

FOR SALE

PINPOINT

Lakeland Dr.

+/- 29.8 acres

Daily Traffic Count: 11,000
+/- 1,220' Frontage along Grants Ferry Rd.

Grants Ferry Rd.

GRANTS FERRY ROAD DEVELOPMENT OPPORTUNITY

400 GRANTS FERRY RD., BRANDON, MS 39047

For More Information

SAM COX, SIOR

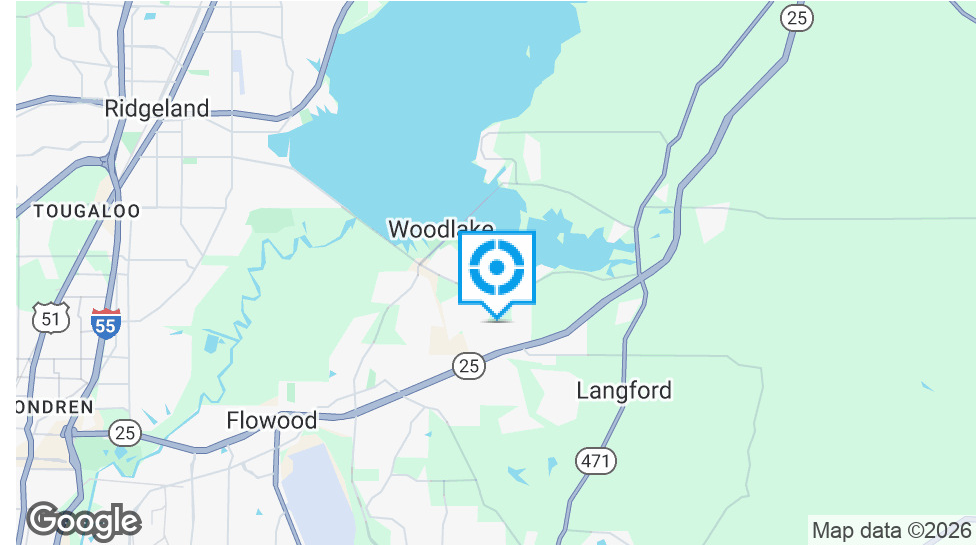
601.586.3220

sam@pinpointcres.com

212 DRAPERSON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

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OFFERING SUMMARY

Sale Price:	\$1,500,000.00
Lot Size:	+/- 29.82 Acres
Market:	Brandon/Flowood
Zoning:	C-2 (+/-18.25 ac) + R-1B (+/-11.57 ac)
Traffic Count:	11,000

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is pleased to offer approximately 29.8 acres featuring $\pm 1,220$ feet of frontage along one of Rankin County's most established and heavily traveled corridors, Grant's Ferry Road for sale. This prime acreage benefits from strong traffic counts, expansive commercial frontage, and close proximity to key retail, office, and residential nodes. With its combination of scale, frontage, and strategic location, the subject property presents an outstanding opportunity for investors, developers, or owner-users seeking a high-visibility site in Rankin County. For more information, please contact Pinpoint Commercial Real Estate at 601.586.3220.

PROPERTY HIGHLIGHTS

- 11,000 ADT
- Approx. 1,220' of Frontage on Grant's Ferry Road
- Excellent Visibility & Access
- Ideal for Commercial or Residential Development
- Located in an Established, High-Demand Corridor

