



PROVEN LOCATION FLEXIBLE LAYOUT

1025 NORTHPARK DR, RIDGELAND, MS 39157

Scott Overby, CCIM CPM
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PROPERTY DESCRIPTION

1025 Northpark Drive is a well located, one story office building in Ridgeland's established Northpark corridor, offering strong visibility, efficient access, and long term usability. Positioned between Lake Harbor Drive and Pear Orchard Road, the property provides convenient connectivity to Northeast Jackson and Madison, with direct access to the Brandon and Flowood markets via Spillway Road. The location benefits from a mature commercial setting supported by surrounding office, retail, and residential uses, making it a reliable address for professional and institutional users.

The building was originally designed as a corporate headquarters and has since accommodated institutional occupancy, resulting in a layout that balances private offices, executive space, conference rooms, and open areas. Its construction and wide interior column spacing allow for cost effective reconfiguration, whether for an owner user, partial occupancy with supplemental income, or a multi tenant strategy. With limited comparable inventory of similar scale and quality in this corridor, the property offers flexibility today and long term relevance for a range of acquisition strategies.

The property's one story design, ample parking, multiple entrances, and quality construction further support long term functionality and ease of use. Exterior materials including precast concrete panels, EIFS detailing, insulated glass, and a standing seam metal roof contribute to durability and lower ongoing capital risk. Combined with monument signage, strong frontage, and zoning that supports a wide range of office and commercial uses, the building offers a practical and adaptable solution for buyers seeking stability, flexibility, and long term value in the Ridgeland office market.

OFFERING SUMMARY

Building Size:	26,622 SF
Stories/Floors:	1
Year Built:	1997
Year Renovated:	2015
List Price:	\$1,899,000
Price Per Foot:	\$71.33 SF
Parking Spaces:	98
Parking Ratio:	3.68 per 1,000
Lot Size:	2.07+/- Acres
	90,169+/- SF
Zoning:	C-2
Market:	Jackson, MS
Sub Market:	Ridgeland, MS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,044	18,262	36,962
Total Population	12,297	41,201	86,416
Average HH Income	\$72,134	\$87,465	\$101,789

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FOR SALE 1025 NORTHPARK DRIVE

