



OVERBY

— COMMERCIAL —

AIRPORT DRIVE LAND

HWY 475 & HWY 80

PEARL, MS 39208

FOR SALE

HWY 475 & HWY 80

PEARL, MS 39208

EXECUTIVE SUMMARY



OFFERING SUMMARY

Listing Price:	\$475,000.00
Cap Rate:	
Proforma 2024 NOI:	
Price Per SF:	
Lot Size:	1.81 +/- acres
Traffic Count:	20,000 ADT
Zoning:	C-1 Commercial
Market:	Jackson, MS
Submarket:	Pearl, MS

PROPERTY OVERVIEW

Discover a prime commercial real estate opportunity at the intersection of Highway 475 and Highway 80 in Pearl, MS 39208. This exceptional tract of land spans 1.819 acres and is strategically positioned for business development or as a lucrative land investment. Zoned C-1 commercial, the property offers versatile possibilities with all utilities readily available. Its advantageous location boasts excellent visibility and access, strategically situated between I-20 and the Jackson International Airport. The site's proximity to major thoroughfares is complemented by easy access off I-20 via a frontage road off Airport Road. Positioned directly across from Miskelly's Furniture, this parcel provides a high-profile locale for businesses seeking prominence in a thriving commercial landscape. Don't miss the opportunity to capitalize on this ideal space for a prosperous venture or a strategic land investment.



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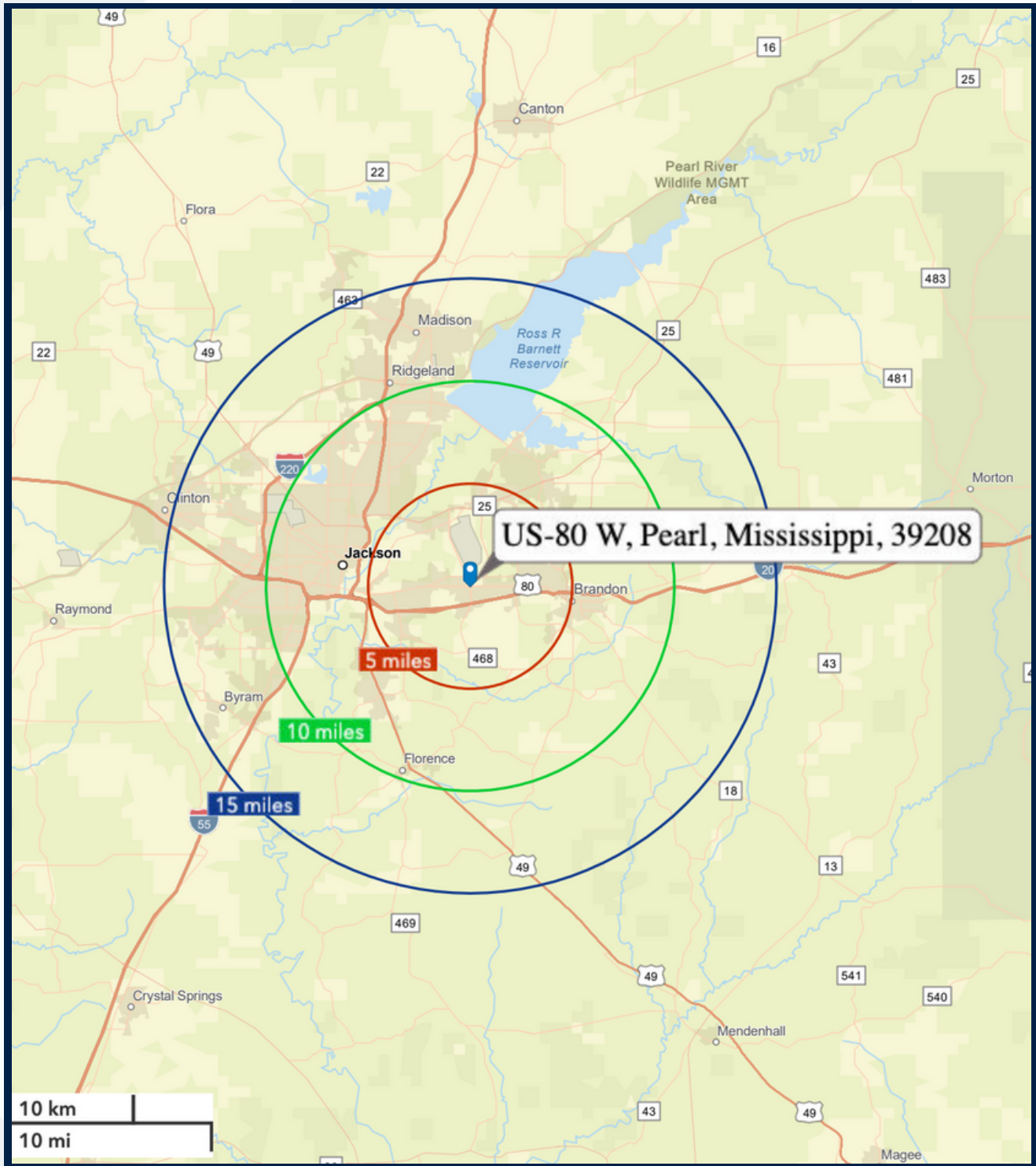
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DRIVE TIME MAP



