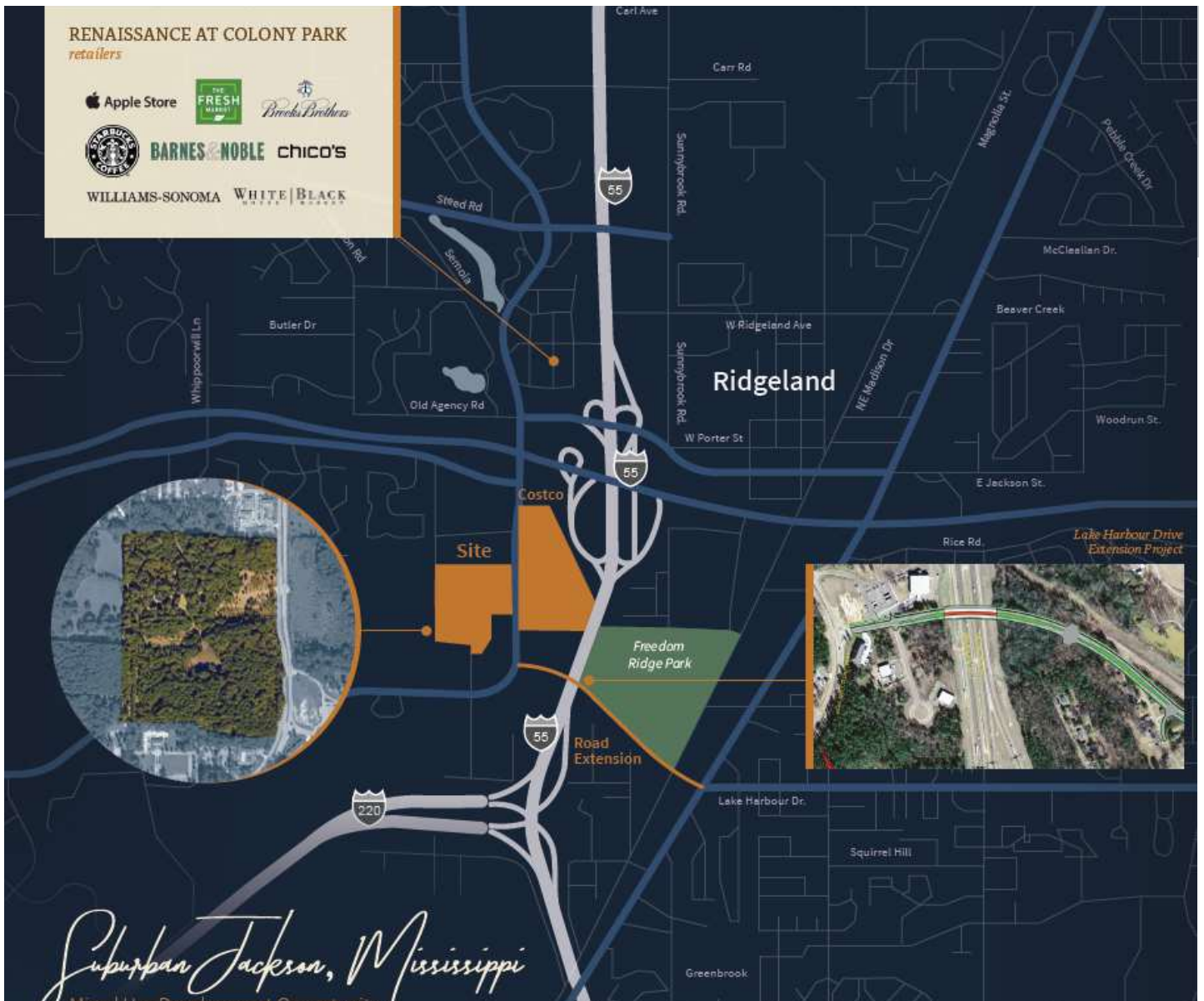


MIXED USE DEVELOPMENT



HIGHLAND COLONY PARKWAY

Ridgeland, MS

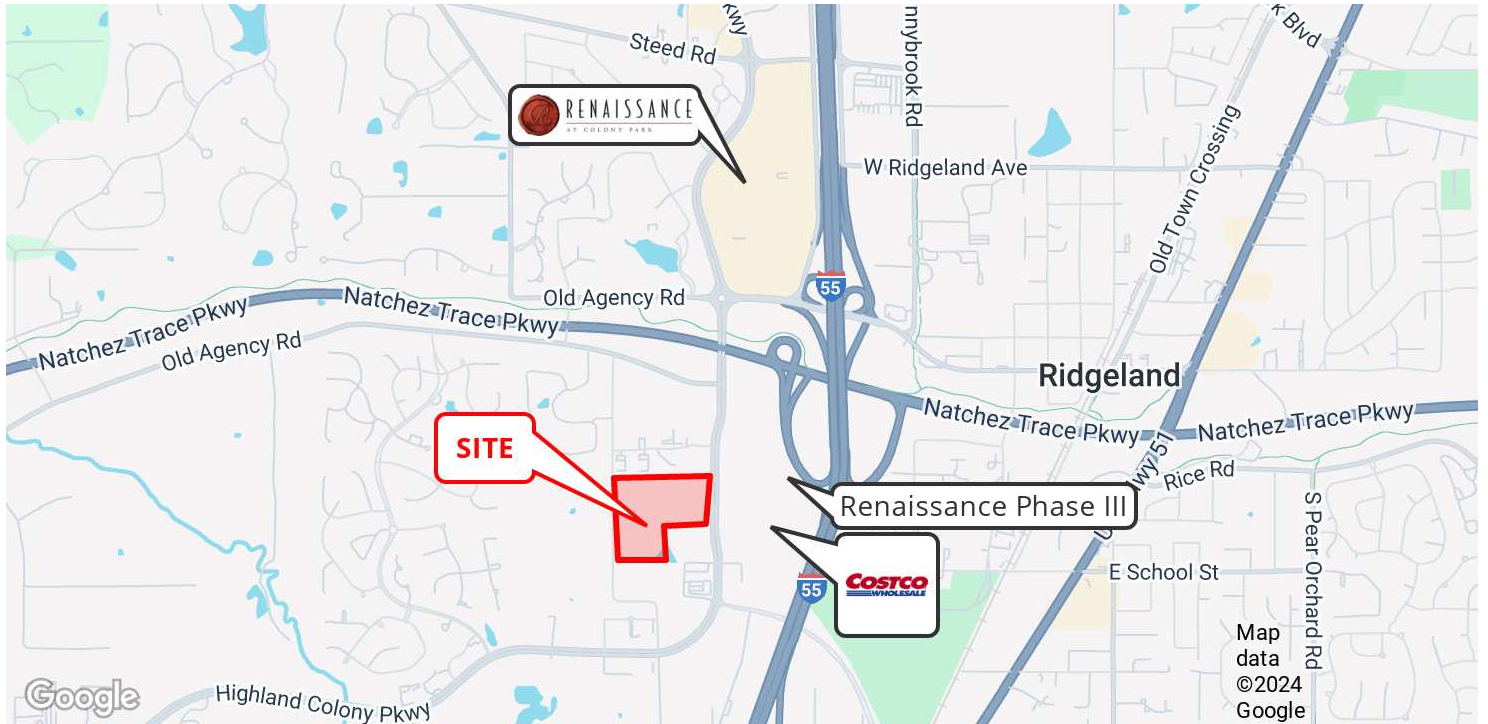
JOHN MICHAEL HOLTMA

Principal
601.914.0800
johnmichael@concordcompanies.co

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HIGHLAND COLONY PARKWAY

Ridgeland, MS



PROPERTY SUMMARY

Sale Price:	N/A
Total Size:	+/-42 Acres
Zoning:	C-1 & C-2
Pricing:	Call To Discuss

PROPERTY OVERVIEW

Ridgeland is ideally positioned in one of the fastest growing counties in the State of Mississippi (Madison County) and just a few miles north of the capital city of Jackson. This area of Metro Jackson has been targeted for high development in the past few years due to its' close proximity to Jackson, a strong school system in Madison county and high levels residential growth. Highland Colony Parkway, the corridor where our site is located has the highest Class A office collection in the state, as well as the lowest vacancy rate. This site sits at a signalized intersection across the street from the state's only Costco which draws in 1,660,000 visitors per year, who travel over 40 miles to shop.

