

LAND FOR SALE



# 220 HIGHLAND COLONY BUSINESS PARK SITE

COLE ROAD, RIDGELAND, MS 39157

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



**LOCATION DESCRIPTION**

Highly accessible and extremely well-located flex/office site ready for development in the established and quickly growing Highland Colony/220 Business Park in Ridgeland. The site offers immediate access to I-220 and Highland Colony Parkway along with interstate visibility to approximately 50,000 vehicles daily. Highland Colony Parkway represents one of the most desirable office and retail corridors in the Jackson MSA with numerous shops, restaurants, and businesses within close proximity.

**PROPERTY HIGHLIGHTS**

- Outstanding access and visibility
- Site is divisible for multiple users
- Close to many shops and restaurants
- Located in business-friendly Ridgeland

**PROPERTY DESCRIPTION**

The property features approximately 4.8 acres of divisible technical industrial park land which benefits from an exceptional location, as well as being the last major parcel within the park with I-220 visibility. The TIP location ensures a high permanent level of design quality, extensive site amenities, open space, and environmental protections. 220 Business Park is home to a plethora of successful national, regional, and local users and has recently become home to the new Madison County UPS distribution center. The city of Ridgeland offers a business-friendly environment and a skilled workforce, making it an attractive choice for companies seeking a presence in the central Mississippi market.

**OFFERING SUMMARY**

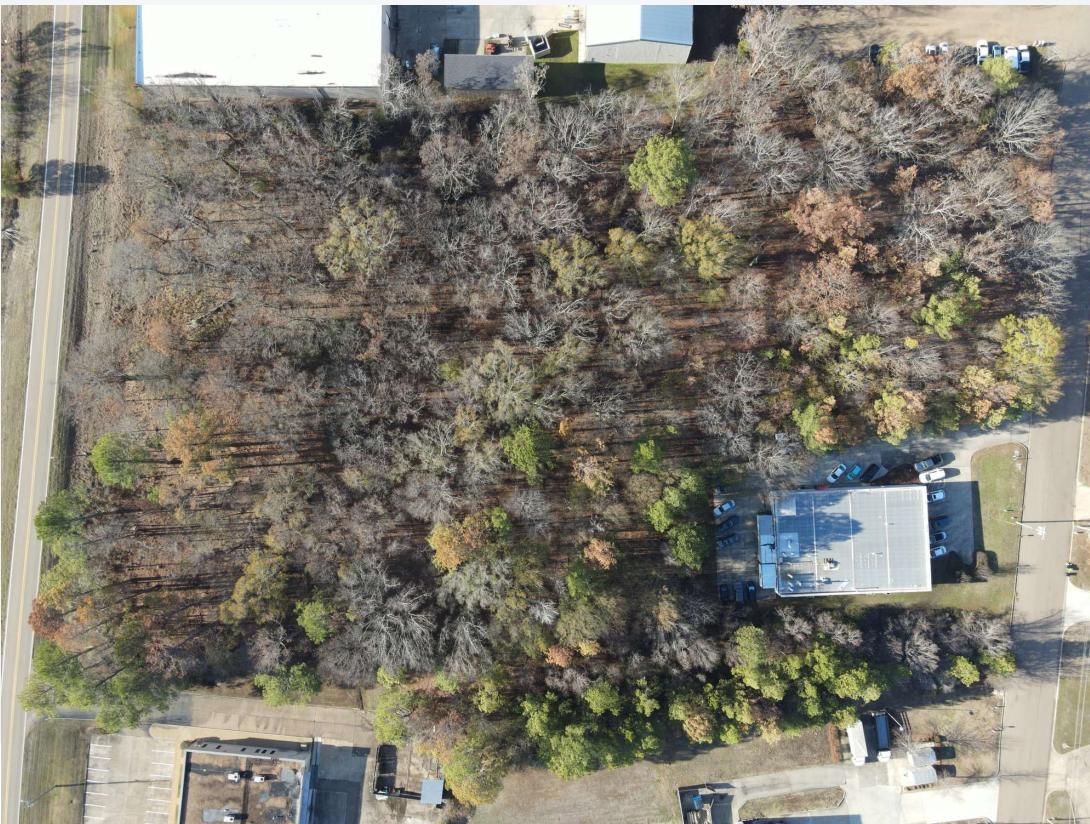
<b>Sale Price:</b>	\$525,000
<b>Lot Size:</b>	4.8 Acres
<b>Price Per SF:</b>	\$2.51
<b>Price Per Acre:</b>	\$109,375.00
<b>Zoning:</b>	TIP (Technical Industrial Park)