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RETAIL DEMAND BY INDUSTRY

5 MILES

Industry Summary	Spending Potential Index	Average	Total
Retail Trade, Food Services & Drinking Places	80	\$21,940.85	\$508,435,214
Retail Trade	80	\$18,711.53	\$433,602,205
Food Services & Drinking Places	81	\$3,229.32	\$74,833,009

10 MILES

Industry Summary	Spending Potential Index	Average	Total
Retail Trade, Food Services & Drinking Places	73	\$20,062.69	\$2,085,676,883
Retail Trade	73	\$17,104.10	\$1,778,107,947
Food Services & Drinking Places	74	\$2,958.59	\$307,568,936

15 MILES

Industry Summary	Spending Potential Index	Average	Total
Retail Trade, Food Services & Drinking Places	77	\$21,023.33	\$3,202,148,095
Retail Trade	77	\$17,926.99	\$2,730,531,842
Food Services & Drinking Places	77	\$3,096.34	\$471,616,253

 [Source](#):Esri 2023 Consumer Spending.

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BROKER BIO

Scott Overby, CCIM®, CPM®
Principal Broker | Overby, Inc.



PROFESSIONAL BACKGROUND

Serving as president and principal broker for Overby, Inc. since 2003, Scott employs a distinctive blend of experienced real estate savvy and complex financial expertise to provide strategic consulting and brokerage services to commercial real estate investors and owners at all levels of complexity and experience.

Beginning a theme park career as a seasonal employee in 1986, Scott held a number of management positions at several parks before becoming Director of Operations for Six Flags America in 1998. In addition to park operations, Scott also assumed company-wide responsibilities for operational standardization at thirty-nine U.S. properties. The broad focus covering property operations and risk management combined with a detailed emphasis to the bottom line proved to be instrumental in Scott's transition into commercial brokerage and development in 2003.

He earned the coveted CCIM (Certified Commercial Investment Member) designation in 2008 after successfully completing a process that ensures proficiency not only in theory, but also in practice and the CPM (Certified Property Manager) designation in 2021. Scott has been honored annually for his sales and leasing volume amongst his peers and received accolades including 2017 REALTOR of the year by the Mississippi Commercial Association of REALTORS.

EDUCATION

George Mason University, Bachelor of Arts in Communications and Marketing, 1993

Memberships and Associations

Certified Commercial Investment Member (CCIM)
Certified Property Manager (CPM)
Building Owners and Managers Association International (BOMA)
Institute of Real Estate Management (IREM)
International Council of Shopping Centers (ICSC)
CCIM Board of Directors
CCIM Regional Activities Sub-Committee, Chair
CCIM Strategic Planning Committee
CCIM Finance Committee
Former President, CCIM Mississippi Chapter
Former President, MS Commercial Association of REALTORS (MCAR)
Former President, Central MS MLS
Former President, Friends of Children's Hospital



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