

FOR SALE



MULTI-TENANT FLEX INVESTMENT OPPORTUNITY

830 WILSON DR, RIDGELAND, MS 39157

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PROPERTY DESCRIPTION

Offered at \$1,599,000, 830 Wilson Drive is a rare opportunity to purchase a fully leased flex/retail warehouse investment in one of the most active commercial corridors in the Jackson Metro. The property includes 19,016 square feet situated on 1.64 acres and is home to three established tenants with lease terms extending through 2029.

Designed for functionality and tenant appeal, the building provides storefront entrances, five rear roll-up doors, dock-high loading with a drive-in well, and 35 dedicated parking spaces. Its strategic location just off County Line Road offers unparalleled connectivity to both I-55 and I-220, strengthening tenant retention and long-term demand. With a projected 2026 NOI of \$131,965.71, this asset delivers strong cash flow, operational versatility, and a proven location for service-oriented users.

LOCATION DESCRIPTION

Situated just off County Line Road, 830 Wilson Drive enjoys a prime position in one of the most active business corridors in the Jackson Metro. The property offers immediate access to I-55 and I-220, allowing tenants to reach any part of the region within minutes. Ridgeland's mix of retail, service, logistics, and professional uses creates a steady draw and supports consistent traffic throughout the area. Surrounded by established national brands, shopping centers, and distribution hubs, the location provides excellent visibility, convenience, and long-term desirability for flex and warehouse users.

