

PRE LEASING

PINPOINT



ONE MADISON PLAZA

124 ONE MADISON PLAZA, MADISON, MS 39110

For More Information

SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

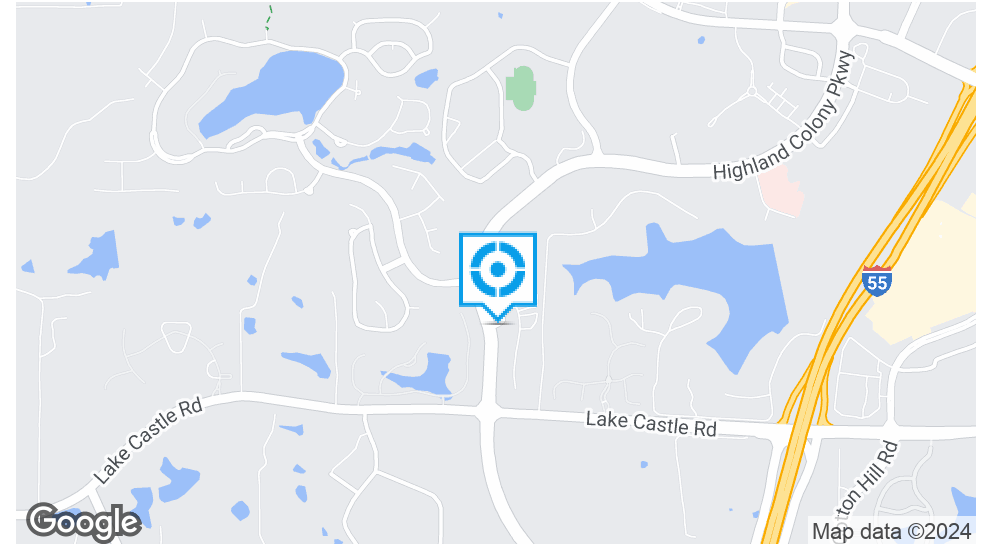
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OFFERING SUMMARY

Lease Rate:	Available Upon Request
Available SF:	40,000 SF
Lease Type:	Triple Net (NNN)
Lot Size:	2.68 Acres
Zoning:	C-1
Status:	Pre Leasing

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present a proposed Office Building Development project located at One Madison Plaza. This 40,000 RSF Two (2) Story Class-A Office Building will be situated along Highland Colony Parkway, which is Madison County's primary retail and office corridor. We have ability to cater to the needs of tenants and deliver first class service throughout the project. For more information, please contact Sam Cox with Pinpoint Commercial Real Estate @ 601.586.3220.

PROPERTY HIGHLIGHTS

- Pre-Leasing Class A Office Building
- 40,000 Square Feet; Two Stories
- Located on Highland Colony Pkwy
- Madison County
- Hard Corner with Great Visibility

