

FOR SALE

PINPOINT

SPILLWAY ROAD COMMERCIAL DEVELOPMENT SITE

SPILLWAY ROAD, BRANDON, MS 39047

For More Information

SAM COX, SIOR

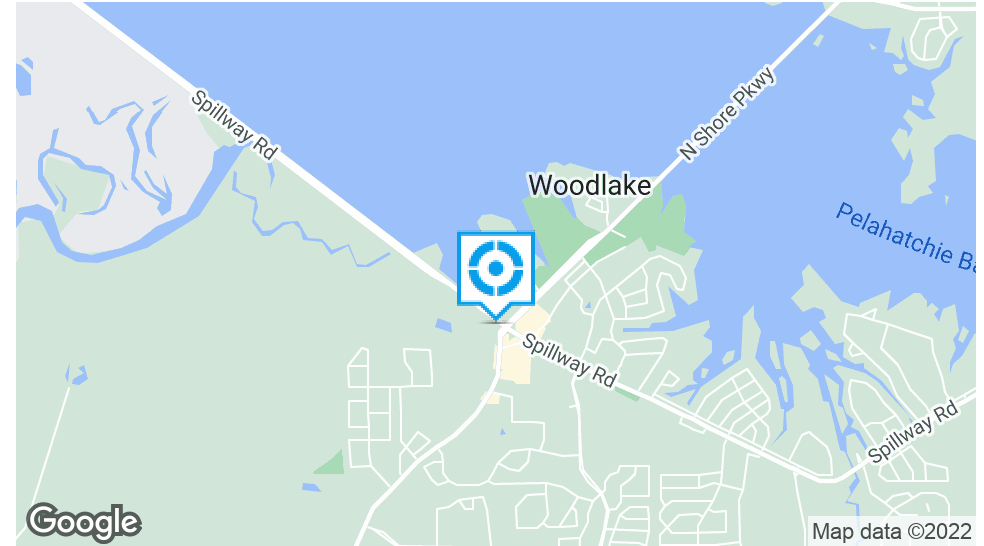
601.586.3220

sam@pinpointcres.com

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

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OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	1.33 Acres
Zoning:	C-2

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present this commercial site located on Spillway Road. Currently available is a .73 acre lot with frontage directly on Spillway Road as well as an adjacent .6 acre lot also available by a separate owner. Additionally, there is a .4 acre lot at the corner of Spillway Road and Old Fannin Road that is not currently leased, but could be. This commercially zoned acreage is located in Rankin County at the intersection of Old Fannin Road and Spillway Road. Property is subject to PRVWSD lease payments. For more information, please contact Pinpoint Commercial Real Estate, at 601.586.3220.

PROPERTY HIGHLIGHTS

- Frontage on Spillway Road - 28,000 VPD
- C-2
- Intersection of Old Fannin Road & Spillway Road
- Rankin County
- Potential for Right In/Out on Old Fannin

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BUTCH EVANS
 PO BOX 1215
 RIDGELAND, MS 39158
 TEL: 601-842-4906

ENGINEERING:

 Solutions you can build upon

**PROPERTY AT
 SPILLWAY RD. & OLD
 FANNIN RD.**
 SITE ADDRESS:
 SPILLWAY/OLD FANNIN RD
 BRANDON, MS 39047

SEAL:

NOTICE TO DRAWING HOLDERS
 NEEL-SCHAFFER, INC. HEREBY REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE ENGINEER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

DRAWING INFORMATION		
NS PROJECT NO.:	NS.14300.00x	
DESIGN:	ARW	5/18
DRAWN:	RSR	5/18
CHECKED:	RSR	5/18
QA/QC:	ARW	5/18

NO.	DESCRIPTION	DATE
A	PRELIMINARY	9-X-18

SHEET TITLE:
EXHIBIT

SHEET NUMBER:
EX-1



NOTES:
 1. APPROXIMATELY 40 PARKING SPACES
 w/ (6) ADA PARKING SPACES.

EXHIBIT
 SCALE: 1"=500'-0"
 EX-1

H:\Homes\Draws\Technology\MS\Speed Properties\Old Fannin-Spillway Rd. (Butch Evans)\Map\Site layout.dwg, Mon, 14 May, 2018