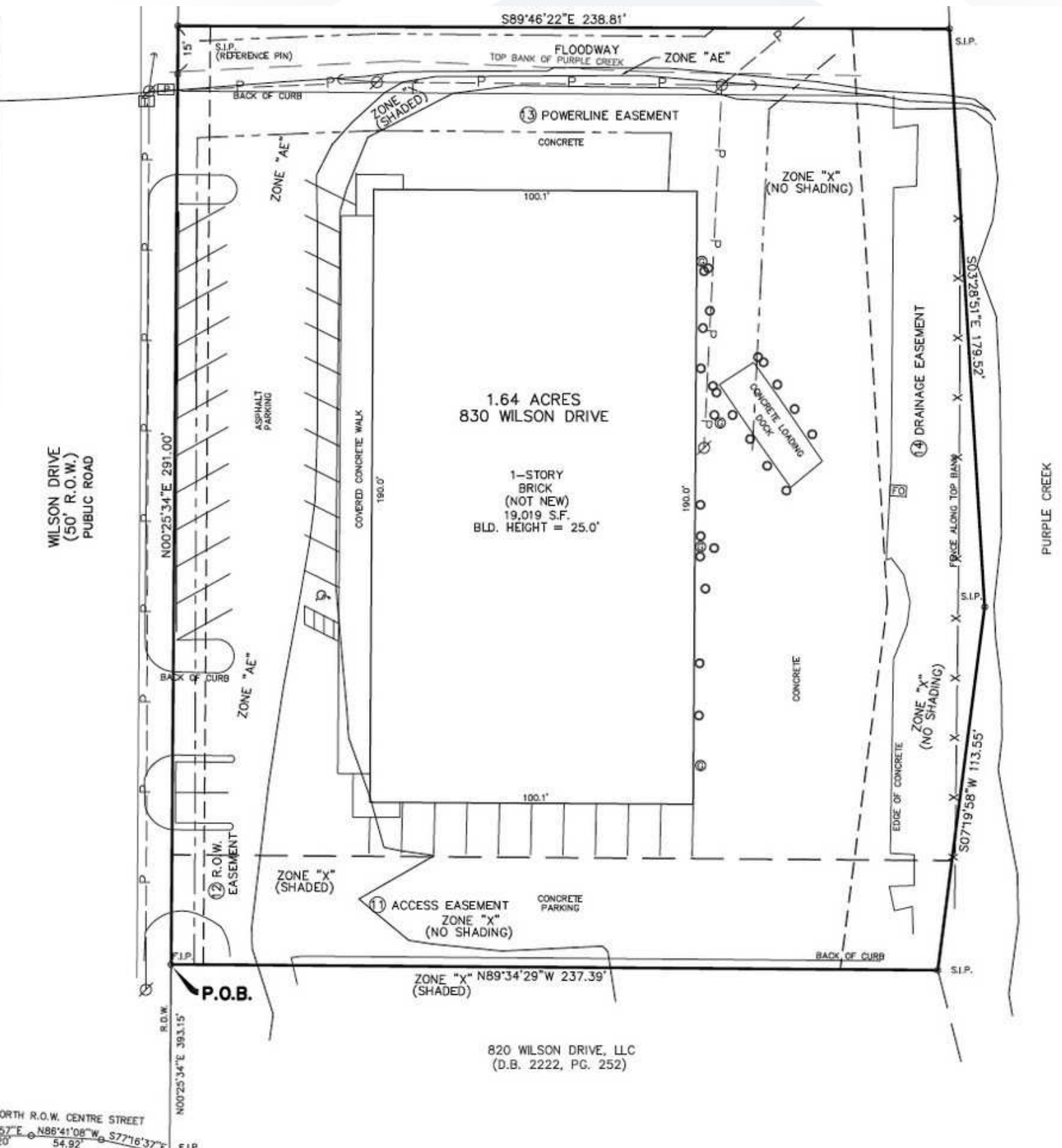
OFFERING SUMMARY

Building Size:	19,016 SF
Stories/Floors:	One
Number of Units:	Three
Year Built:	1998
Year Renovated:	2020
List Price:	\$1,599,000.00
Price Per Foot:	\$84.09
Gross Income:	\$173,904.03
Operating Expenses:	\$41,938.32
Net Operating Income:	\$131,965.71
Cap Rate:	8.25%
