

OFFICE BUILDING **FOR SALE**



# HIGHLAND PARK COVE

302 HIGHLAND PARK COVE , RIDGELAND , MS 39157

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







### PROPERTY DESCRIPTION

This well-maintained 4,812± SF office building on Highland Park Cove offers a versatile opportunity for both investors and owner-occupants in one of Ridgeland's most desirable commercial corridors. Constructed in 2006 with a durable concrete slab and a combination stucco-and-brick veneer exterior, the building has been thoughtfully updated over time. Suite A (2,124± SF) is currently owner-occupied and will be available for immediate occupancy at year-end, creating a rare chance for a professional office user to occupy a prime Ridgeland location while benefiting from in-place rental income.

Suites B and C, measuring 1,313± SF and 1,375± SF respectively, were fully renovated in 2024 and are leased to Haven: Pregnancy Wellness & Women's Health. This stable tenancy provides solid income for investors while also appealing to owner-occupants looking to offset occupancy costs with reliable rental revenue. Suite A received a significant renovation in 2015, offering modern finishes and a flexible layout suitable for a range of professional office uses.

The property includes 17 dedicated parking spaces, resulting in an excellent parking ratio of approximately 3.53 spaces per 1,000 SF, well-suited for professional and service-based office operations. Zoned C-1, the location supports a wide variety of office uses and sits in a high-demand, amenity-rich area with outstanding access to Highland Colony Parkway, I-55, and the broader Jackson MSA. This combination of quality construction, recent renovations, stable tenancy, and flexible occupancy options makes the property an

### OFFERING SUMMARY

Building Size:	4,812 SF
Stories/Floors:	One
Year Built:	2006
Years Renovated:	2015/2024
List Price:	\$1,200,000.00
Price Per Foot:	\$249.38
Gross Income:	\$110,109.60
Operating Expenses:	\$12,132.65
Net Operating Income:	\$97,976.95
Cap Rate:	8.16%
Parking Spaces:	17 Spaces
Parking Ratio:	3.53 per 1,000
Lot Size:	0.7822 Acres
	34,074 SF
Zoning:	C-1
Traffic Count:	7,000 ADT (Highland Colony)
Market:	Jackson, MS
Sub-market:	Ridgeland, MS

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# FOR SALE. 302 HIGHLAND PARK COVE

ADDITIONAL PHOTOS



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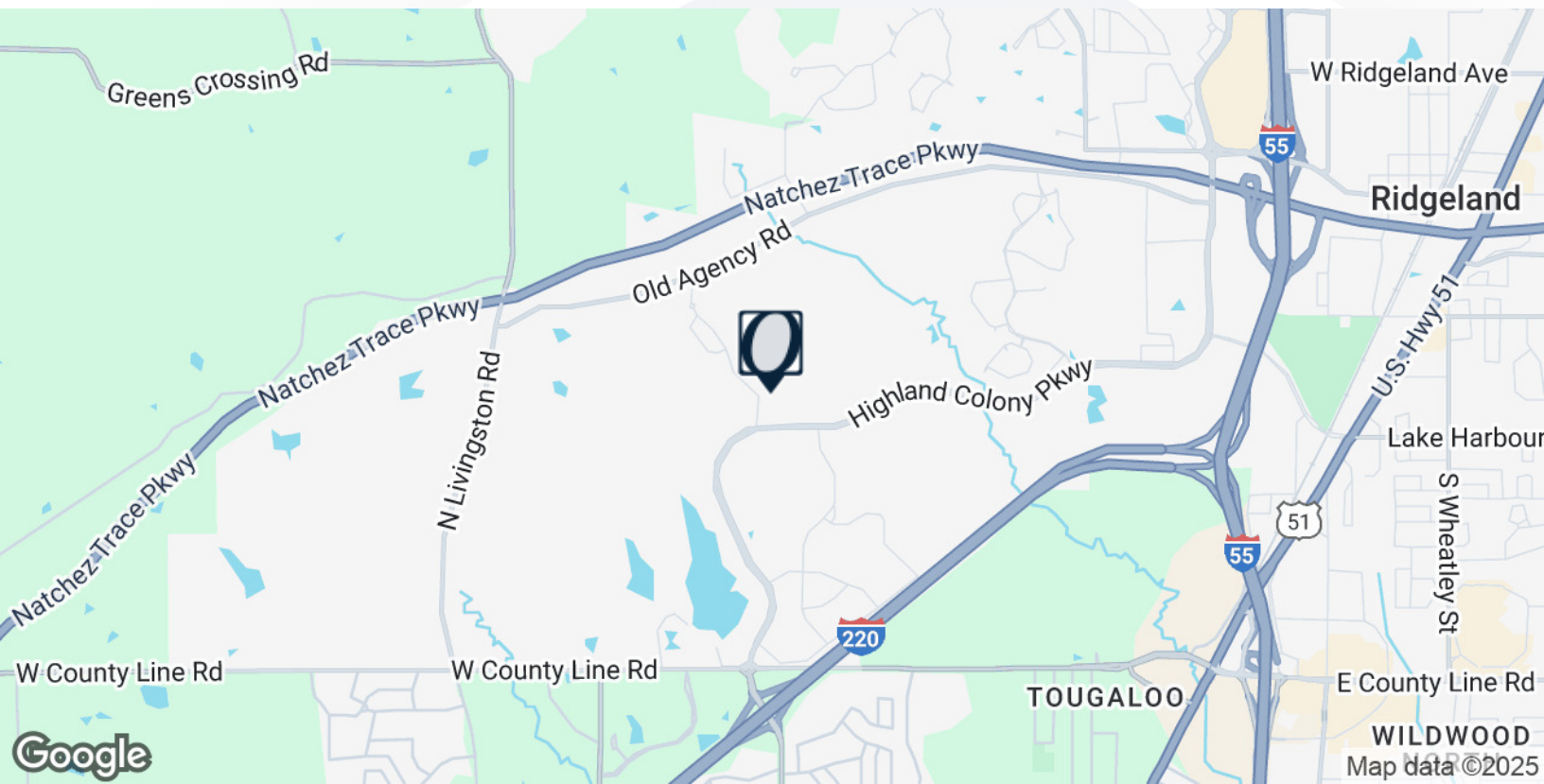
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LOCATION



