

FOR SALE

PINPOINT

3298 FLOWOOD DR

FLOWOOD, MS 39232

*For More Information*

**SAM COX**

601.586.3220

[sam@pinpointcres.com](mailto:sam@pinpointcres.com)

190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | [PINPOINTCRES.COM](http://PINPOINTCRES.COM)



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## OFFERING SUMMARY

Sale Price:	\$1,207,483.20
Lot Size:	3.96 Acres
Price / SF:	\$7.00
Zoning:	C-3
Submarket:	Flowood

## PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present this 3.96 acres available for sale. Located at the Southeast corner of Airport Road and Flowood Drive, this commercial zoned property is located at a very busy intersection offering a great opportunity to secure a great corner. For more information, please contact Sam Cox at 601.586.3220

## PROPERTY HIGHLIGHTS

- 3.69 acres
- Rankin County
- Flowood Submarket
- Close to Jackson Medgars Internation Airport
- Hard Corner

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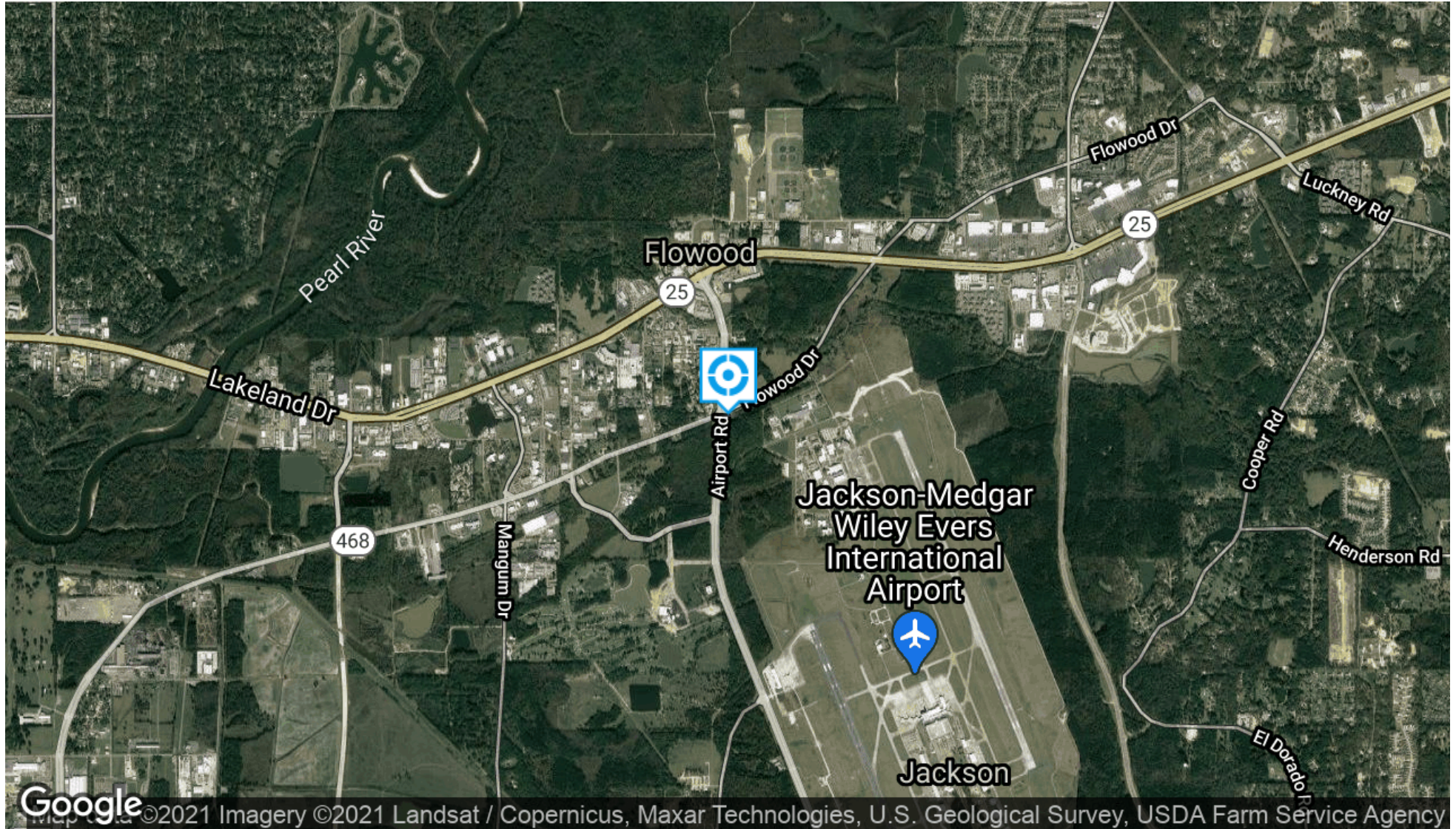


