

LAND FOR SALE



TRANSLOAD INDUSTRIAL SITE

TRANSLOAD DR, RICHLAND, MS 39218

Sterling McCool, CCIM
Broker Associate
601.366.8511 x312
sterling@overby.net





LOCATION DESCRIPTION

Highly accessible and extremely well located shovel-ready industrial site ready for development. This property is strategically located within a stone's throw of the most prominent intersection in the state of Mississippi. The site offers immediate access to Interstate 20, Interstate 55, and Highway 49. The property is located within the Richland, Mississippi industrial district in Rankin County which is often considered to be one of the most desirable industrial locations within the Jackson MSA.

PROPERTY HIGHLIGHTS

- Shovel-ready flat industrial site
- Outstanding access and visibility
- Transload and rail access
- Business-friendly location

PROPERTY DESCRIPTION

This property now features approximately 12.44 remaining acres of industrial land which benefits from rail, utility, and improved road access. The site is divided into two sections with Old Hwy 49 frontage and direct visibility from Interstate 20 with only the Southern parcel remaining available at this time. This site represents an opportunity to acquire an exceptional tract of industrial land which is ready for development in a business friendly and outstanding location. The property is also neighboring the Kansas City Southern transload center which could enable easy rail and/or transloading access. Economic development incentives may be available at this location.

OFFERING SUMMARY

| | |
|------------------------|------------------|
| Sale Price: | \$547,000 |
| Lot Size: | 12.44 Acres |
| Price / Acre: | \$44,000.00 |
| Price / Sq. Ft. | \$1.01 |
| Zoning: | IND - Industrial |

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ADDITIONAL PHOTOS



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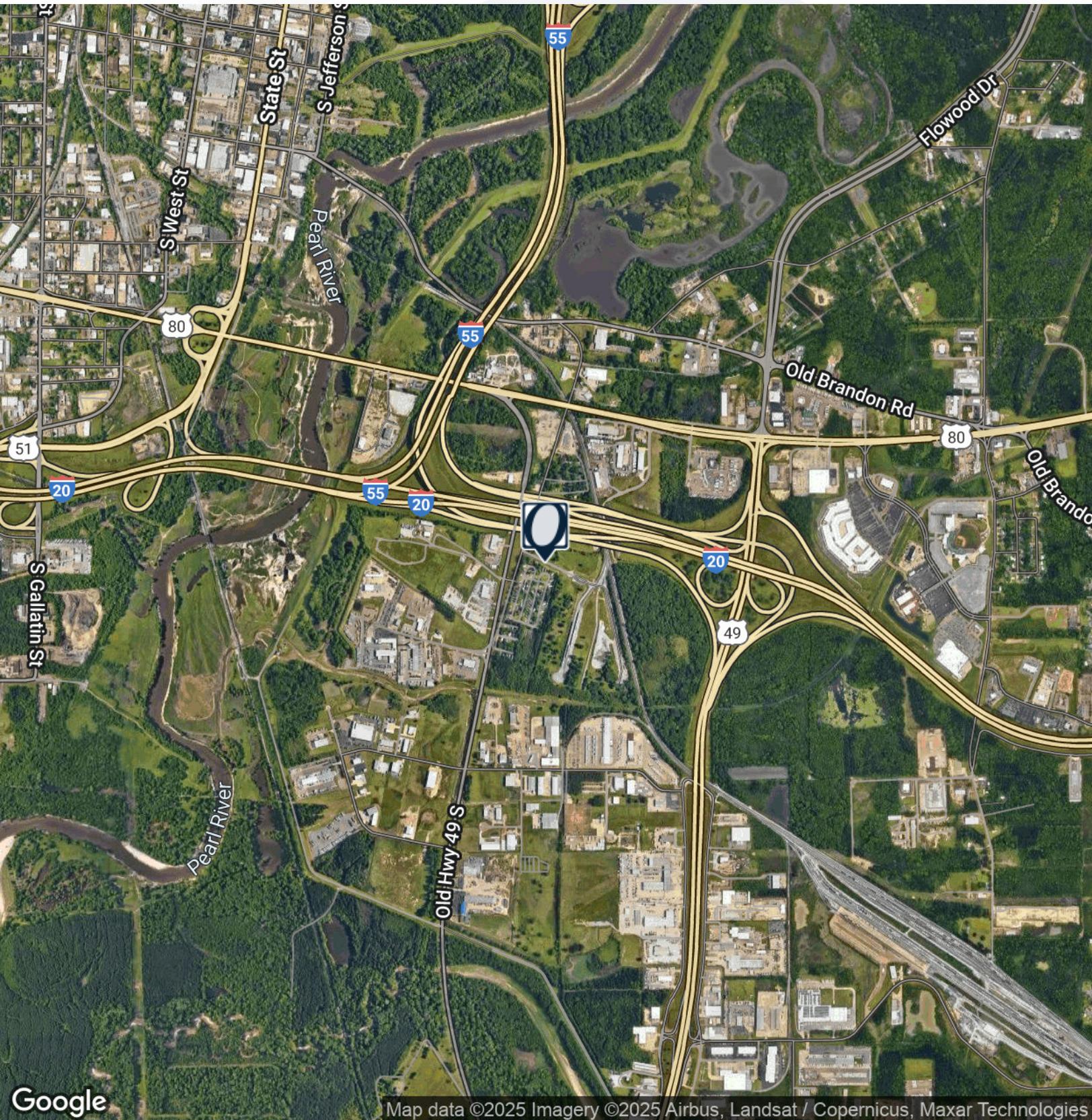