Parking Spaces:	35 Spaces
Parking Ratio:	1.84 per 1,000 SF
Lot Size:	1.64 acres
	71,438 +/- SF
Zoning:	C-2 Commercial
Market:	Jackson, MS
Sub-market:	Ridgeland, MS

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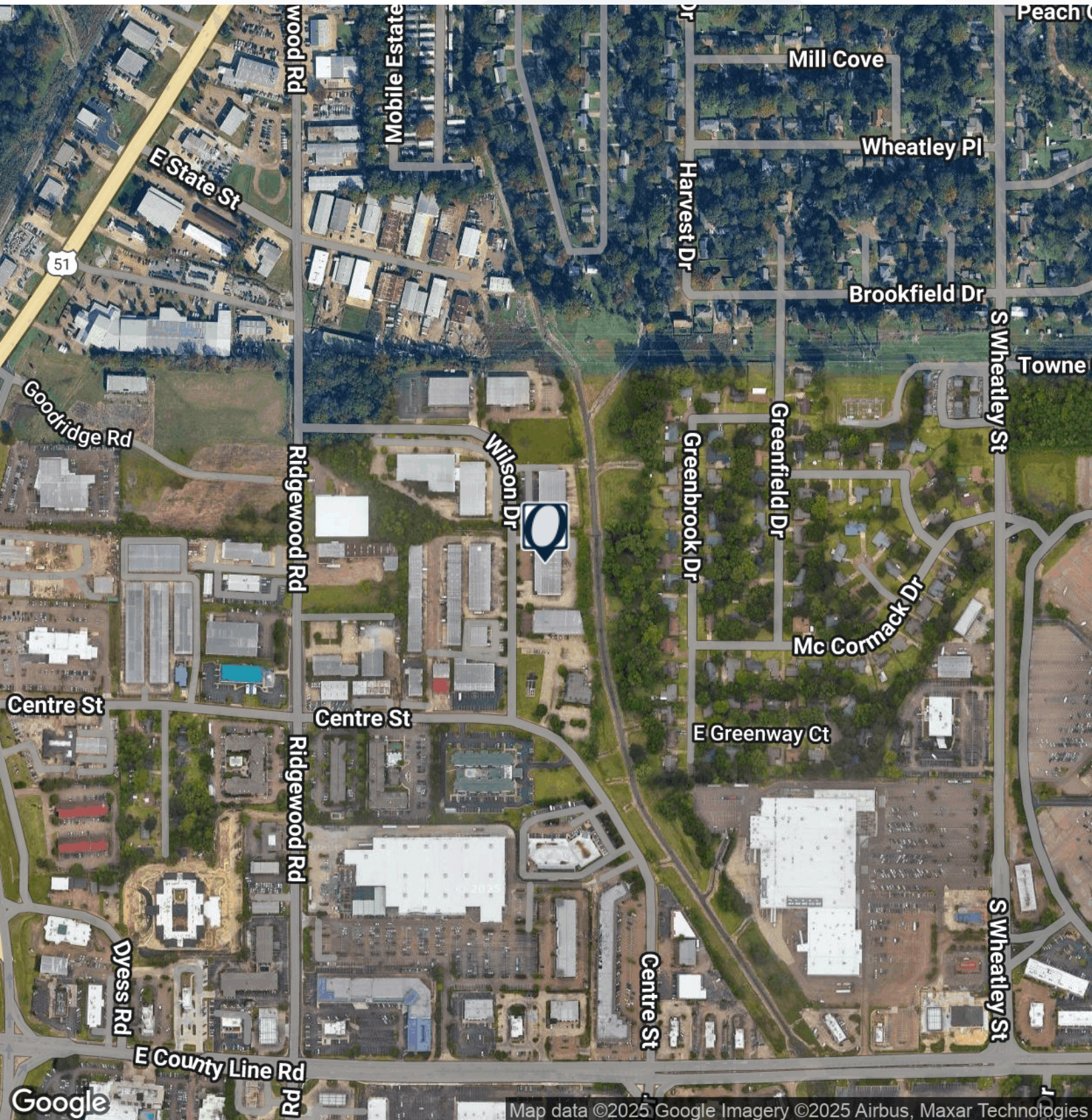
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FOR SALE 830 WILSON DRIVE