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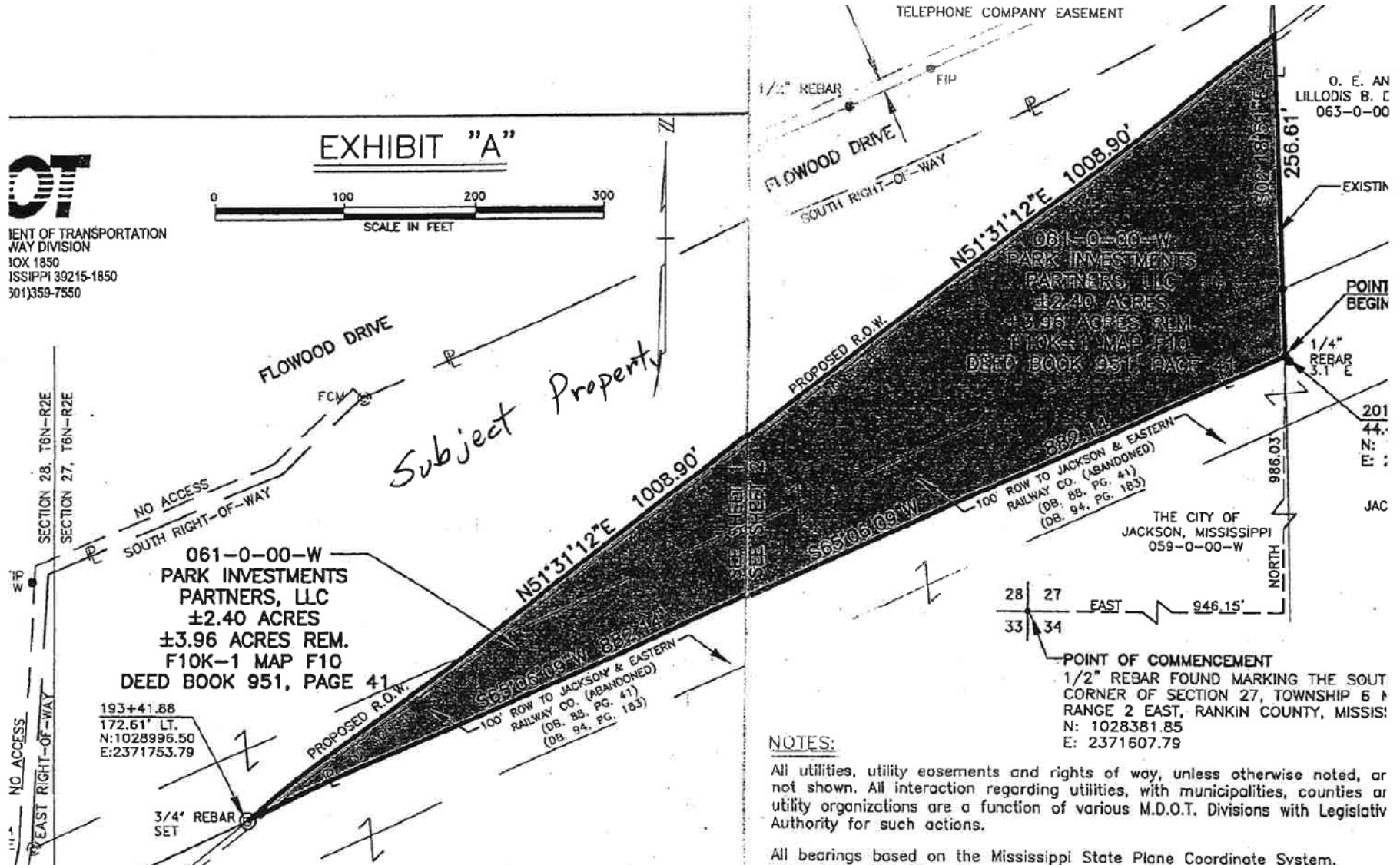
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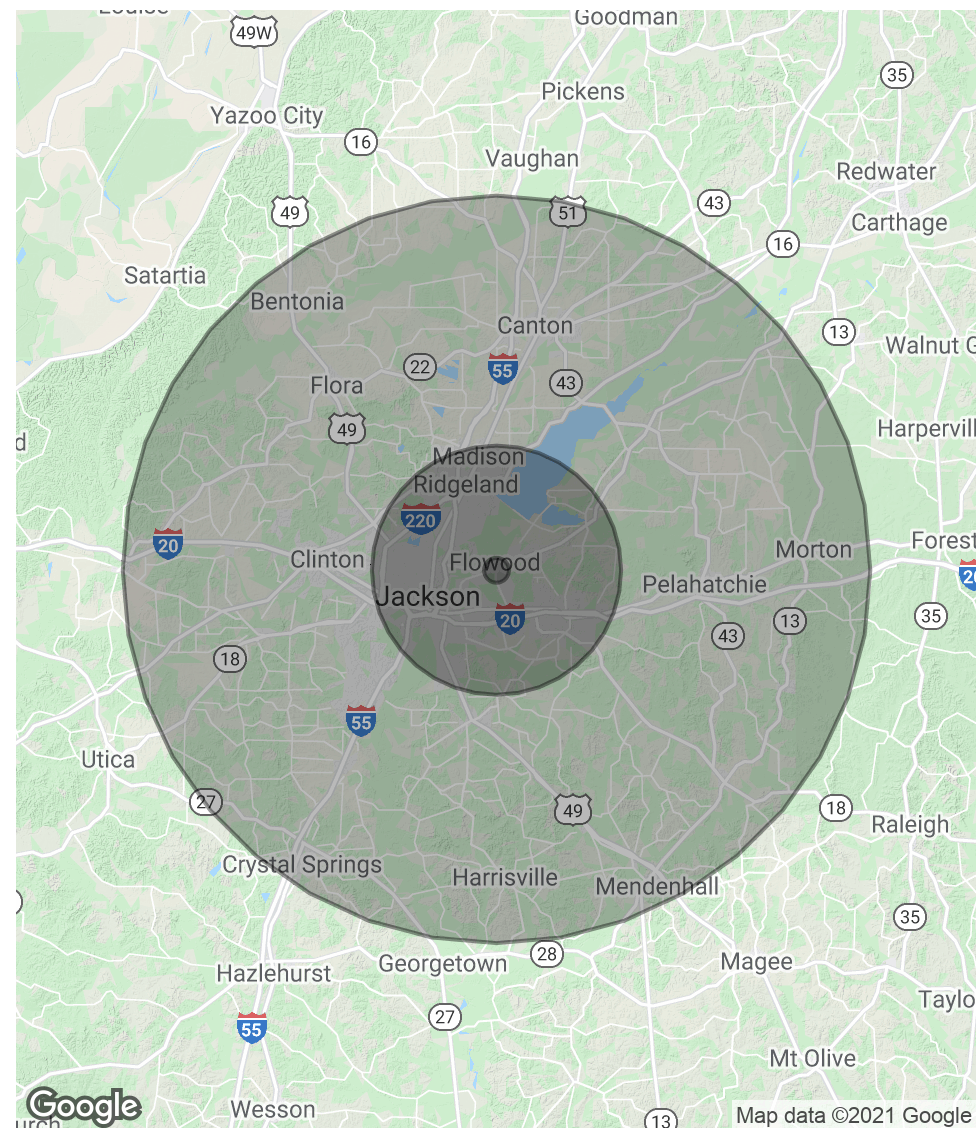
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	719	275,203	582,532
Average age	30.2	34.8	34.9
Average age (Male)	30.1	33.9	33.4
Average age (Female)	30.3	35.7	36.1
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	336	105,882	212,909
# of persons per HH	2.1	2.6	2.7
Average HH income	\$60,207	\$65,782	\$64,551
Average house value	\$141,267	\$180,588	\$166,400

\* Demographic data derived from 2010 US Census



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**SAM COX**

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

International Council of Shopping Centers (ICSC)

Urban Land Institute (ULI)

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