ADDITIONAL PHOTOS



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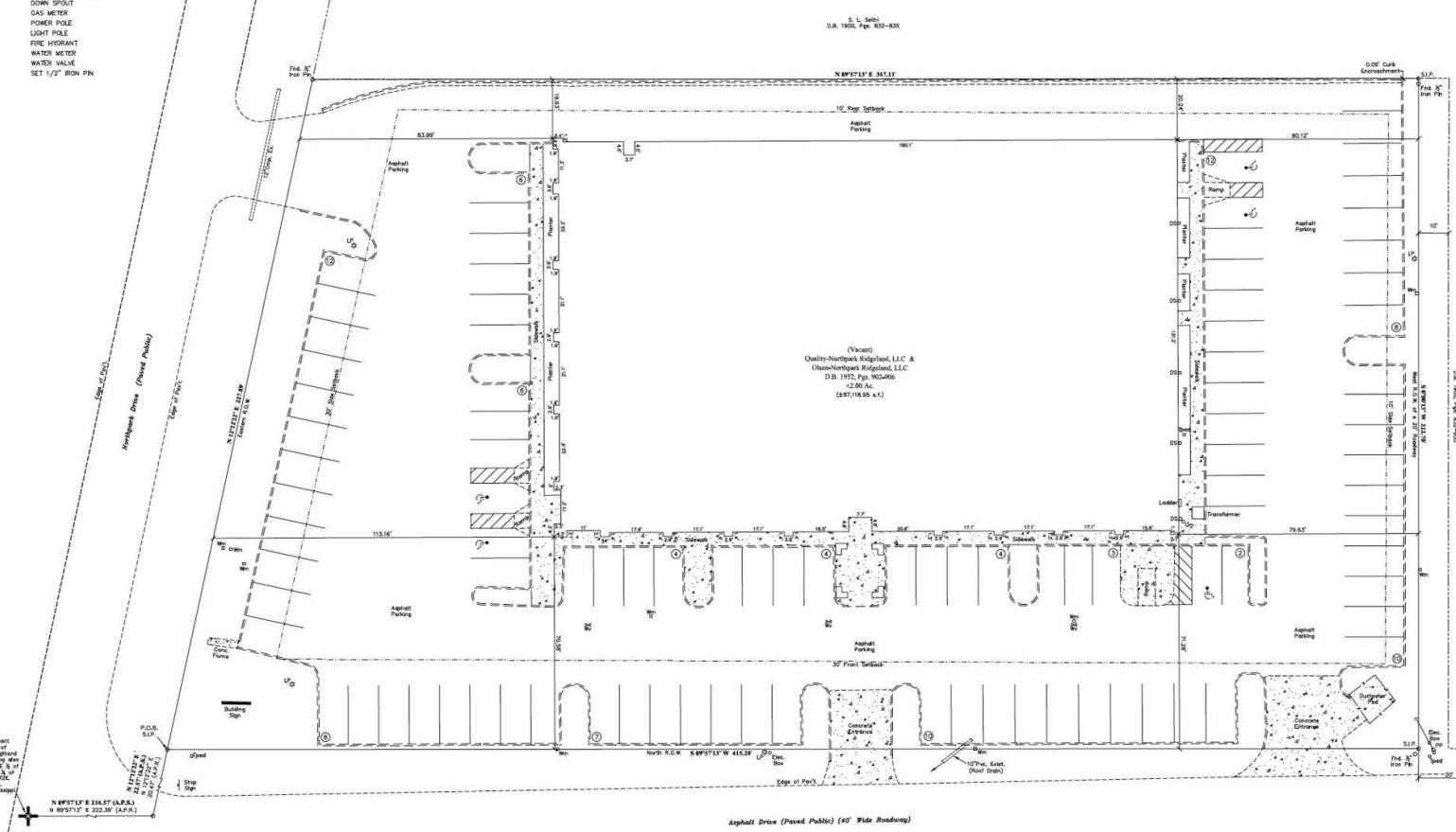
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FOR SALE 1025 NORTHPARK DRIVE

SITE PLAN

Legend

Tired	TELEPHONE FEDERAL
DS	DOWN SPOUT
Driv	DRIVER
PPD	POWER POLE
LPO	LIGHT POLE
Hydr	FIREFIGHTER HYDRANT
Wtr Mtr	WATER METER
Wtr Val	WATER VALVE
SIP	SET 1/2" IRON PIN



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FOR SALE 1025 NORTHPARK DRIVE