## LOCATION OVERVIEW

The property is positioned just off Highland Park Cove in Ridgeland, one of the most desirable and stable office submarkets in the Jackson metropolitan area. With immediate access to I-55, the Natchez Trace Parkway, and Old Canton Road, the location provides excellent regional connectivity for employees, clients, and service providers. Ridgeland's strong demographics and concentration of professional users make it a proven market for office investment.

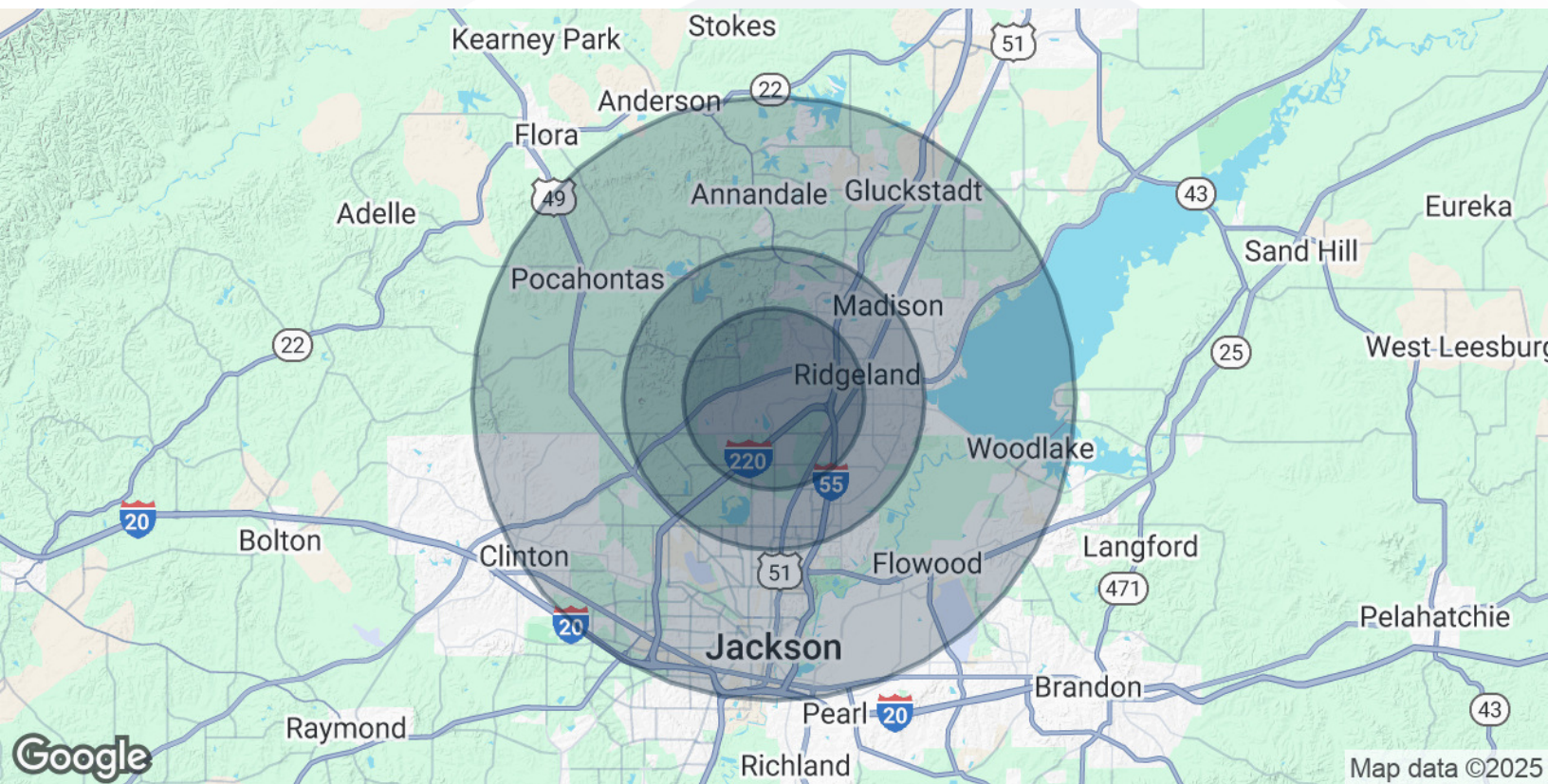
The surrounding area offers a deep mix of commercial, corporate, and lifestyle amenities. Nearby destinations include Renaissance at Colony Park, The Township at Colony Park, the Colony Park medical district, the I-55 North office corridor, and the locally focused Old Town Ridgeland district. The location is also just down the street from the new Amazon data center on Highland Colony Parkway, an investment that further strengthens the area's technology, employment, and infrastructure profile.