LOCATION MAP



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PAVION™
CONNECT AND PROTECT

PAVION CORPORATION

Pavion is a global leader in integrated fire, security, and communication technologies, serving customers from more than 70 U.S. locations and across 20+ countries. The company delivers comprehensive life-safety systems, including fire alarms, detection, emergency communications, and mass-notification platforms, along with advanced security solutions such as access control, video surveillance, intrusion detection, and cloud-based system management. Pavion also provides audiovisual, IT network, and critical-communications integration that helps organizations create safer, smarter, and more connected environments. With deep experience across enterprise, healthcare, education, government, retail, industrial, and data-center sectors, Pavion supports clients throughout the full lifecycle—from engineering and installation to monitoring, inspection, and ongoing maintenance. Guided by a mission to bring clarity and transformation to safety, security, and communication, Pavion combines innovative technology with exceptional service to meet the evolving needs of modern facilities.

LEAF FILTER

LeafFilter is one of the nation's leading gutter protection companies, providing professionally installed, maintenance-free systems designed to keep homes and buildings protected from clogs, water intrusion, and foundation damage. Founded in 2005, the company has grown into a major national brand with hundreds of service locations across the United States, delivering reliable exterior-improvement solutions backed by years of product engineering and field experience. LeafFilter's patented 3-piece micro-mesh system is built to keep out leaves, pine needles, shingle grit, and debris while allowing water to flow freely—helping property owners reduce costly repairs and ongoing maintenance. In addition to installation services, the company offers customer support, product warranties, and long-term service programs that enhance building performance and peace of mind. With its large and expanding footprint, strong reputation, and consistent demand for gutter protection solutions, LeafFilter remains a strong and recognizable tenant nationwide.

CROW BURLINGAME | BUMPER TO BUMPER

Bumper to Bumper, a Crow Burlingame company, is one of the nation's longest-standing and most respected automotive parts distributors, serving professional mechanics, fleet operators, and do-it-yourself customers for nearly a century. Founded in 1919, Crow Burlingame has grown into a large, multi-state distribution network offering premium aftermarket parts, tools, equipment, and supplies for virtually every make and model. Under the Bumper to Bumper brand, the company provides access to thousands of high-quality products—from brake and chassis components to filters, batteries, electrical parts, heavy-duty items, and shop supplies—supported by knowledgeable counter staff and strong vendor partnerships. Their distribution centers, same-day delivery capabilities, and robust inventory allow them to meet the demands of commercial and retail customers with speed and reliability. Known for exceptional service, technical expertise, and deep industry roots, Bumper to Bumper continues to serve as a stable, established tenant with a strong reputation in the automotive parts and service sector.