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LOCATION MAP



Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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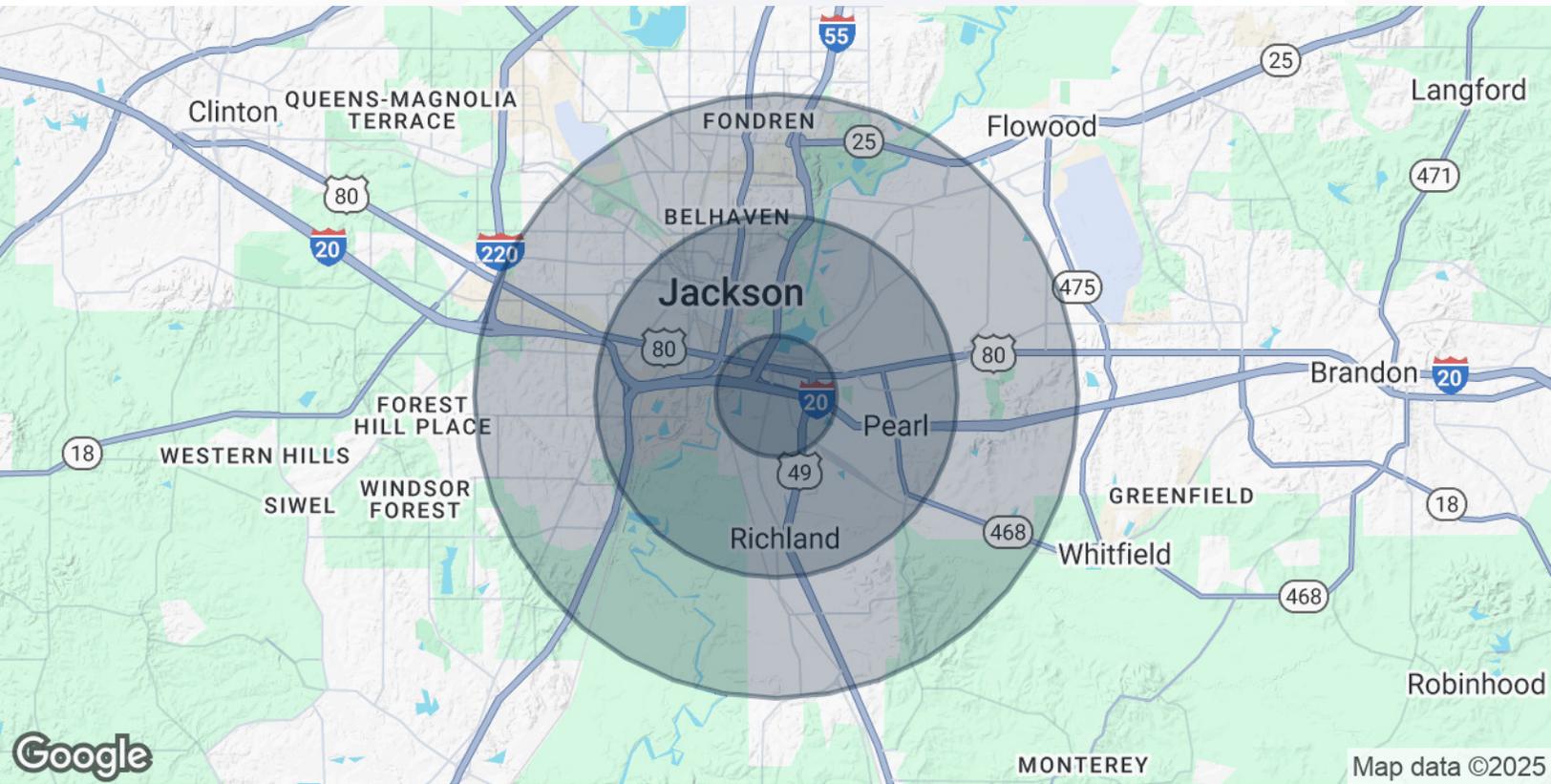