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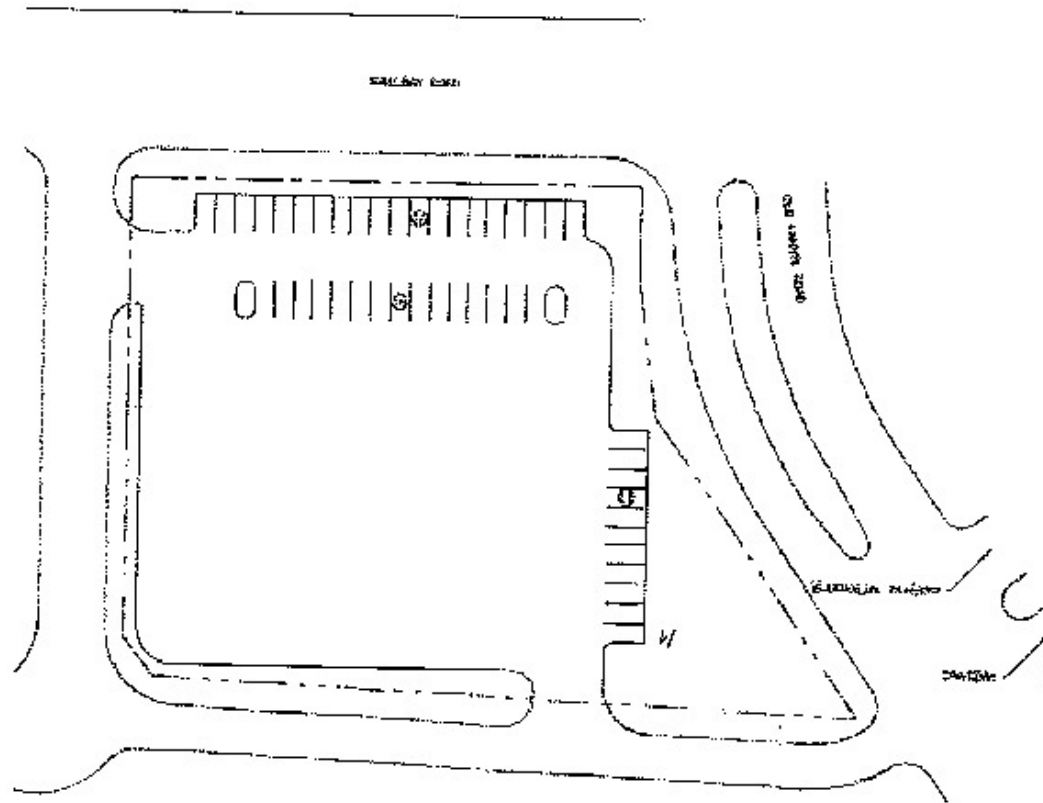
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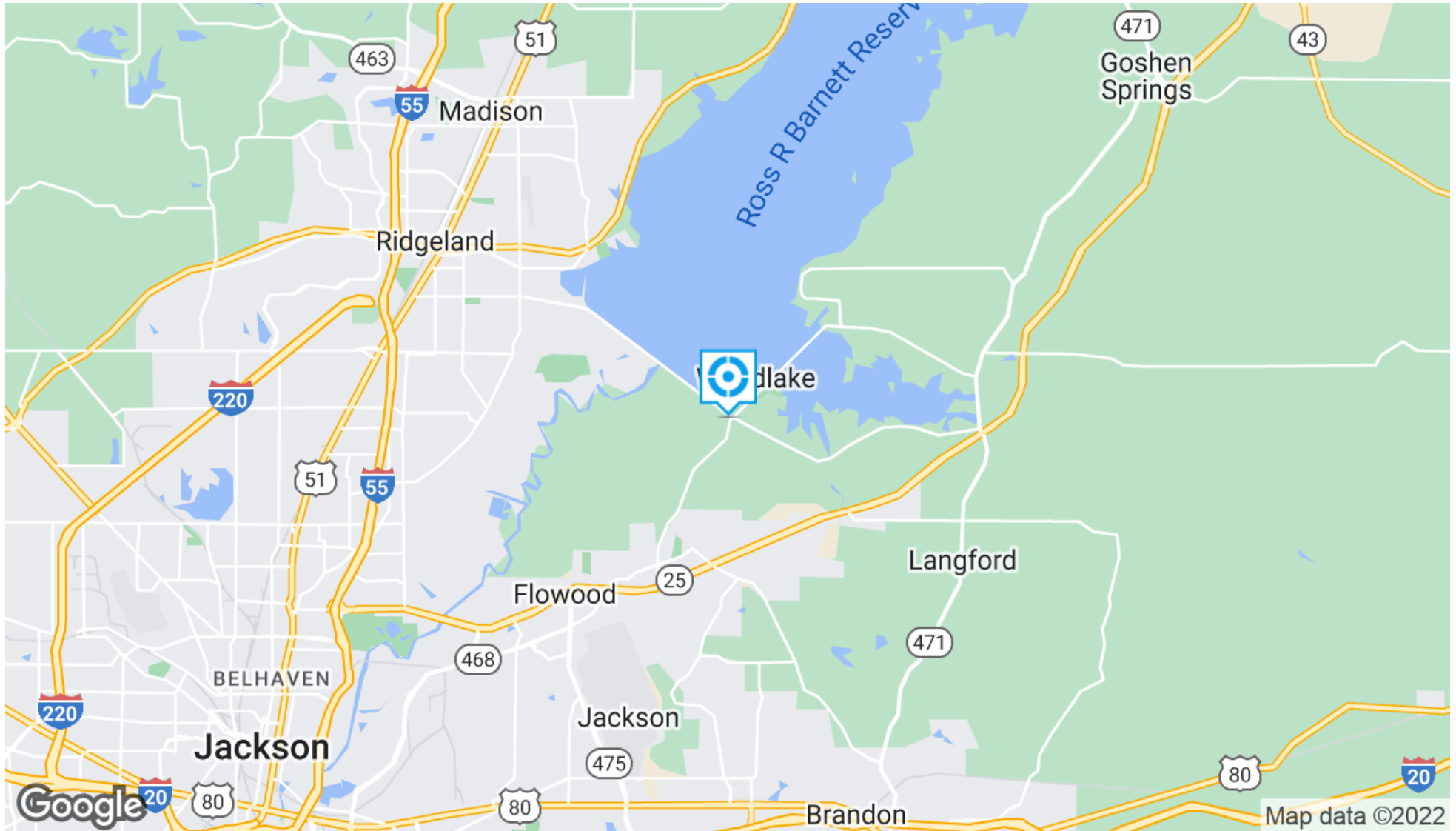
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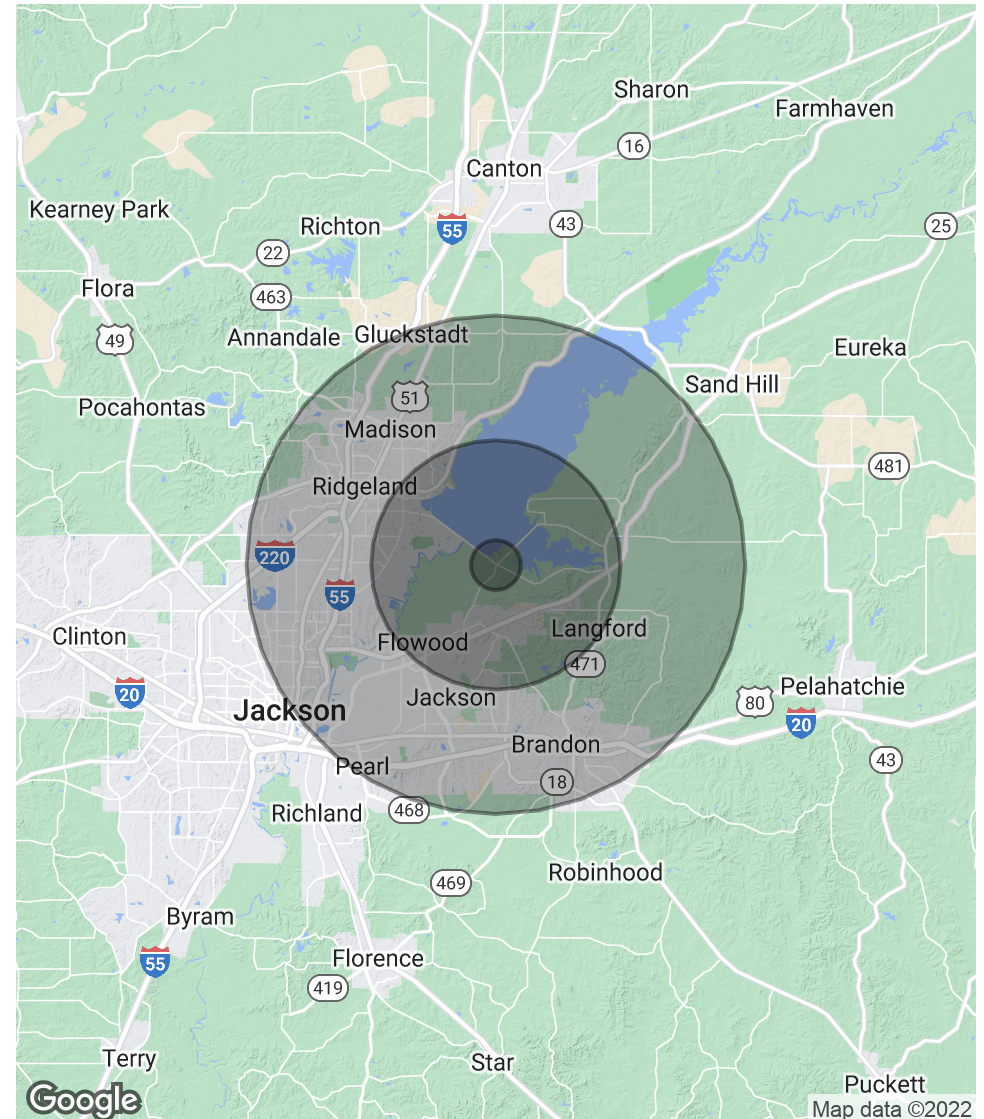
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,168	52,025	205,984
Average Age	38.0	35.5	35.9
Average Age (Male)	37.5	35.3	35.2
Average Age (Female)	38.9	36.0	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,347	22,247	82,233
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$76,059	\$78,376	\$77,840
Average House Value	\$174,160	\$201,098	\$198,803

* Demographic data derived from 2020 ACS - 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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