BUMPER TO BUMPER

100 YEARS STRONG

CROW
BURLINGAME

SERVICE • QUALITY • EXPERIENCE

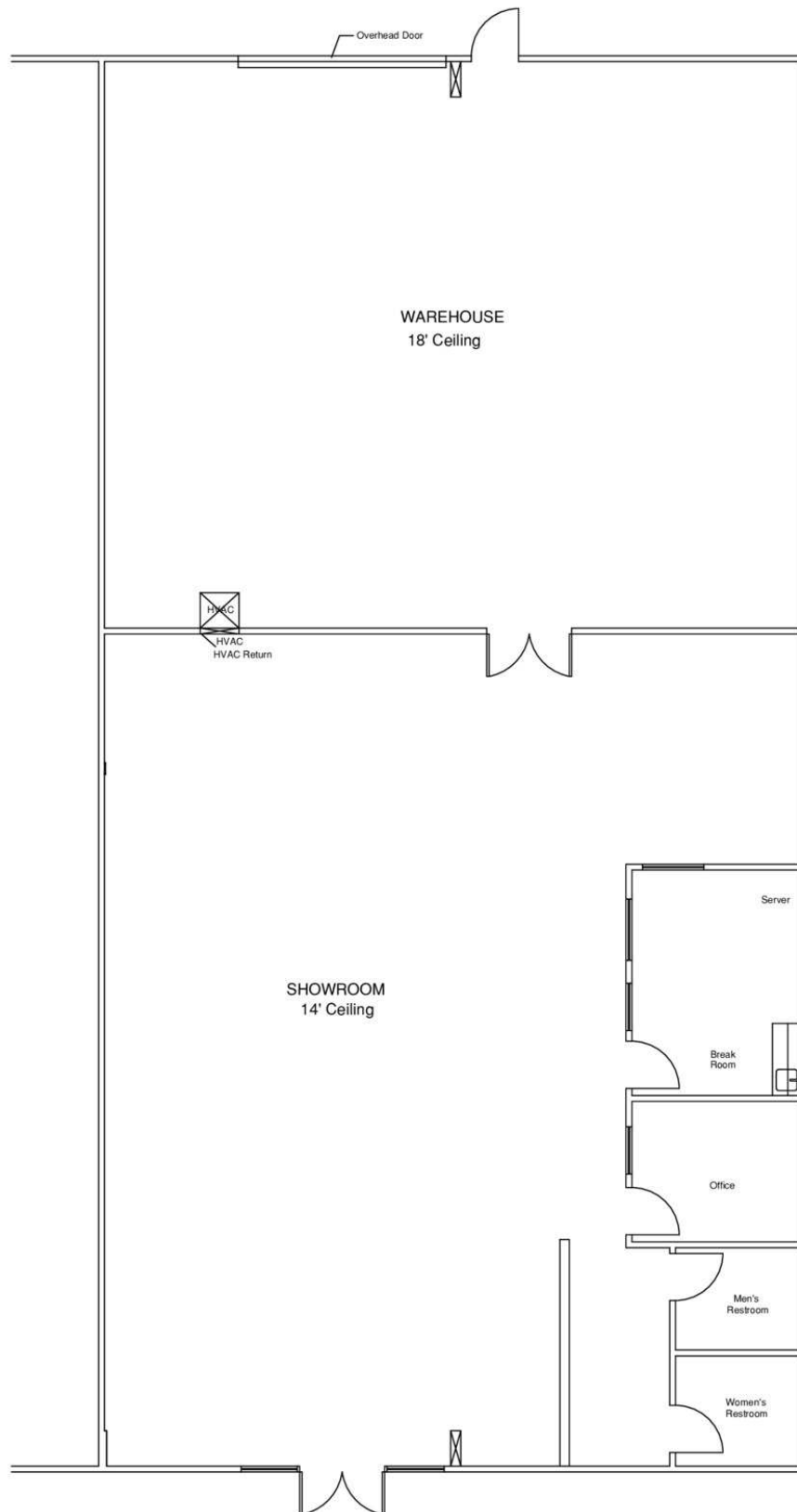
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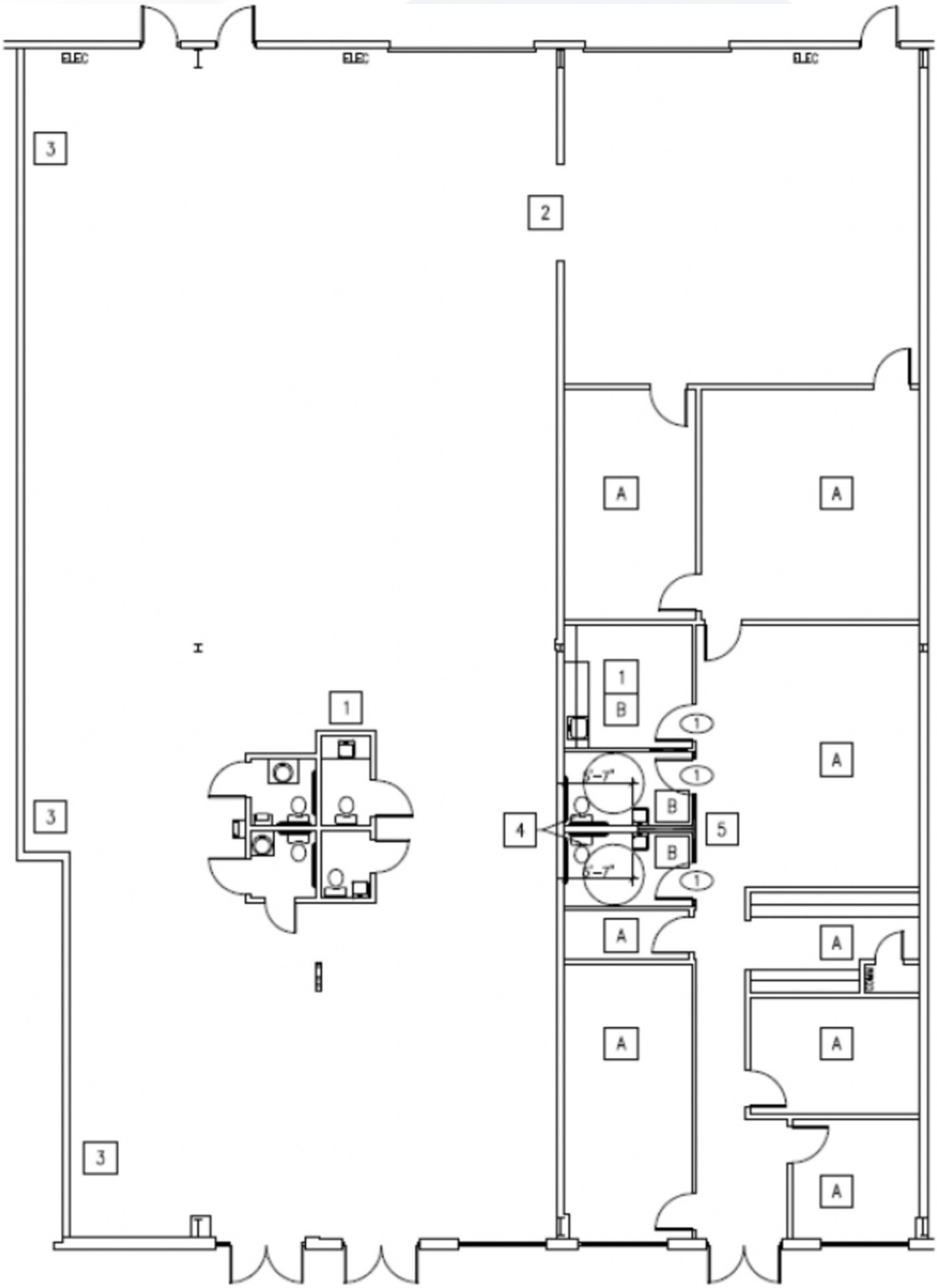
SUITE A



