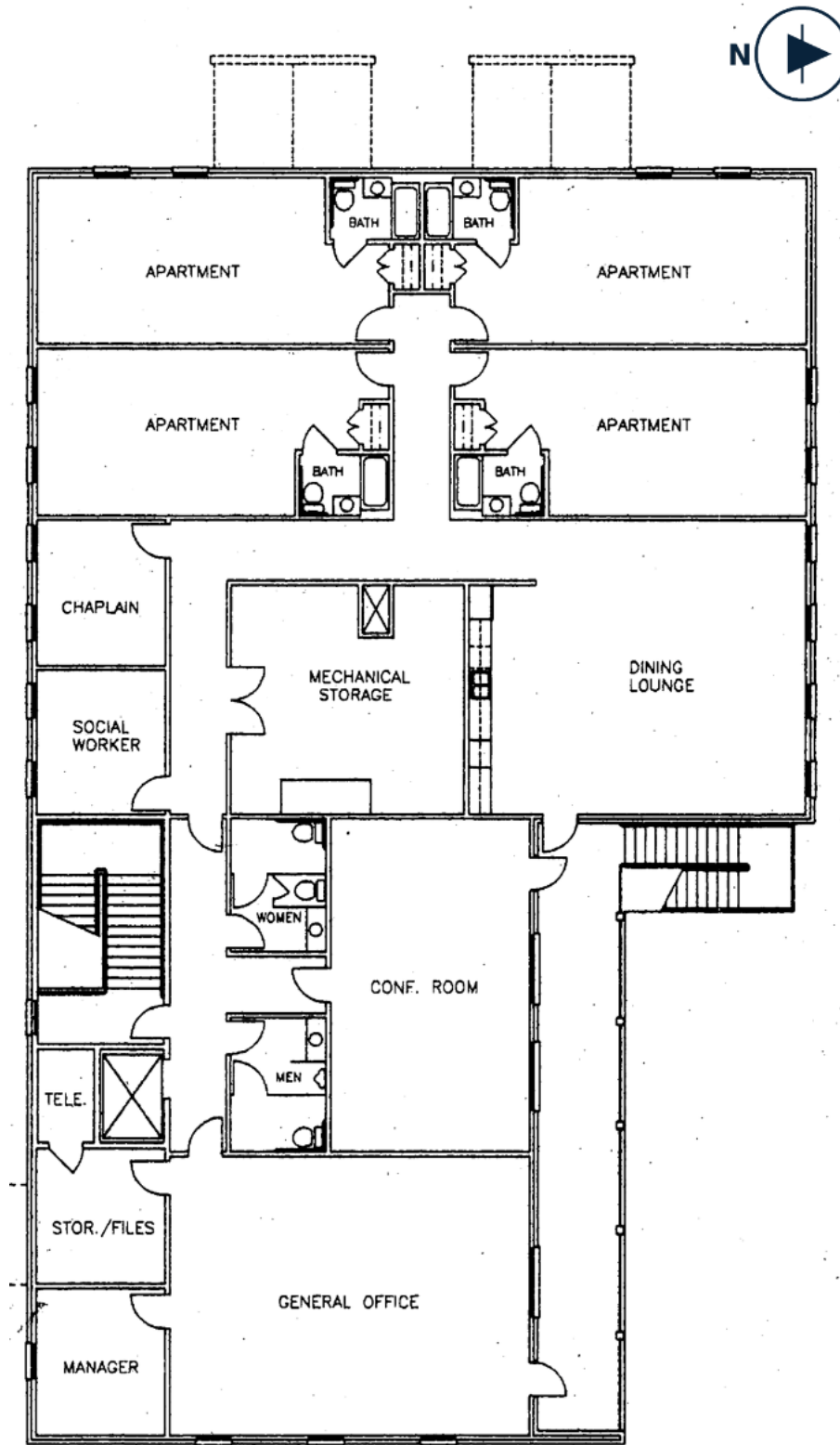
The expansion wing anchors the north end of the campus at elevation 326.00. The architect drew it with its own entry and covered arrival, reception, resident rooms with baths, a nurse station, dining, bathing and spa rooms, an isolation room and enclosed yards. It is framed and slabbed but was never completed, so a purchaser builds it to its own program rather than to the 1997 plan.



