

OFFICE BUILDING **FOR SALE**



# PROVEN LOCATION FLEXIBLE LAYOUT

1025 NORTHPARK DR, RIDGELAND, MS 39157

**Scott Overby, CCIM CPM**  
Principal Broker | Overby, Inc.  
601.366.8600  
scott@overby.net







### 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

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

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

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# FOR SALE 1025 NORTHPARK DRIVE

[ADDITIONAL PHOTOS](#)

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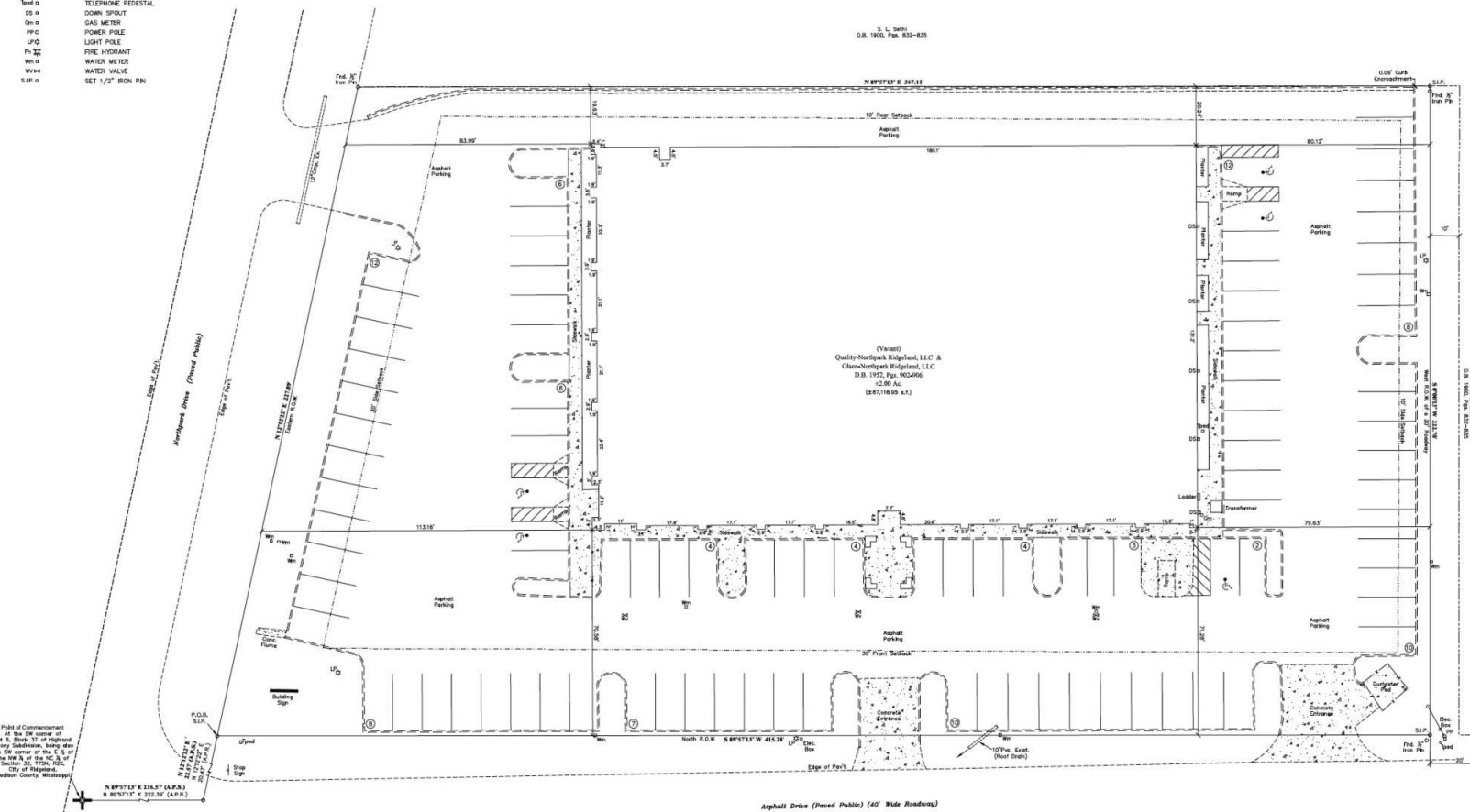
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### Legend