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ADDITIONAL PHOTOS



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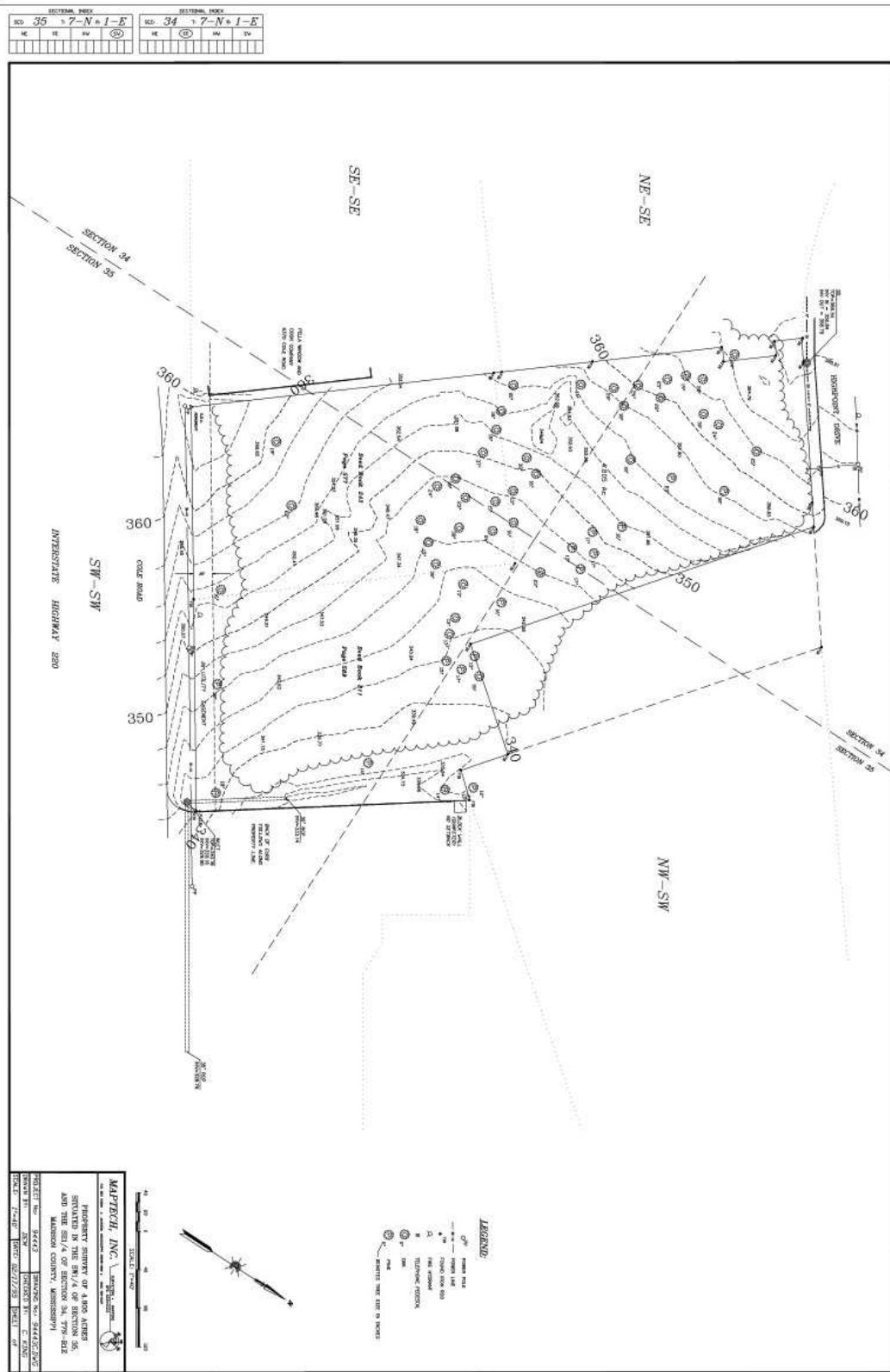
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## SITE PLANS



