



2 Buildings - FOR SALE - Bundled at \$790,000

BYRAM PROFESSIONAL OFFICE BUILDINGS

Centrally located off I-55 and Siwell Road, this exceptional investment offering features excellent visibility with 21,000 average daily traffic. With the increased development in the Byram market, this parcel would be great as a long-term investment or a commercial development. Your options abound with this property.

112 Byram Parkway, Byram, Mississippi, 39272

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EXECUTIVE SUMMARY

Located less than one mile from I55, these office properties offer a rare opportunity to earn an established spot in the middle of a growing commercial area in Byram, MS. Zoned C-1, the properties are ideal for many commercial uses, and feature direct access to utilities, strong surrounding demographics, and sit directly off of the ever-bustling Siwell Road.

The parcel is well positioned on the main commercial corridor on Byram Parkway (I55 / Siwell Road), and sees average daily traffic of 21,000 according to MDOT. With the increased demand for commercial property in and around Byram, this property offers both top-tier visibility and access, and its proximity to both commercial and residential properties presents a compelling case for this location and its potential.

Salient Data

- Lot Size: .76 Acres (33,106 SF)
- Zoned: C-1 (Commercial)
- List Price: \$375,000 and \$415,000
- Traffic Count: 21,000 ADT
- Market: Jackson, MS Metro



Why Invest In Byram, MS:

- Located at the strategic node of I-55 & Siwell Road, this area anchors a growing mix of medical, retail, and residential development. Key health services in the immediate vicinity include MEA Medical Clinics and Baptist Medical Clinic, both offering family care, plus Pediatrics Plus for pediatric/adult needs.
- Commercial amenities range from Wal-Mart and Tractor Supply to fast-food anchors, Chick-Fil-A and Raising Cane's, to auto parts, retail shops, banks, and self-storage. Residential neighborhoods like Western Hills, Siwell Meadows, Crossbridge and Eagles Nest provide a steady and expanding customer base, with easy commuting access further enhancing its appeal.
- Infrastructure Improvements - Significant upgrades to roads, utilities, and broadband are underway to support new growth.
- Workforce Development - Investment in local education and training programs ensures a skilled labor pool for tech and commercial sectors.
- Rising Demand for Housing & Services - Population and consumer demand are growing, driving the need for new residential and commercial development.
- Strong Location & Demographics - Central access to major highways and proximity to metro areas, make Byram attractive for families and businesses.

Property Photos



Property Lot Lines



Surrounding Area



Pricepoint



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AC is a licensed real estate broker with a decade of experience in the real estate world. Her background in banking, mortgage loans, and insurance paved the road to enter into real estate with more depth of understanding the whole process to better serve her clients. AC joined Pricepoint in 2023 and has added commercial broker to her repertoire in addition to all her previous real estate experience. At Pricepoint, we intend to help our clients get where they need and want to be professionally, geographically, and financially.