Maisel Architect sheet A1.1, revised December 4, 1997. Framed and slabbed but never completed. North is to the right. Not to scale. The wing labelled Children's Wing on the original drawings is called the expansion wing throughout this memorandum.

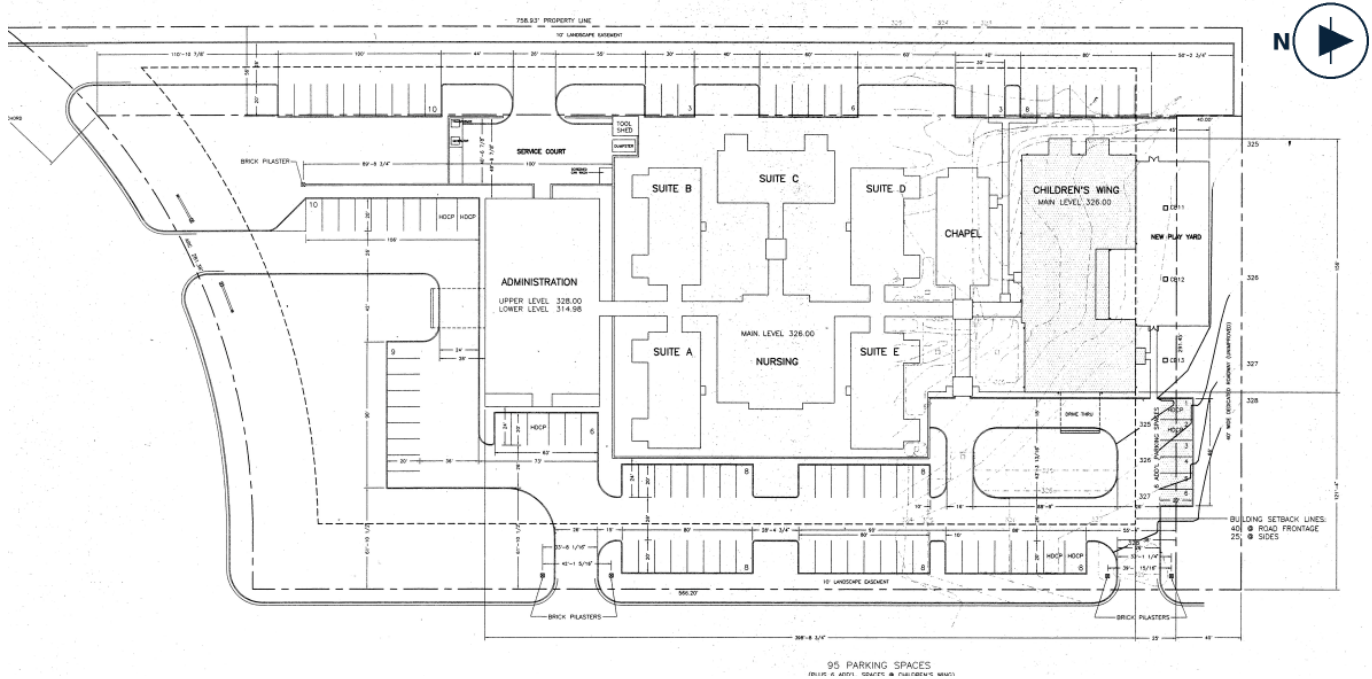
Expansion wing, upper level.

The upper level stands in stud condition on a finished slab, which is what allows a purchaser to build the level to its own program at shell-to-finish cost.



Maisel Architect sheet A1.2, July 21, 1997. Drawn with four apartments, a chaplain office, a social worker office, a conference room, dining and lounge, and general office. North is to the right. Not to scale. The wing labelled Children's Wing on the original drawings is called the expansion wing throughout this memorandum.

Site plan.



PARKING

101 striped spaces on three asphalt fields, approximately 1.98 per 1,000 SF, with ADA stalls at the administration, nursing, and expansion wing entries.

ACCESS

Two curb cuts on the north side of Towne Center Boulevard, plus two more along an easement on the east boundary.

SETBACKS

Front yard 40 feet, side and rear yards 25 feet, and a 20 foot minimum between buildings. The campus appears conforming as built.