RIDGELAND, MS:

- Named one of the Top 100 Places to live
- One of Jackson's most affluent suburbs
- Centrally Located in the Jackson MSA
- New Lake Harbour Dr. overpass T's into Property, tying in the East side of I-55

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Principal
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TRADE AREA PHOTOS

Ridgeland, MS



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RETAIL MAP

Ridgeland, MS



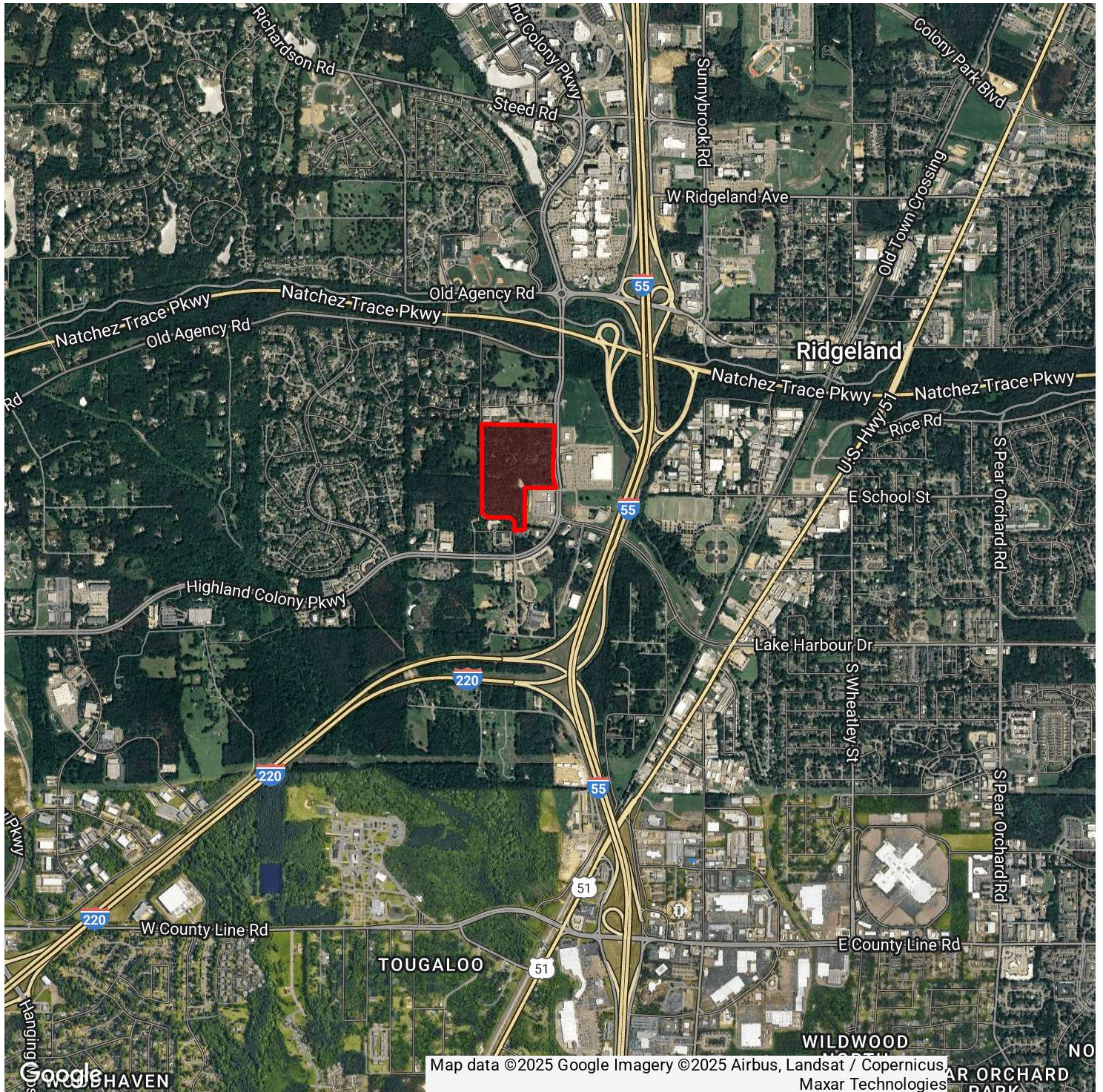
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HIGHLAND COLONY PARKWAY