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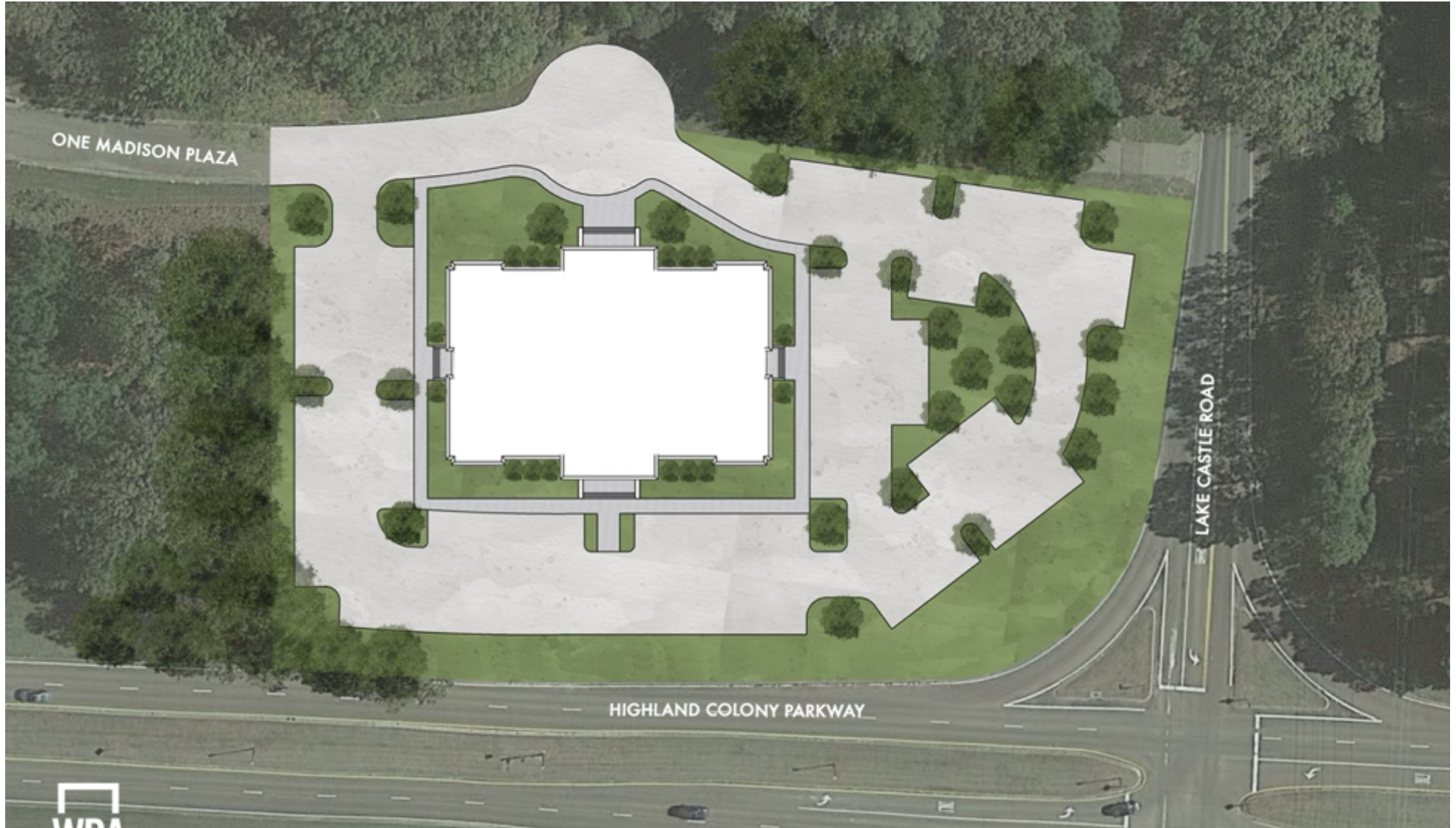
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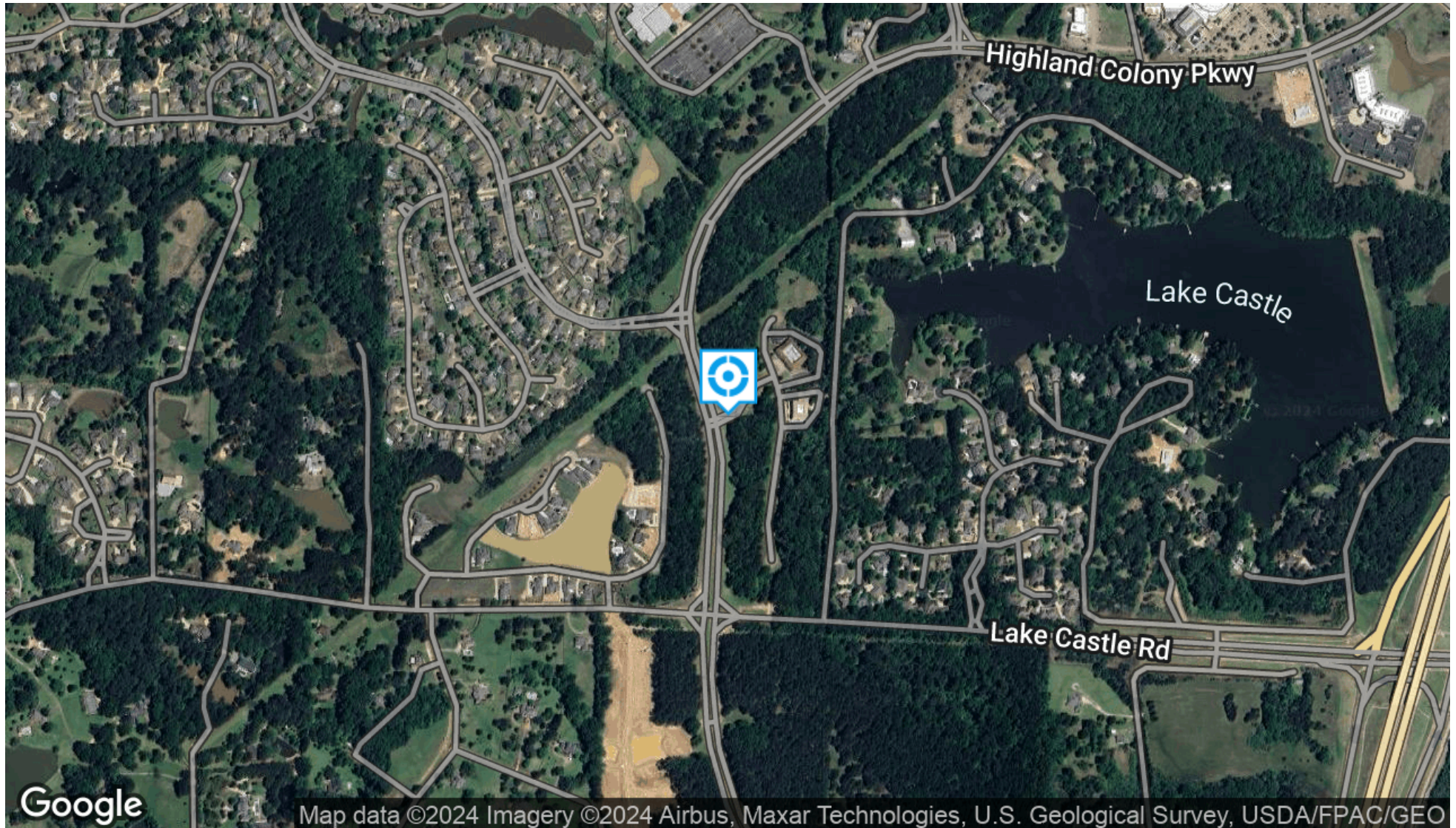
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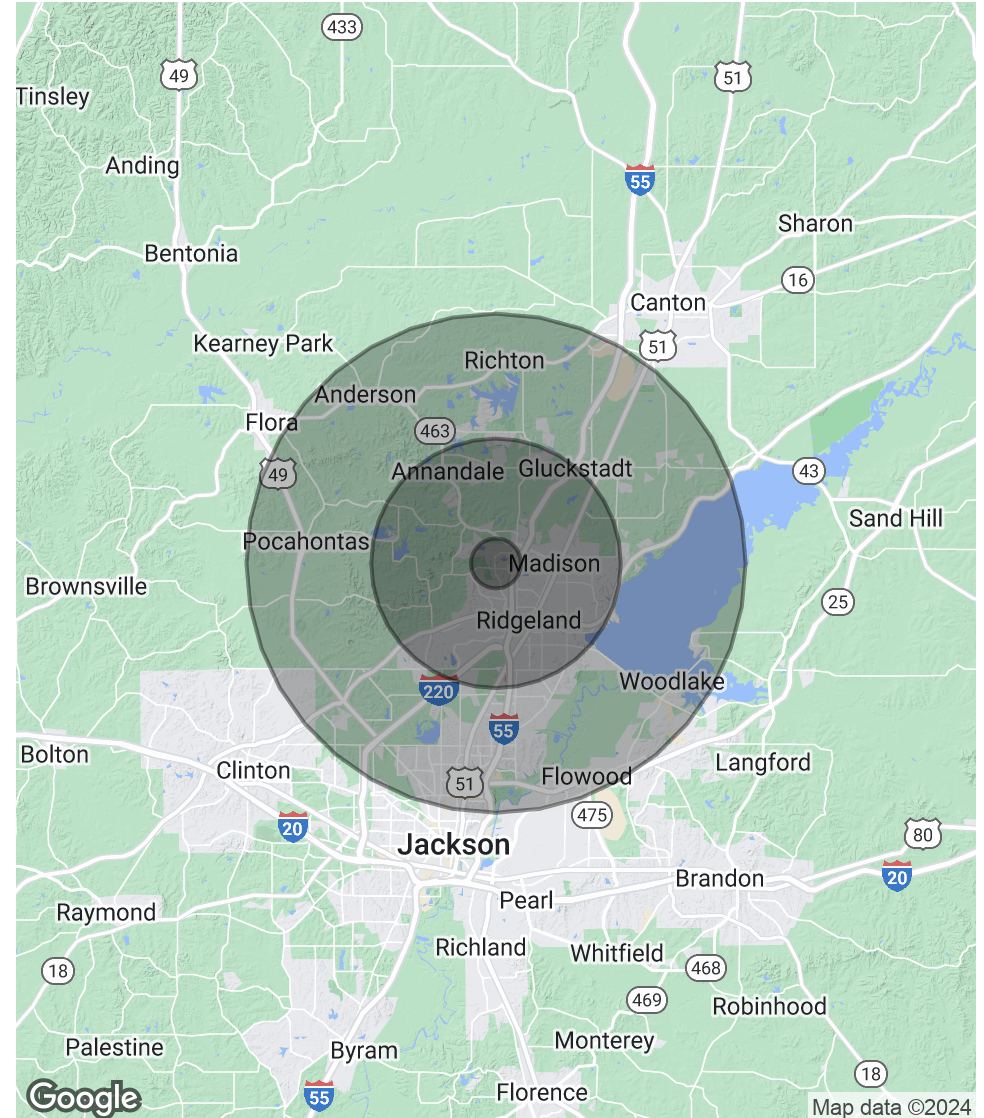
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,193	48,173	170,309
Average Age	40.9	37.4	35.9
Average Age (Male)	40.4	36.8	35.0
Average Age (Female)	40.9	37.9	36.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	418	18,754	66,824
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$165,005	\$97,437	\$76,587
Average House Value	\$268,411	\$256,795	\$222,646

* Demographic data derived from 2020 ACS - US Census



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SAM COX, SIOR

President & Broker

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 150 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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BB MITCHELL

Vice President & Broker

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Direct: 601.586.3220 | Cell: 601.934.5008

PROFESSIONAL BACKGROUND

Ellis "BB" Mitchell is an Associate Broker at Pinpoint Commercial Real Estate, LLC. Since joining the real estate industry, BB has successfully completed over 100 transactions to date. BB advises and represents clients in asset classes that include industrial, office and retail. His core duties include landlord representation, site selection, lease analysis, lease and sublease negotiations, as well as acquisition and disposition of assets.

Prior to joining Pinpoint, BB worked as a leasing agent for Olymbec USA LLC in Memphis, TN. BB was in charge of the leasing for a portfolio that included over 8 million square feet of industrial, flex and retail space in the Memphis MSA.

Before Olymbec USA LLC, BB worked as an accountant for the Office of the State Treasurer in Jackson, MS. BB graduated from the University of Mississippi with a bachelor's degree of Accountancy and a minor in Real Estate. BB and his family attend Christ United Methodist Church in Jackson, MS.

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