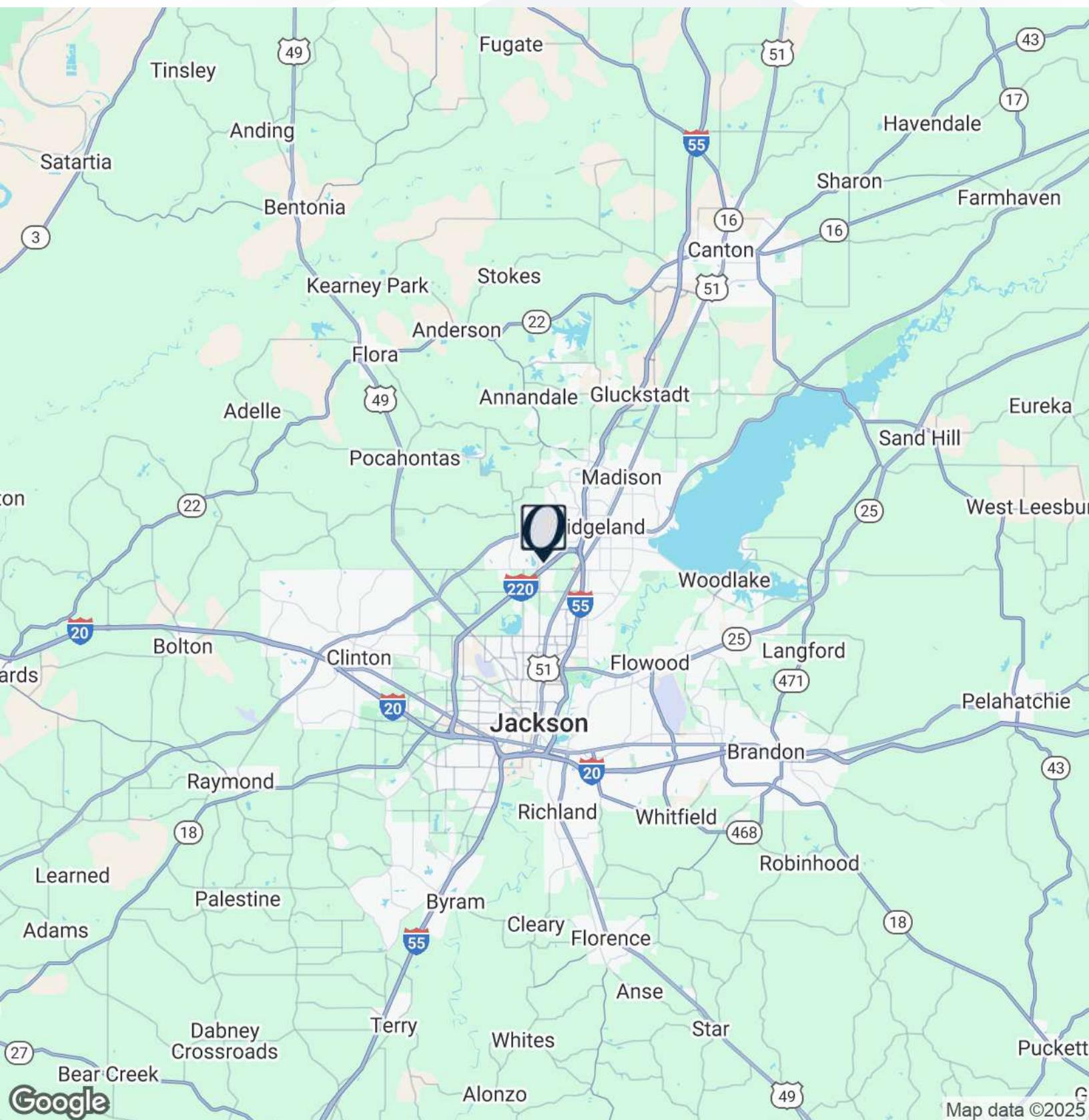
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LOCATION MAP