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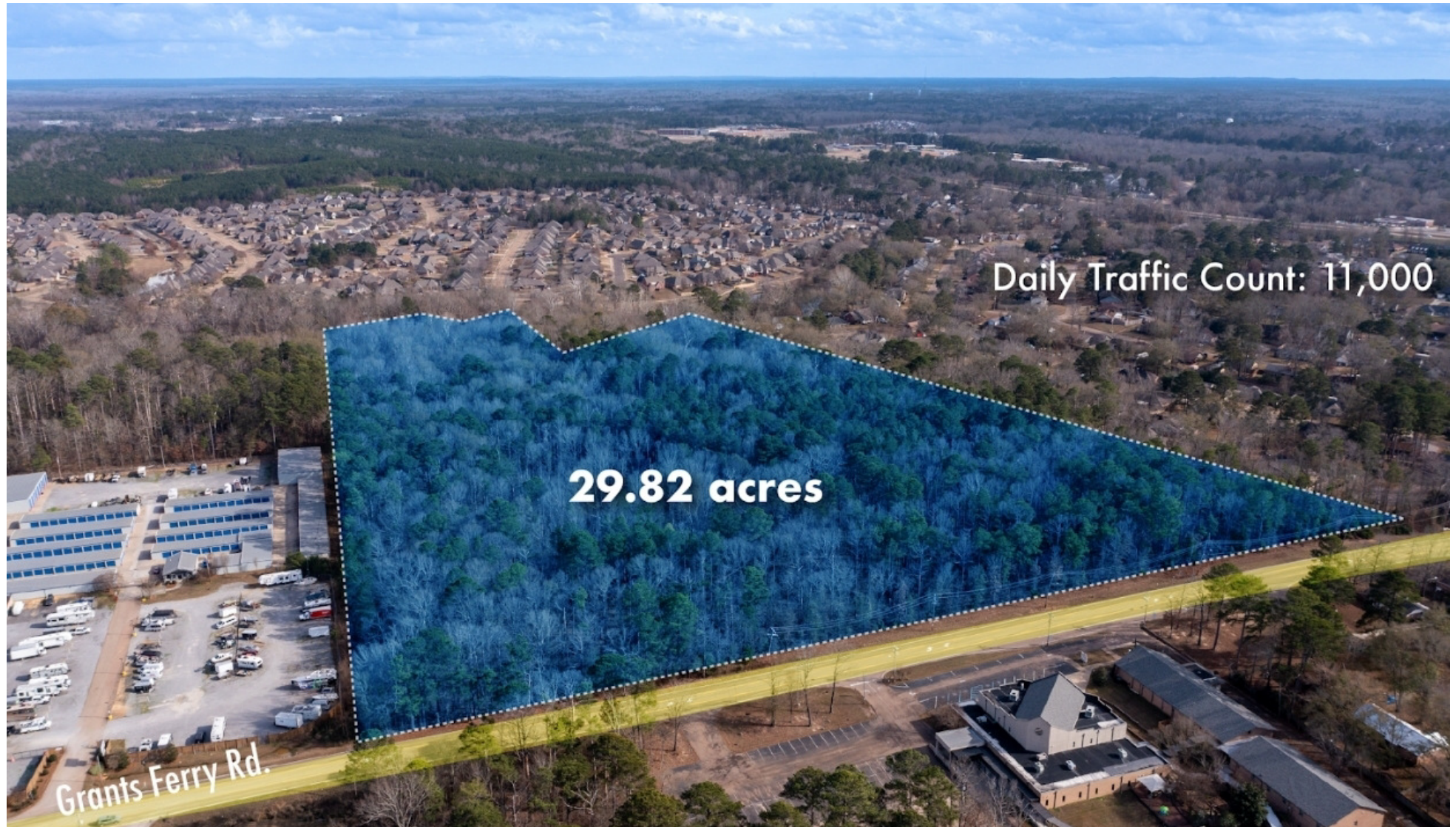
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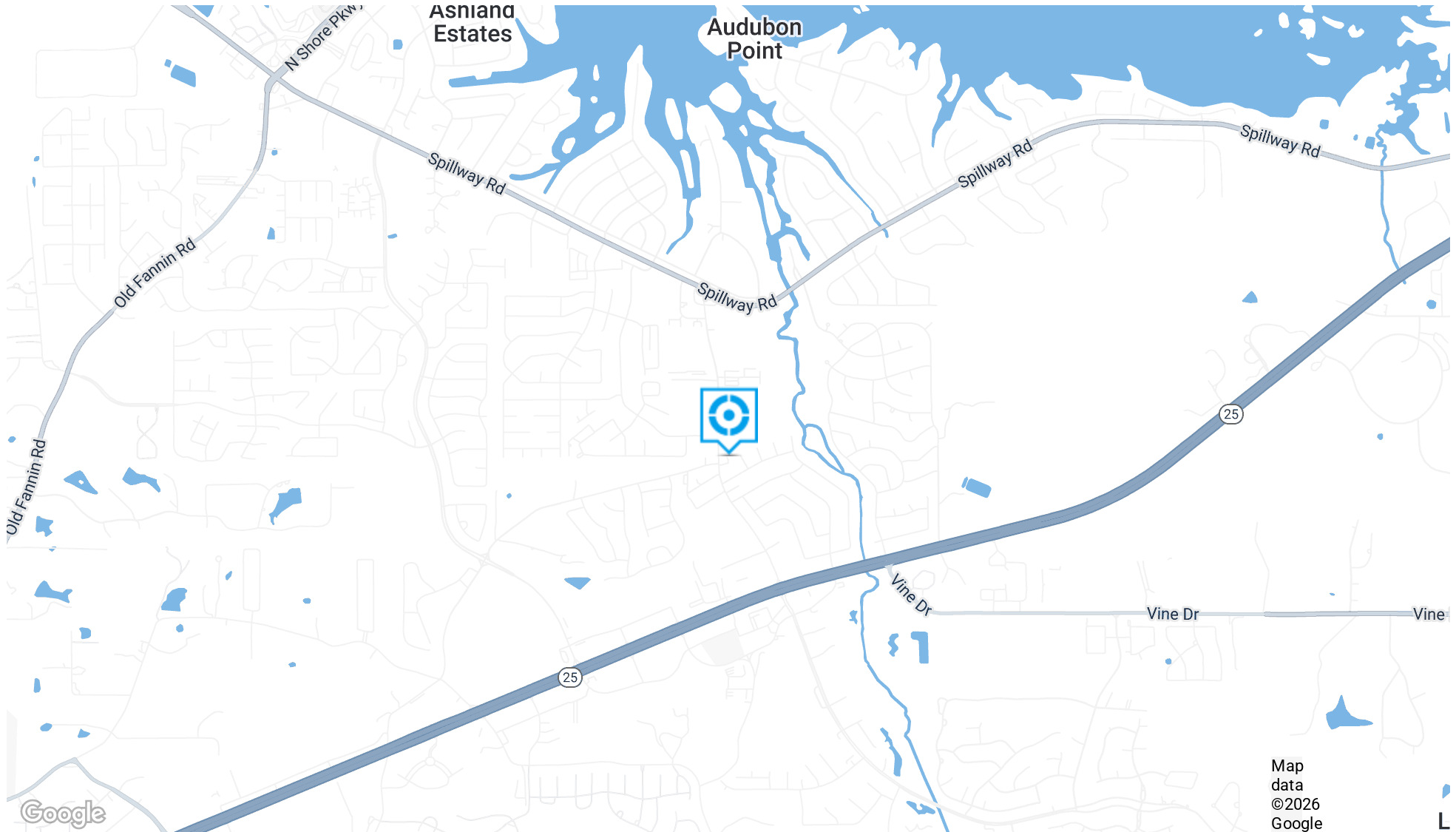
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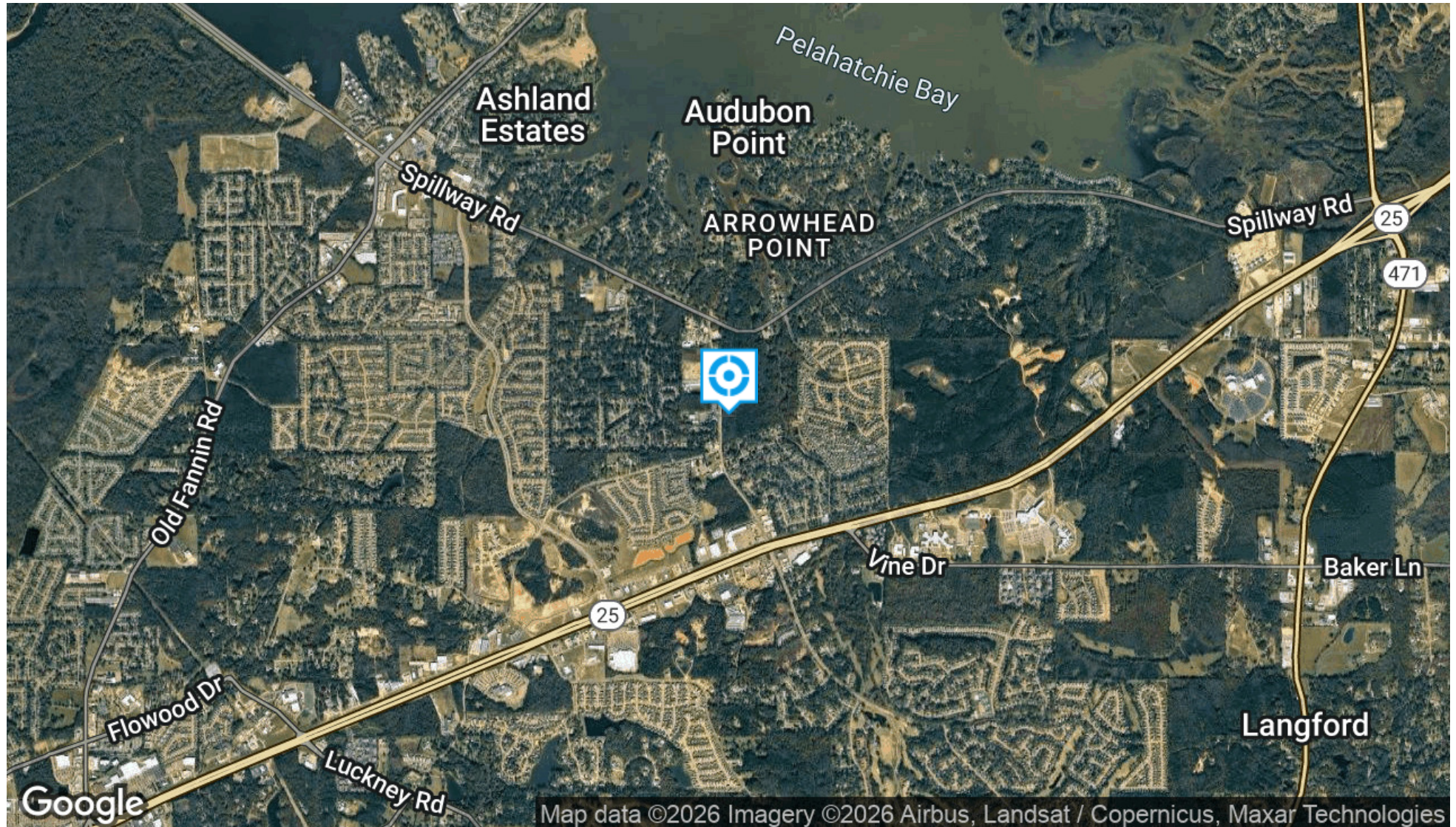
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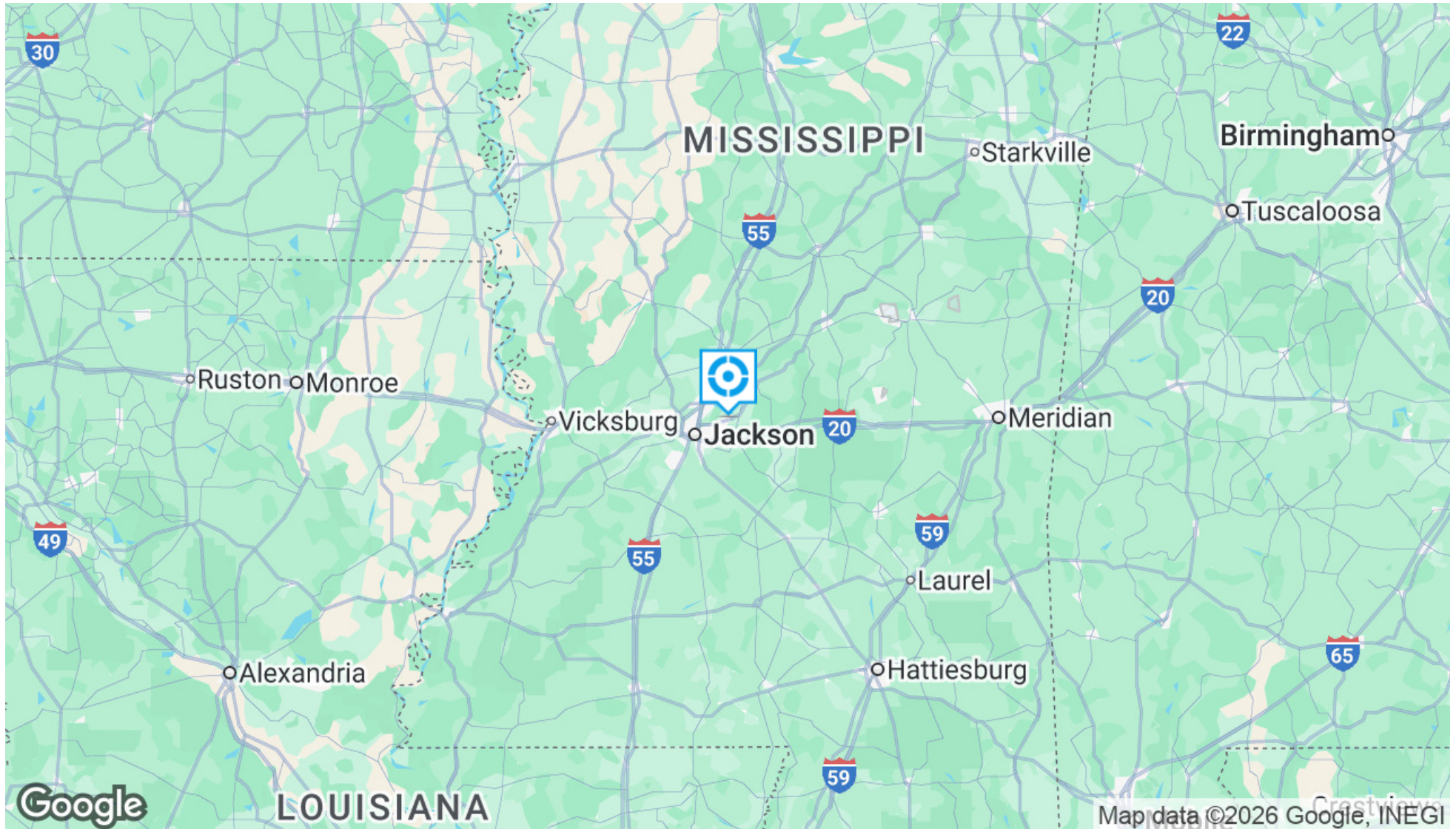
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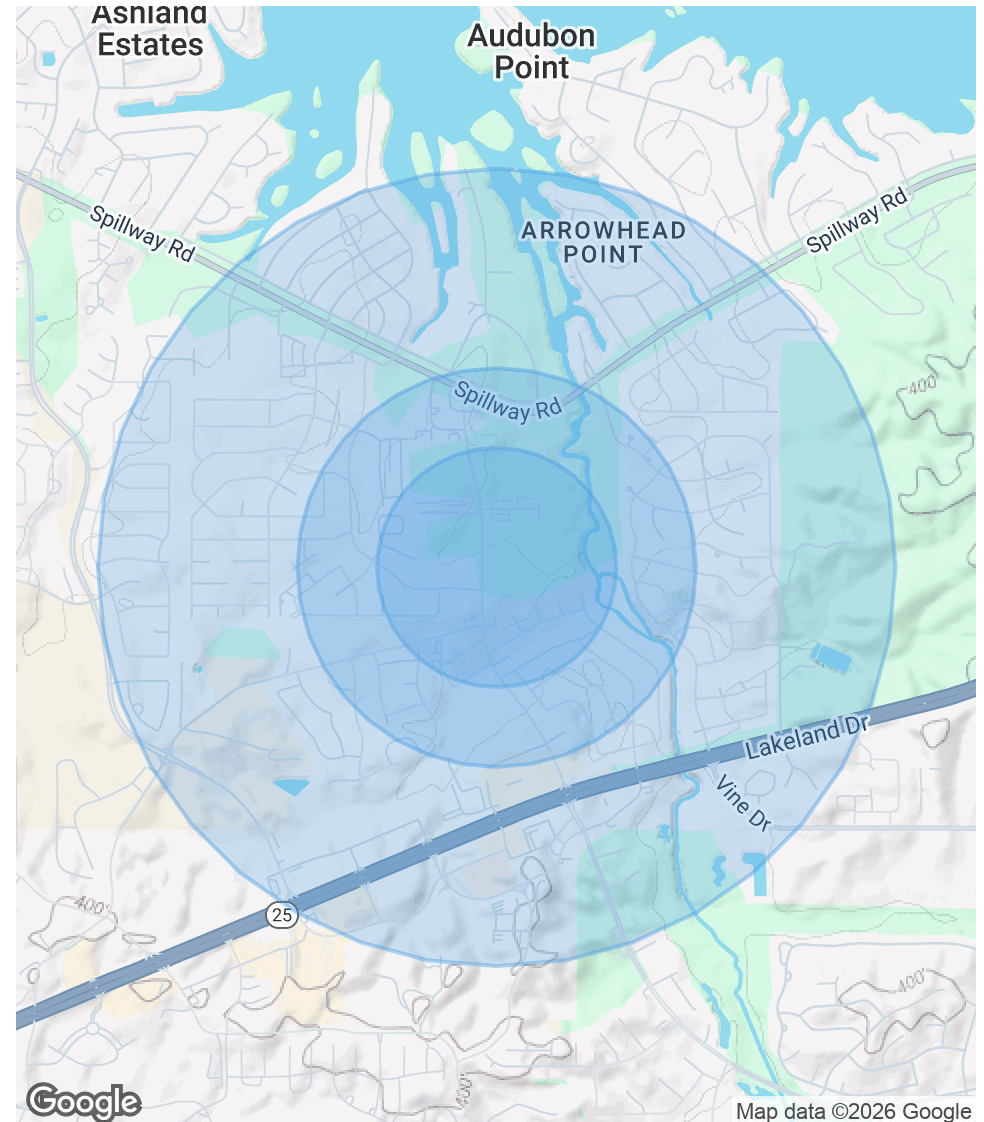
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	676	1,494	6,077
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	245	543	2,270
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$125,617	\$123,165	\$113,272
Average House Value	\$291,324	\$287,762	\$274,192

Demographics data derived from AlphaMap



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DISCLAIMER

Pinpoint Commercial Real Estate, LLC has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers and tenants. In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Pinpoint Commercial Real Estate, LLC or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser or tenant's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline. This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Pinpoint Commercial Real Estate, LLC or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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**WORKING WITH A REAL ESTATE BROKER******THIS IS NOT A LEGALLY BINDING CONTRACT******GENERAL**

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purpose of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- **To the Seller:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- **To the Buyer:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Seller and Buyer:** A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

➤ **A Disclosed Dual Agent may not disclose:**

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- ☐ Client (The Licensee is my Agent. I am the Seller or Landlord.)
- ☐ Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
- ☐ Customer (The Licensee is not my Agent)
- ☐ Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

_____ (Client signature)	_____ (Date)	_____ (Licensee signature)	_____ (Date)	_____ (Customer signature)	_____ (Date)
_____ (Client signature)	_____ (Date)	_____ (Licensee Company)		_____ (Customer signature)	_____ (Date)

LICENSEES: Provide a copy of disclosure acknowledgement to all parties and retain signed original for your files.