Ridgeland, MS



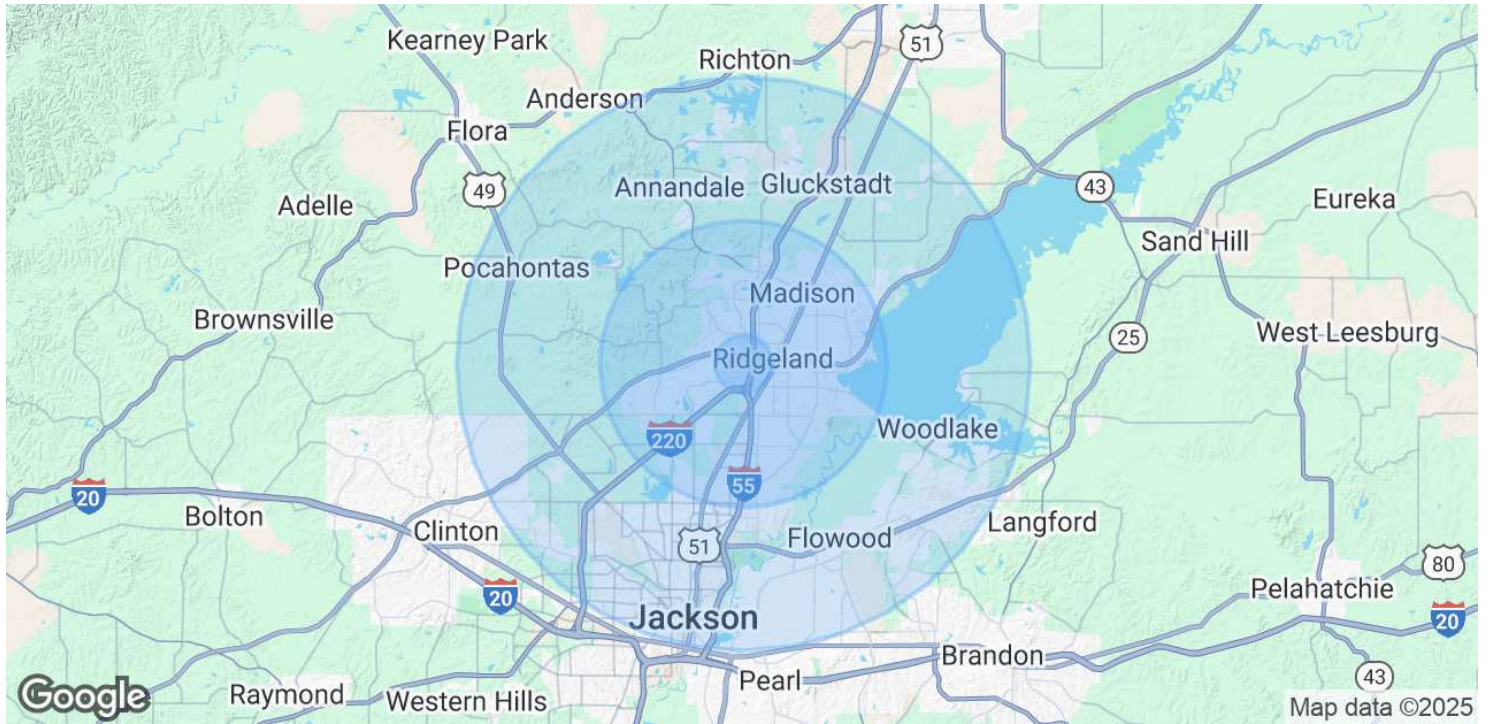
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DEMOGRAPHICS

Ridgeland, MS



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,309	88,332	203,540
Average age	54	41	40
Average age (Male)	50	39	39
Average age (Female)	56	42	42

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	796	37,452	84,749
# of persons per HH	2.9	2.4	2.4
Average HH income	\$153,067	\$97,308	\$94,136
Average house value	\$565,361	\$279,676	\$282,136

* Demographic data derived from 2020 ACS - US Census

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