Map data ©2025

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## RETAILER MAP



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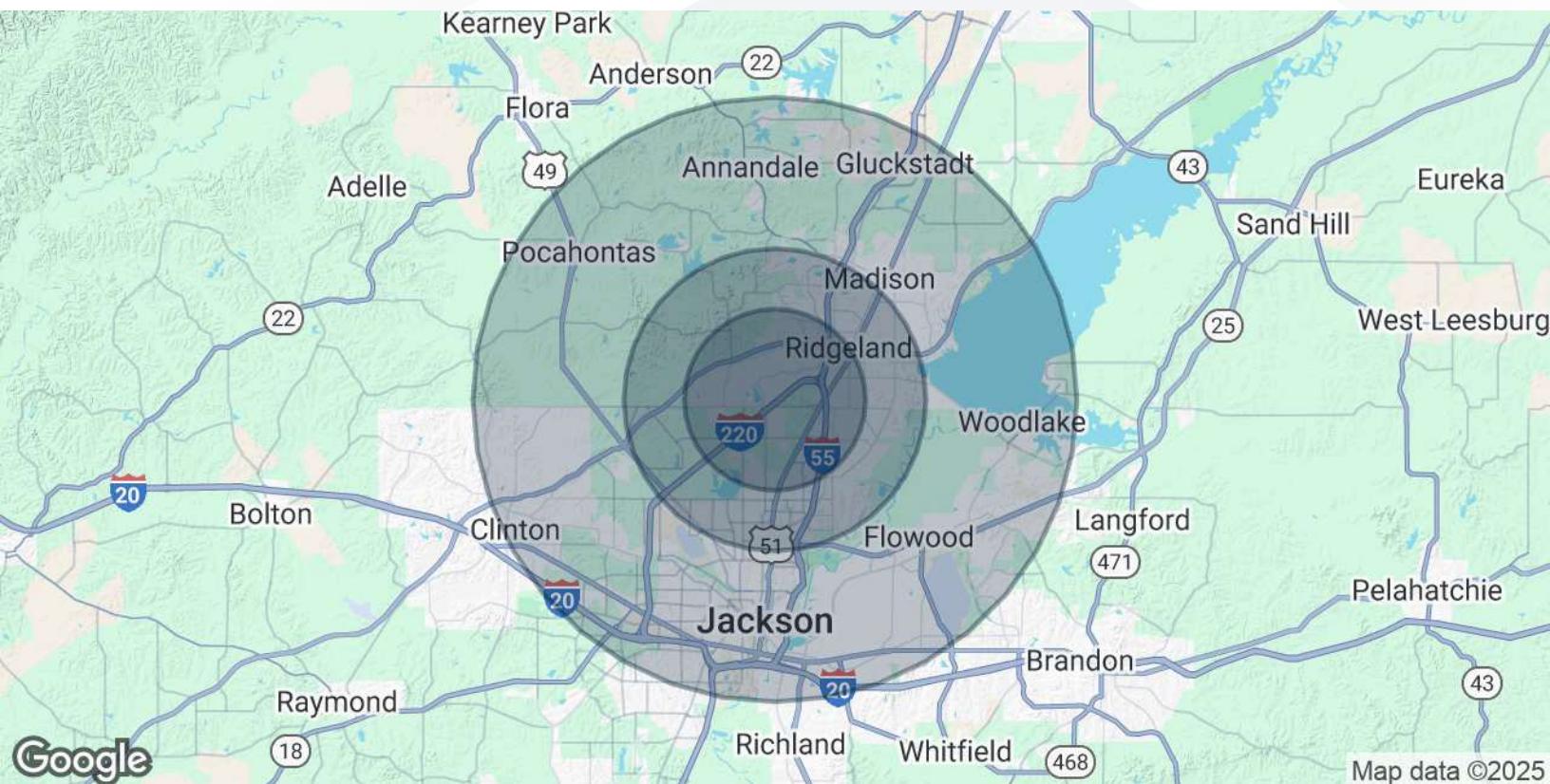


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DEMOCRAPHICS MAP & REPORT



## POPULATION

	3 MILES	5 MILES	10 MILES
<b>Total Population</b>	30,434	90,924	247,298
<b>Average Age</b>	39.3	38.4	36.9
<b>Average Age (Male)</b>	37.3	37.4	36.1
<b>Average Age (Female)</b>	41.2	39.8	38.2

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	14,081	41,951	109,907
<b># of Persons per HH</b>	2.2	2.2	2.3
<b>Average HH Income</b>	\$67,258	\$68,947	\$69,880
<b>Average House Value</b>	\$145,476	\$159,278	\$163,669

2020 American Community Survey (ACS)

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