LOCATION MAP

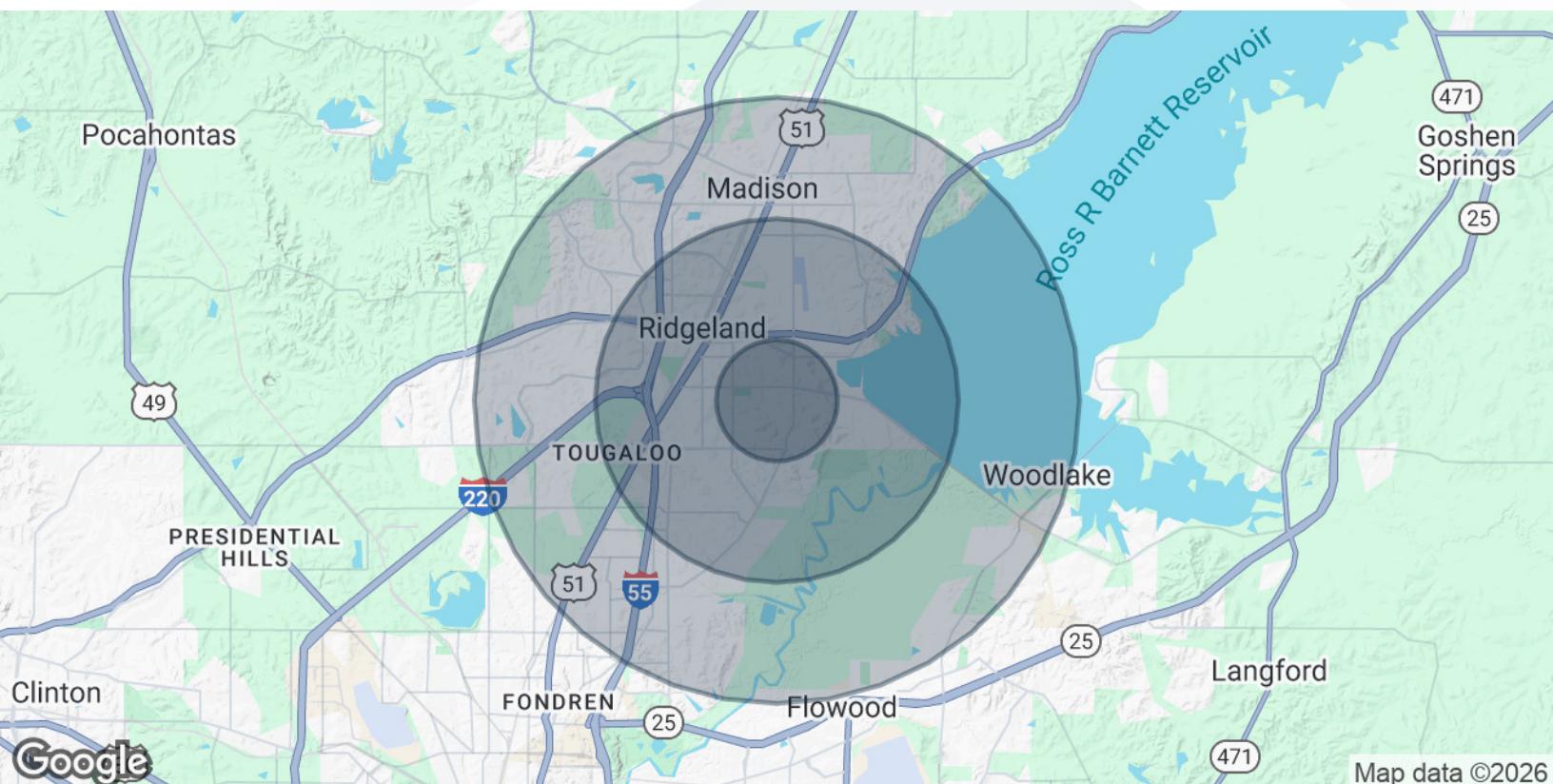


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,297	41,201	86,416
Average Age	38	40	40
Average Age (Male)	36	38	39
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,044	18,262	36,962
# of Persons per HH	2	2.3	2.3
Average HH Income	\$72,134	\$87,465	\$101,789
Average House Value	\$229,077	\$242,453	\$287,638

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Since 2003, Scott has been the president and principal broker for Overby, Inc., leveraging his real estate and financial experience to offer strategic consulting and brokerage services. His career began in 1986 as a seasonal employee in theme parks, eventually overseeing operational standardization and training for Six Flags' thirty-nine U.S. properties. This experience transitioned him into commercial brokerage and development in 2002.

Scott earned the CCIM designation in 2008 and the IREM CPM designation in 2020, demonstrating his proficiency in theory and practice. He has received numerous accolades, including REALTOR of the Year by the Mississippi Commercial Association of REALTORS and was the Susan J. Groeneveld Awardee for the CCIM Institute's 2023 Jay W. Levine Leadership Development Academy.

Scott actively participates in professional, civic, and cultural organizations, serving on the CCIM Board of Directors, Strategic Planning Committee, Finance Committee, and as the 2025 Member Services Presidential Liaison. He is a past President of the CCIM Chapter of Mississippi and Friends of Children's Hospital.

EDUCATION

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

MEMBERSHIPS

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 Institute Board of Directors

CCIM Member Services PL (2025)

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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