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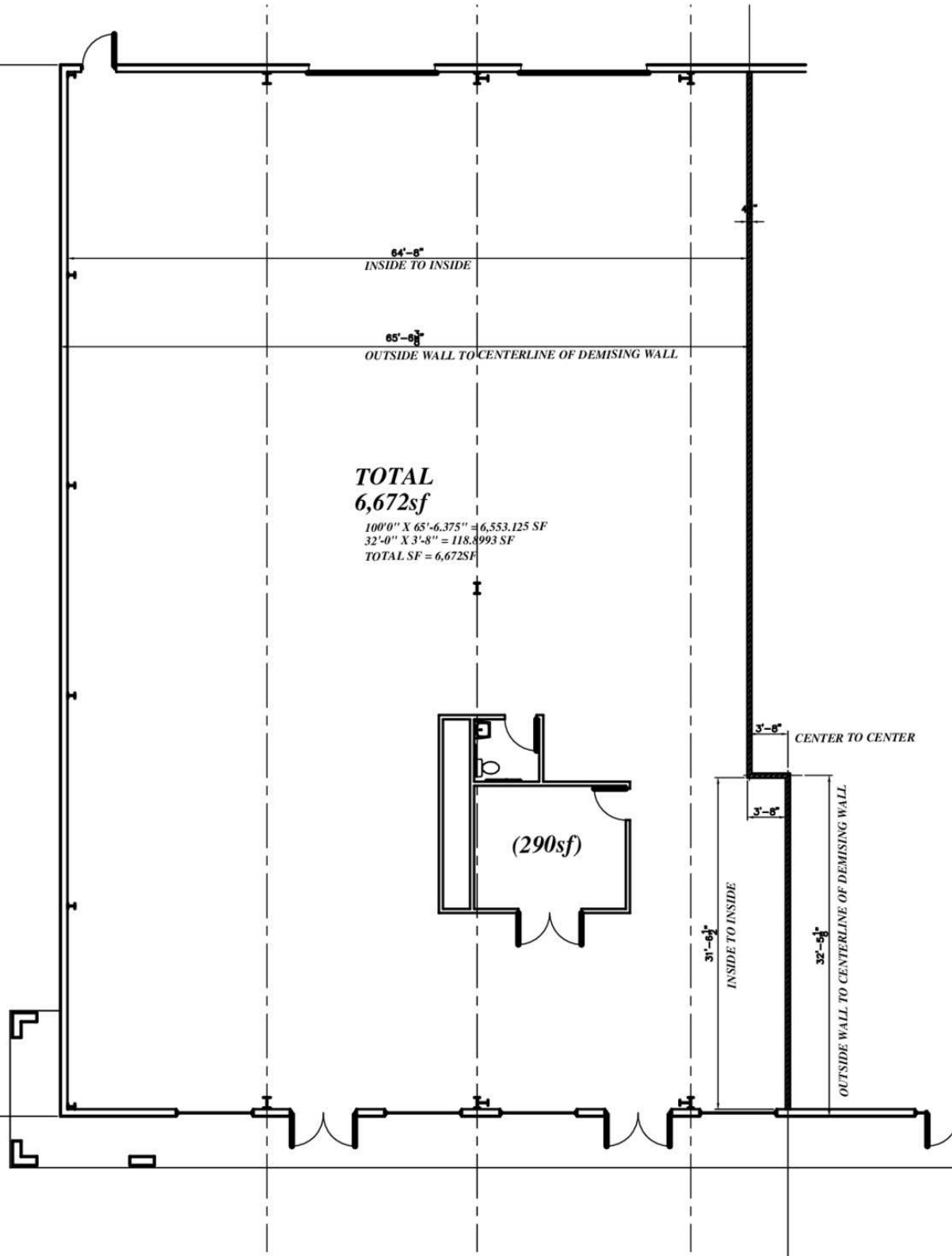




