

OFFICE BUILDING FOR SALE / LEASE



PIONEER WAY

100 PIONEER WAY, MAGEE, MS 39111

Amanda Principe Overby
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PROPERTY DESCRIPTION

Fantastic investment opportunity | this 26,342 Class A office building on 5.08 acres is ready for new ownership. Having previously served as a location for customer service operations as well as medical record processing, this turnkey building offers tremendous flexibility in uses. Ample surface parking and just minutes to Highway 49, 100 Pioneer Way is ideally sited in Magee between Jackson and Hattiesburg. Call to schedule your private tour today-property is available for sale or for lease

PROPERTY HIGHLIGHTS

- - 26,342 SF building with ample space for office needs
- - Modern construction from 2011, renovated in 2013 for updated features
- - Zoned C-1, offering flexibility for various office uses
- - Convenient location in the desirable Magee area
- - Well-maintained exterior and landscaped grounds
- - Multiple conference rooms and private offices
- - Ample parking for employees and visitors
- - High-speed internet and modern office infrastructure
- - Energy-efficient features for cost savings
- - ADA-compliant facilities for accessibility

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	26,342 SF
Lot Size:	5.02 Acres
Building Size:	26,342 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	30	387
Total Population	21	77	1,006
Average HH Income	\$68,404	\$68,633	\$68,006



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ADDITIONAL PHOTOS



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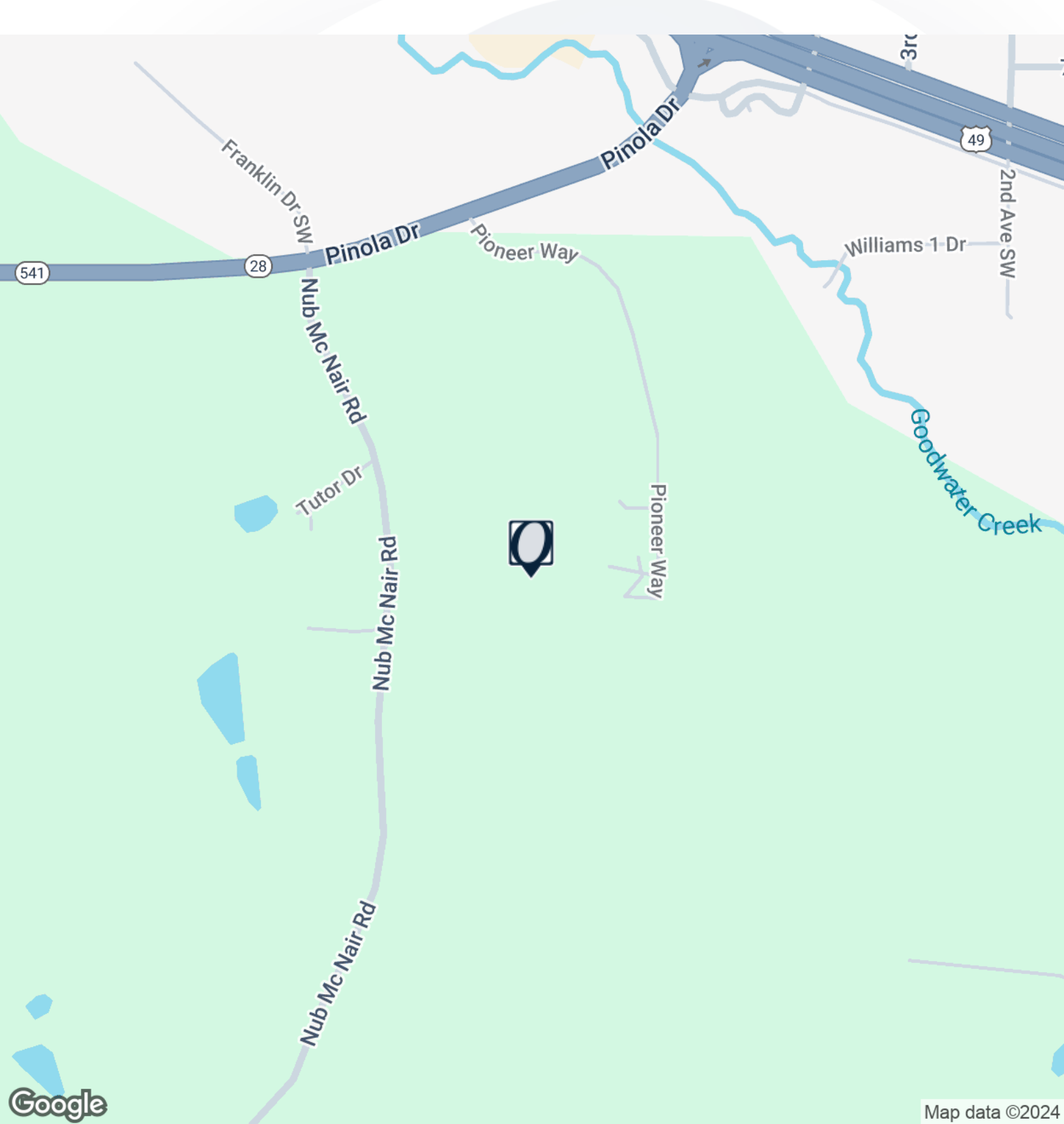