TPED 2	TELEPHONE PEDESTAL
DS 2	DOWN SPOUT
GM 2	GAS METER
PP 2	POWER POLE
LP 2	LIGHT POLE
FW 2	FIRE HYDRANT
WM 2	WATER METER
WV 2	WATER VALVE
SLP 2	SET 1/2" IRON PIN



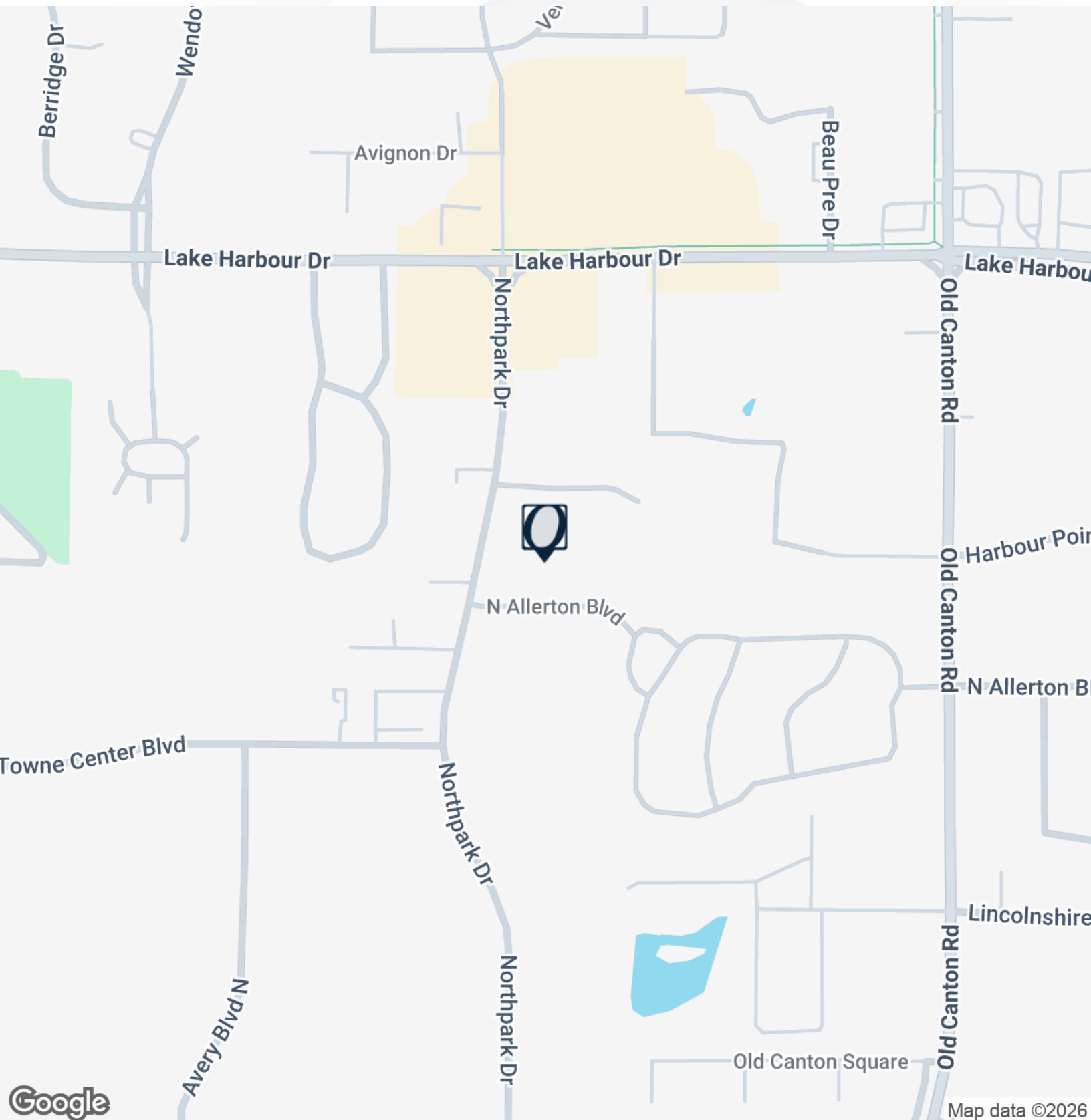
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LOCATION MAP