With its accessibility, amenities, and growing economic activity, the area provides an attractive environment for office investors and tenants seeking a high-performing position within the Jackson market.

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,269	76,555	227,856
Average Age	44	41	40
Average Age (Male)	41	39	39
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,368	33,161	94,526
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$98,608	\$85,082	\$91,891
Average House Value	\$335,035	\$254,679	\$273,406

Demographics data derived from AlphaMap

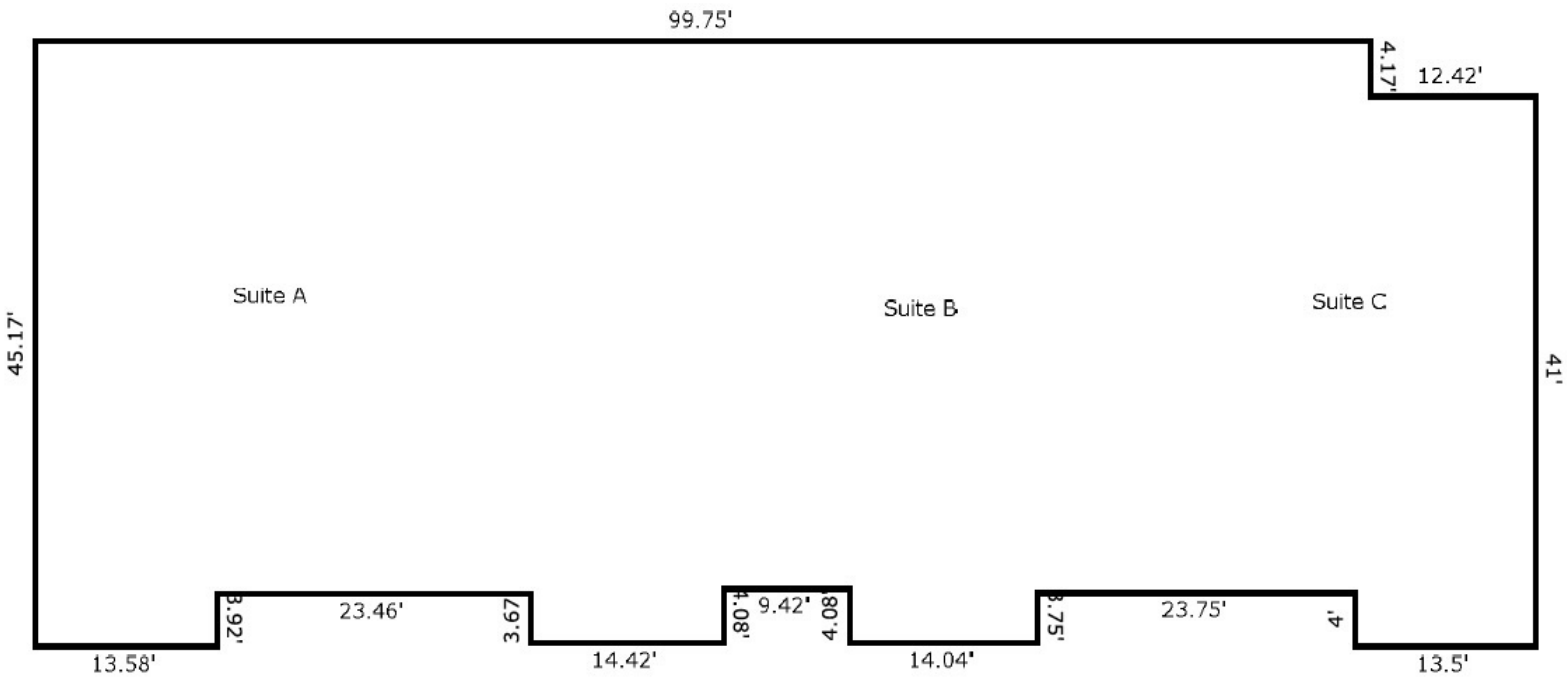
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FOR SALE / LEASE 302 HIGHLAND PARK COVE

