

450 Towne Center Boulevard

A Purpose-Built 50-Room Care Campus

51,122 Square Feet on 5.14 Acres | Ridgeland, Mississippi

ASKING PRICE

\$10,000,000

ENCLOSED AREA

51,122 SF

PRICE / SF

\$196

RESIDENT ROOMS

50

SITE

5.14 Acres

DELIVERY

Vacant

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. Built between 1997 and 1999 to a Maisel Architect design, it holds fifty private resident rooms in five residential suites around a central nursing and dayroom core, with a chapel, a commercial kitchen and laundry, a two-story administration building, and an expansion wing framed and slabbed but never completed, designed to carry four upper-level apartments. It delivers vacant. Room counts are taken from the architect's drawings. A purchaser should confirm on inspection how many were finished out and placed in service by the prior operator.

The building suits two buyers. A residential treatment and group care operator takes it close to the way it was designed to be used: in Mississippi these programs are certified by the Department of Mental Health rather than licensed by the Department of Health, certification attaches to the building as well as to the provider, and there is no moratorium in the category and no statewide capacity cap. A senior living, personal care, or memory care operator has the shortest path of all, permitted as of right under Section 330.02.B with the physical plant already clearing the Department of Health standards. Either way there is no rezoning, no parking expansion, and no demising cost in the base case.

The zoning also permits schools, churches, and government and civic uses as of right, which gives the campus further exits that most single-purpose buildings do not have. The trade area supports the senior housing case directly: measured on a 30-minute drive rather than a radius, the population aged 75 and over grows 21.2 percent by 2031 inside a total population that declines, and median net worth of households headed by someone 75 or older averages \$473,700.

HIGHLIGHTS

BUILT FOR THIS USE, NOT CONVERTED TO IT

Fifty private rooms of approximately 150 SF in five residential suites around a central nursing core holding the dispensary, tub rooms, and hydrotherapy room.

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.

PERMITTED AS OF RIGHT, NO REZONING

S-1 Special Use District permits large scale group care facilities. The entitlement runs with the district, so it did not lapse when the building went dark.

SPRINKLERED, ELEVATORED, FLOOD ZONE X

Wet sprinkler throughout, passenger elevator, central HVAC, nurse call and oxygen rough-in, 101 striped spaces, outside the 500-year floodplain.

THE EXPANSION WING

The expansion wing at the north end is framed and slabbed but was never completed, and is available for resident rooms, program space, administrative use, or a purchaser's own program.



PRICED BELOW THE COST OF THE SHELL

ASKING PRICE

\$10,000,000

CONTRACTOR PRICING, SHELL ONLY

\$12,781,000 to \$14,314,000

FINISHED TO LICENSED CARE STANDARD

\$20,449,000 to \$21,727,000

All bars drawn to one scale, full width equal to \$21,727,000. Hard construction cost only, before land, site work, paving, enclosed walkways, and soft costs. Not an appraisal and not an opinion of market value.

FOR MORE INFORMATION

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The full Offering Memorandum is available on request. Execution of a confidentiality agreement provides access to the data room. Prepared September 2026. Prepared from sources deemed reliable; recipient is responsible for independent verification. No current ALTA survey and no Phase I environmental site assessment are on file; ownership and prior transaction counsel have confirmed neither exists, and a purchaser should obtain its own. 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.