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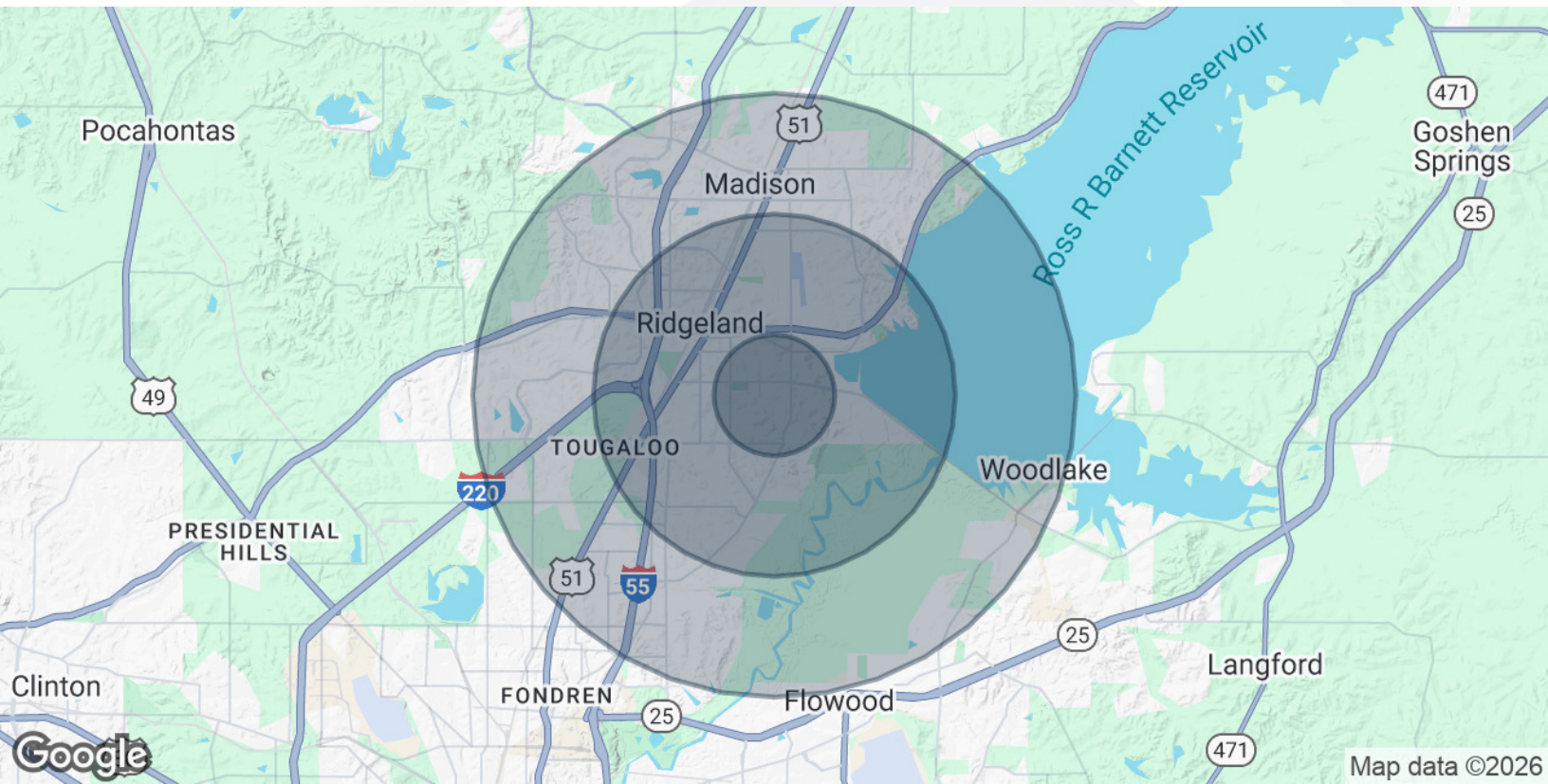
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## DEMOGRAPHICS MAP & REPORT



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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Direct: **601.366.8600** | Cell: **601.624.8511**

MS #B16214 // AR #PB00084460 / LA #BROK.995709122-ACT

### 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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