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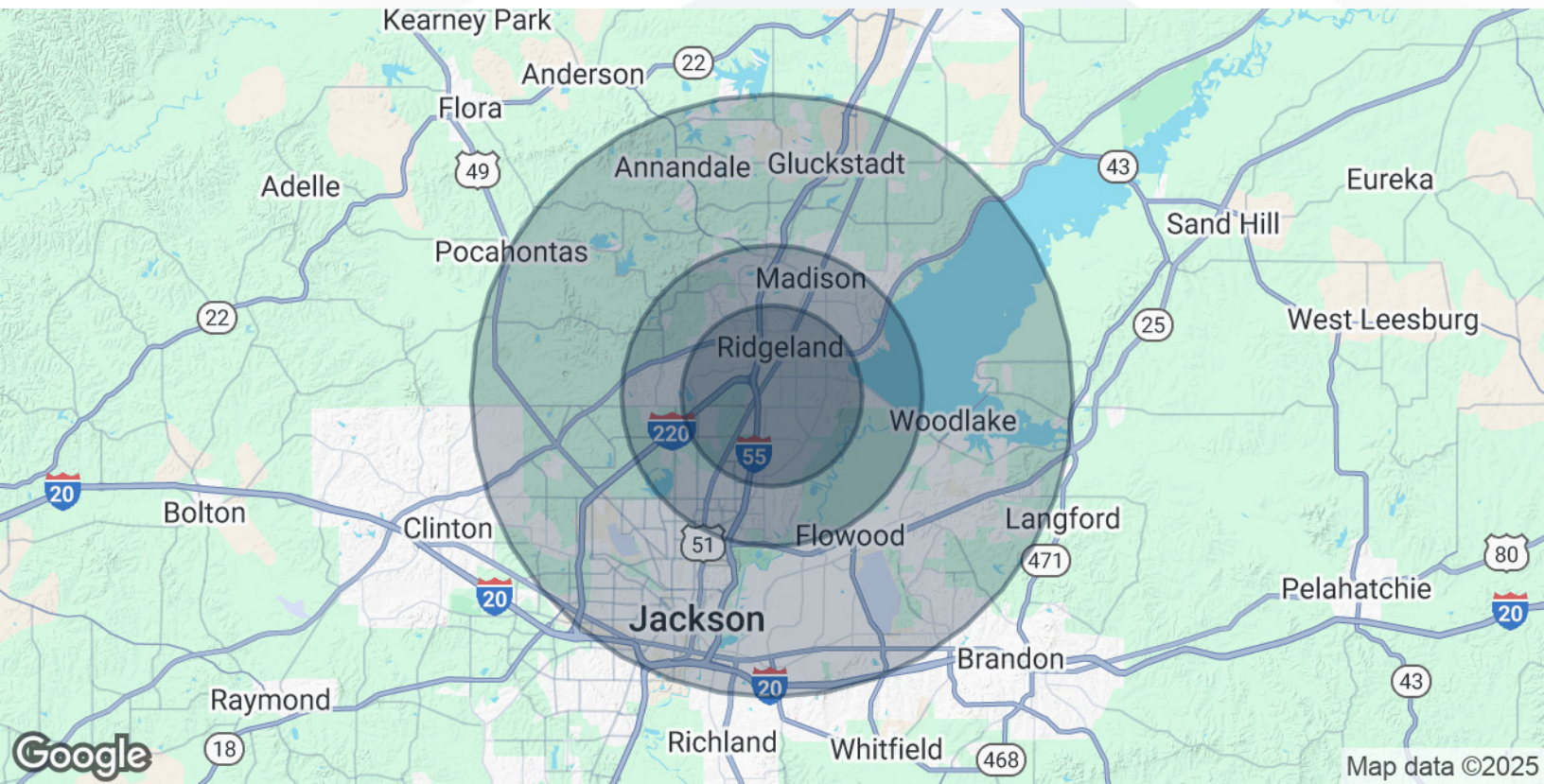
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	48,911	89,984	246,259
Average Age	40	41	40
Average Age (Male)	38	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	21,731	38,593	101,118
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$81,004	\$95,542	\$95,465
Average House Value	\$237,968	\$280,322	\$279,368

Demographics data derived from AlphaMap

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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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