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LOCATION MAP

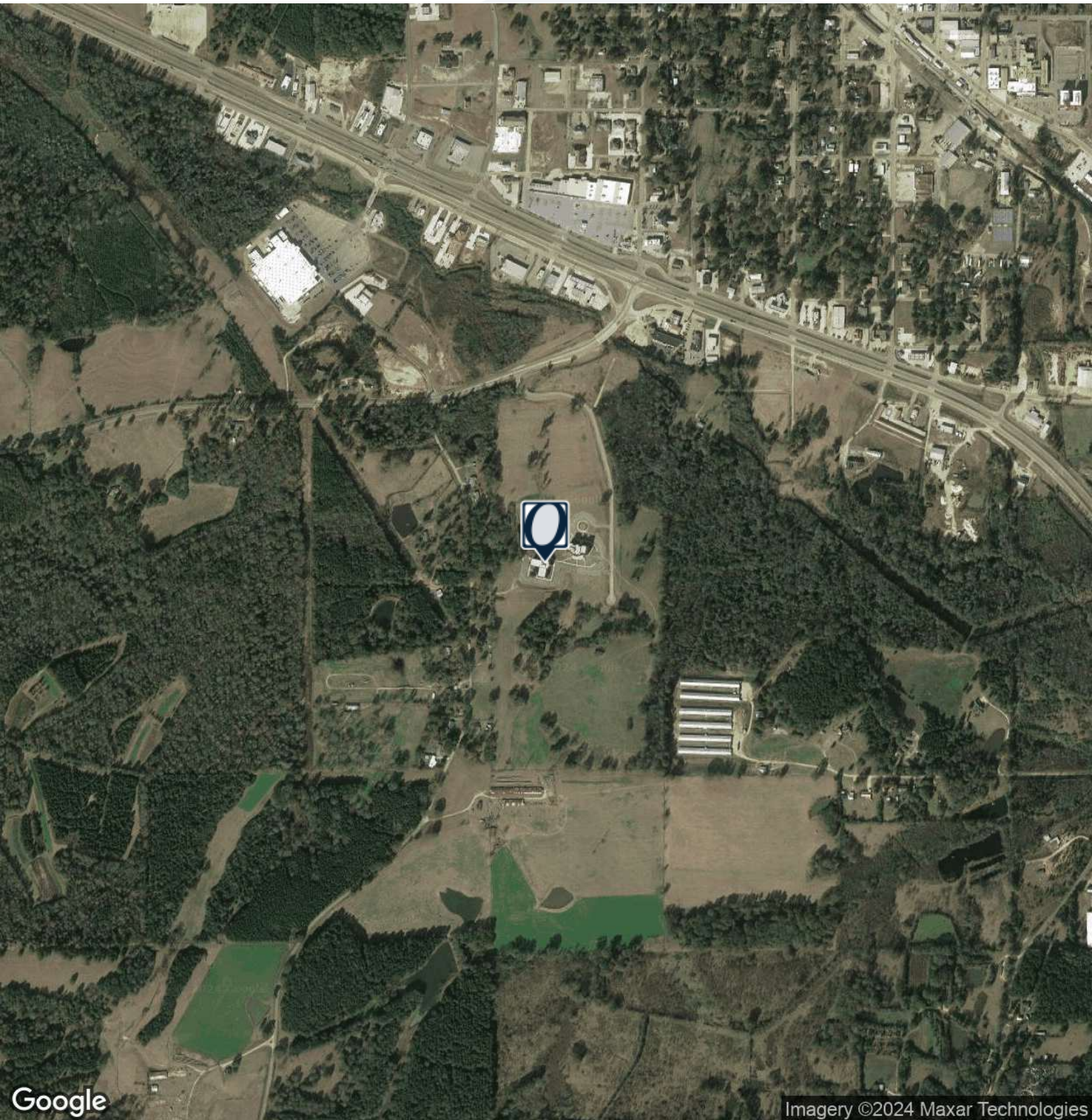


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AERIAL MAP



Google

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RETAILER MAP



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MS #B19487

PROFESSIONAL BACKGROUND

Amanda Principe Overby was born into the world of real estate, with a deep-rooted legacy that spans generations. As the daughter and sister of builders and the granddaughter of a commercial real estate developer and broker, Amanda has been immersed in the industry from a young age. This third-generation Washingtonian transplant, with a keen interest in art and architecture, holds an undergraduate degree in Art History and Archeology from the University of Maryland-College Park.

Licensed since 1998, Amanda has built a distinguished career in Northern Virginia, where she established herself as a top-producing Buyers Agent. Her expertise in both residential and commercial real estate seamlessly transitioned to Jackson, Mississippi, in 2003. In 2004, she earned the prestigious Accredited Buyers Representative (ABR) designation, setting the benchmark for excellence in buyers' representation.

Amanda's professionalism, integrity, discretion, and unwavering commitment to service have become the hallmarks of her work ethic. Whether you're looking to buy, sell, or lease commercial or residential property, Amanda's extensive knowledge and experience make her the ideal partner for all your real estate needs.

Amanda and her husband reside in the greater Jackson metro area with their loyal dog, Peter Barker, while their daughters, Isabella and Avery, are away at college. A dedicated community member, Amanda is a sustaining member of the Junior League of Jackson and actively involved with the Mississippi Children's Museum Partners.

Buying or selling real estate is more than just a transaction—it's about redefining your lifestyle and achieving your goals. Whether your objective is convenience, accommodating a growing family, re-sizing, or expanding your business, Amanda's singular goal is to help her clients fulfill their needs with confidence and success.

EDUCATION

University of Maryland, Bachelor of Arts 1995
CCIM 101, 102, 103, 104

MEMBERSHIPS

MAR
NAR
CCIM

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