SITE

5.14 acres, 223,898 SF, in four contiguous parcels, with a screened service court, dumpster and tool shed, and a 192 SF detached storage building.

Maisel Architect sheet C3.1, sealed March 16, 1998. 95 parking spaces plus 6 additional at the expansion wing. Setbacks 40 feet at road frontage, 25 feet at sides, 20 feet minimum between buildings. North is to the right. Boundaries, easement location and setback lines are subject to survey. The wing labelled Children's Wing on the original drawings is called the expansion wing throughout this memorandum.

The four parcels.

PARCEL	DESCRIPTION	LAND	IMPROVEMENTS	ASSESSED	CURRENT TAX
072I-32B-006/04.00	Improvements and street address carried here. Part of 1.32 acres out of Lot 2, Block 38, Highland Colony	\$201,250	\$3,509,310	\$556,585	\$59,977.60
072I-32B-006/05.00	Part of 1.32 acres out of Lot 2, Block 38, Highland Colony	\$201,250	None	\$30,188	\$3,253.06
072I-32B-006/06.00	Part of 1.32 acres out of Lot 2, Block 38, Highland Colony	\$201,250	None	\$30,188	\$3,253.06
072I-32B-022/00.00	1.18 acres in Lots 3 and 6 of Block 38 and Lot 6 of Block 36, Highland Colony. Street address also carried here	\$179,900	None	\$26,985	\$2,907.90
Total	5.14 acres, 223,898 SF	\$783,650	\$3,509,310	\$643,946	\$69,391.62

PAYMENT HISTORY

Taxes are paid in full and on time, with no penalties, no interest, no delinquency, and no special or drainage assessments on any parcel. The property is not tax exempt. Millage was unchanged between the two most recent tax years at 107.76 mills.

ASSEMBLY

Land true value is carried uniformly at \$3.50 per square foot across all four parcels. All four are contiguous and are offered together in fee simple. Section, township, and range is 32-7N-2E; the census tract is 0301.12.

S-1 Special Use District.

SECTION 330.02 | PERMITTED USES

- A. Educational institutions, including elementary and secondary schools, colleges, seminaries, and technical and vocational training, together with administrative offices, classrooms, libraries, laboratories, gymnasiums, dining and food service, chapels, and student or faculty housing.
- B. Retirement communities or villages, including residential uses and related health care facilities.
- C. Large scale group care facilities for the housing and care of orphans, foster children, battered women and children, and other persons requiring specialized treatment, including all uses needed for same.
- D. Governmental offices, civic centers, public auditoriums, cultural centers, post offices, museums, art galleries, and related civic facilities.
- E. Churches, synagogues, convents, monasteries, and rectories.

SECTION 330.04 | DIMENSIONAL STANDARDS

Height, lot area, lot width, lot coverage	Set through site plan review rather than by fixed standards
Minimum distance between buildings	20 feet
Front yard	40 feet
Side and rear yards	25 feet
Section 330.05, site plan review	A detailed site plan is required for the establishment of a new special use, reviewed by the Zoning Board and approved by the Mayor and Board of Aldermen