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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,144 | 22,885 | 86,817 |
| Average Age | 36.0 | 33.8 | 33.6 |
| Average Age (Male) | 37.6 | 34.4 | 33.6 |
| Average Age (Female) | 39.0 | 35.4 | 35.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|----------|
| Total Households | 607 | 11,277 | 40,073 |
| # of Persons per HH | 1.9 | 2.0 | 2.2 |
| Average HH Income | \$48,531 | \$43,975 | \$43,565 |
| Average House Value | \$51,606 | \$90,580 | \$94,762 |

2020 American Community Survey (ACS)

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Direct: **601.366.8511 x312** | Cell: **601.624.3227**

MS #49678

PROFESSIONAL BACKGROUND

Sterling is a third generation real estate professional and second generation auctioneer in the state of Mississippi. He provides commercial real estate services to clients ranging from small local investors to Fortune 500 companies across the Southeast with over 300 transactions and counting.

Earning the coveted CCIM (Certified Commercial Investment Member) designation, Sterling was named as a Top 50 Under 40 Business Leader in the state by Mississippi Business Journal as well as Realtor of the Year by the Mississippi Commercial Association of Realtors (MCAR) and Community Champion by Mississippi Realtors for exceptional contributions towards improving communities throughout the state.

Sterling has recently served as President of both Central Mississippi Realtors and Mississippi Commercial Association of Realtors and was recently elected to serve as Treasurer for the Mississippi CCIM Chapter. He values the opportunity to volunteer for organizations impacting our community and the real estate profession.

Passionate for the outdoors, he enjoys trail running, kayaking, and skiing, but prefers any time spent with his wife, two children, and two dogs.

EDUCATION

Mississippi State University - Bachelor of Business Administration - Business Management

MEMBERSHIPS

- Treasurer - 2026 - Mississippi CCIM Chapter
- Awarded - 2024 - National Commercial Award - National Association of Realtors
- President - 2024 - Central Mississippi Realtors
- Awarded - 2023 - Under 40 Award - Mississippi Association of Realtors
- President - 2023 - Mississippi Commercial Association of Realtors
- President Elect - 2023 - Central Mississippi Realtors
- President Elect - 2022 - Mississippi Commercial Association of Realtors
- First Vice President - 2022 - Central Mississippi Realtors
- Awarded - 2021 Top 50 Under 40 - Mississippi Business Journal
- Director - 2020-21 Board of Directors - Central Mississippi Realtors
- Awarded - 2019 Community Champion - Mississippi Association of Realtors
- Member - Mississippi CCIM Chapter
- Member - Mississippi Commercial Association of Realtors
- Member - Mississippi Agricultural, Industrial, & Commercial Realtors
- Member - Mississippi Association of Realtors
- Member - National Association of Realtors

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