DIAGRAM

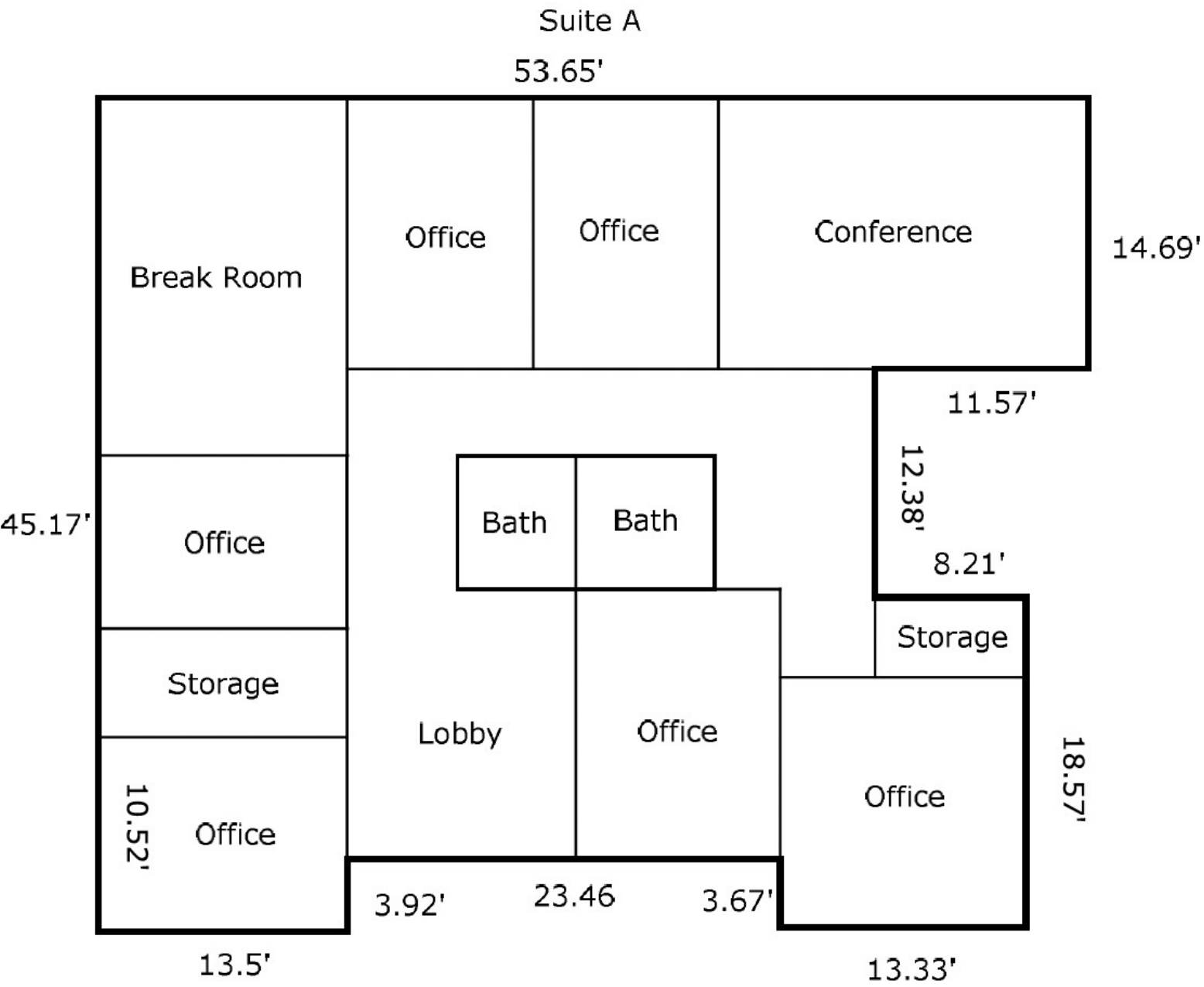


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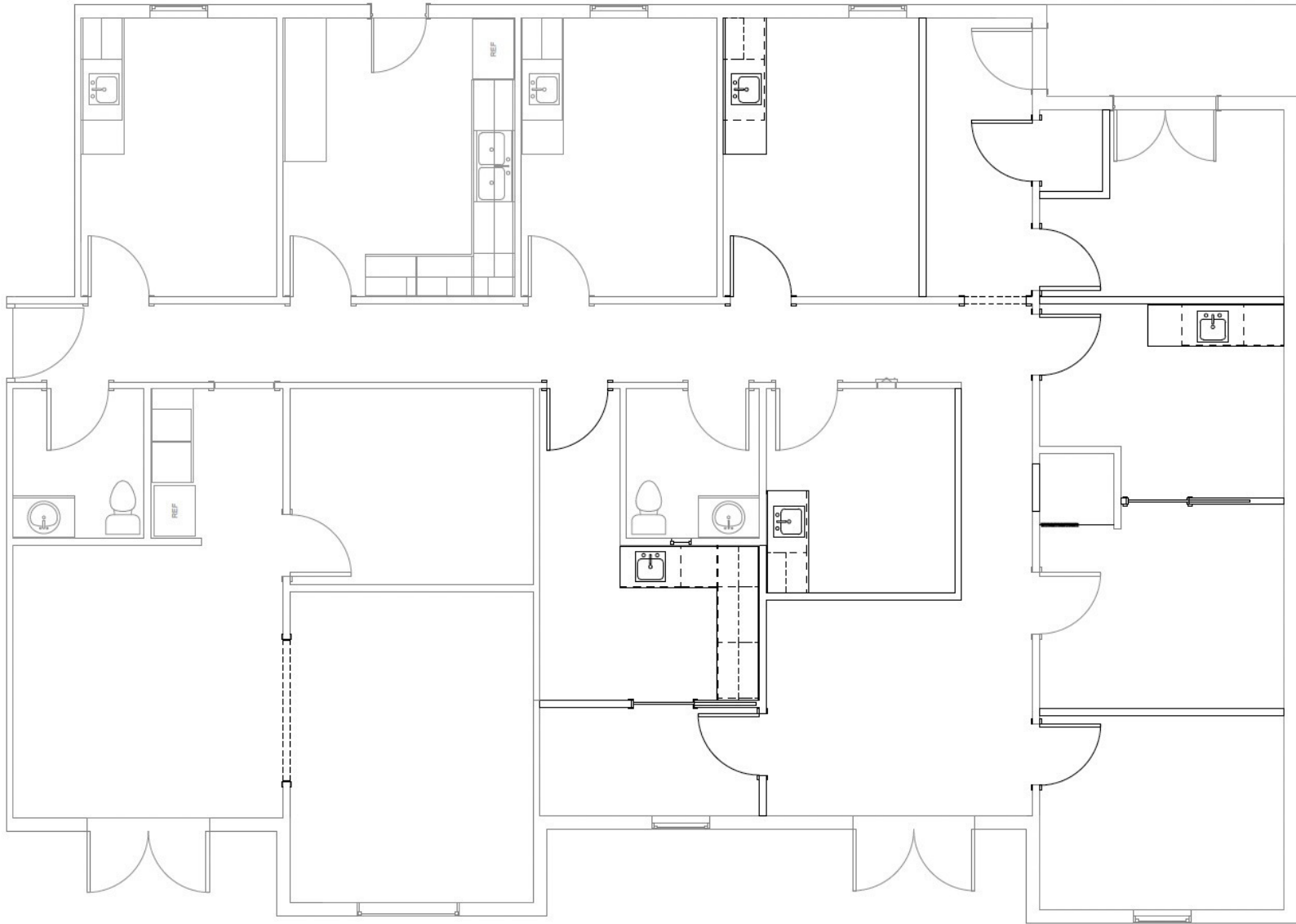


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# FOR SALE / LEASE 302 HIGHLAND PARK COVE SUITE B&C



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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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