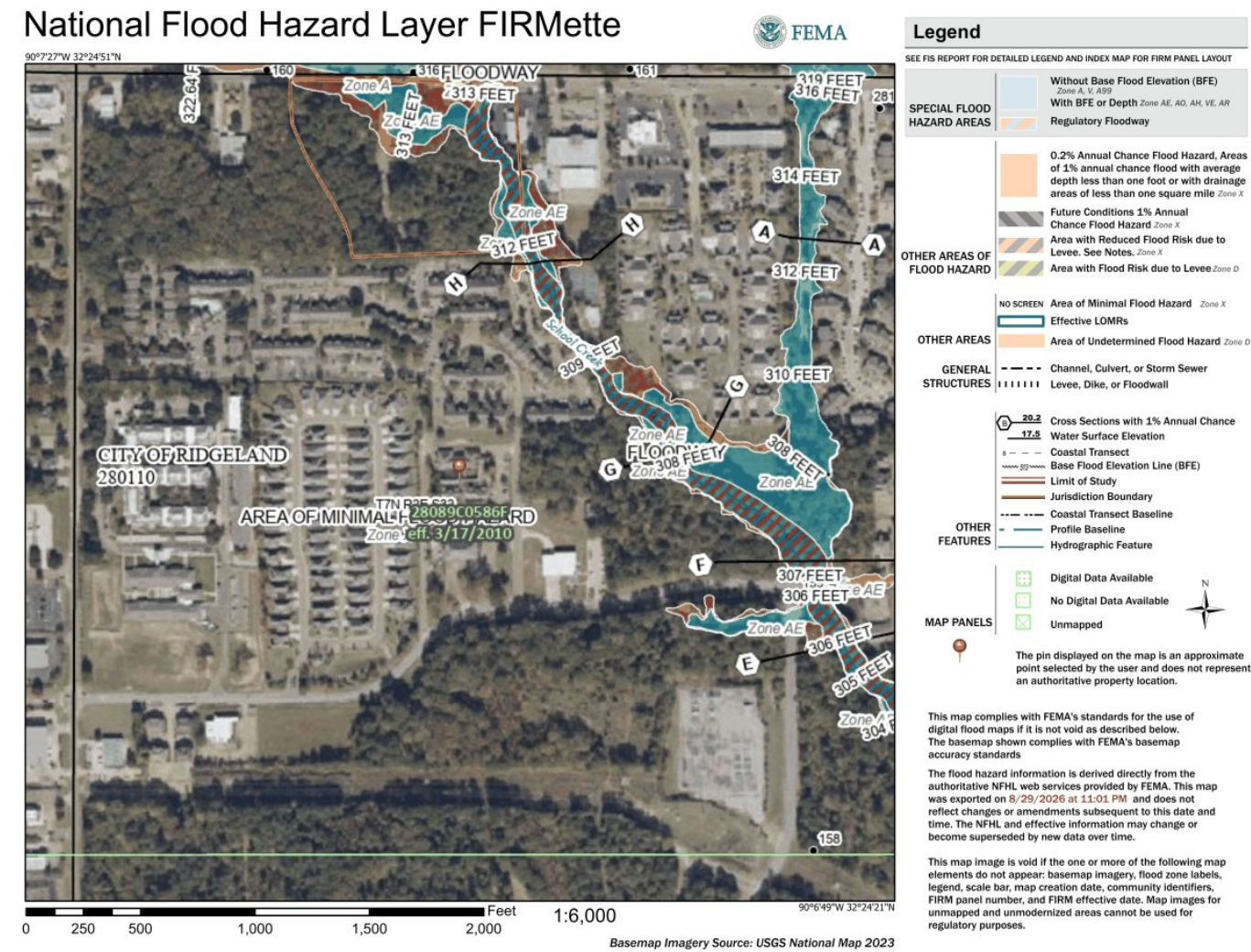
APPENDIX A | PARKING SCHEDULE, RELEVANT ENTRIES

Nursing and personal care	1 per 2 beds plus 1 per employee at peak shift
Church	1 per 5 fixed seats
Elementary and junior high school	1 per 4 students plus 1 per staff at peak shift
High school	1 per 3 students plus 1 per staff at peak shift
Medical office	4 per professional staff
Business and professional office	1 per 300 SF of gross floor area
Large scale group care facility	Not separately scheduled; determined at site plan approval

Zone X, unshaded.

The property sits in Zone X, unshaded, a Non-Special Flood Hazard Area of minimal risk above the 500-year flood level, on FIRM panel 28089C0586F dated March 17, 2010. No portion of the site falls within a special flood hazard area on the effective map.

Flood zone	X, unshaded
FIRM panel	28089C0586F
Effective date	March 17, 2010
Community	City of Ridgeland, Madison County



National Flood Hazard Layer FIRMette, exported August 29, 2026, reproduced whole and uncropped as FEMA requires. The effective FIRM panel governs. Flood zone determination has not been confirmed by an elevation certificate or survey. The wing labelled Children's Wing on the original drawings is called the expansion wing throughout this memorandum.

The campus in context.



The photograph looks southwest across the campus from above the northeast corner of the site. Towne Center Boulevard runs along the south frontage, at the far side of the building in this view. The Ridgeland Fire Department and vacant land lie east, on the near side, with the access easement on that boundary. Multi-family residential sits north, behind the camera, and single-family residential lies west, beyond the far parking field.

Surrounding land uses per site inspection and public records.

FOR MORE INFORMATION

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