

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)

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





# FOR SALE 220 HIGHLAND COLONY BUSINESS PARK SITE

ADDITIONAL PHOTOS



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



Overby Commercial • P.O. Box 4644, Jackson, MS 39296 • 601.366.8600 • [overby.net](https://www.overby.net)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change.



# FOR SALE 220 HIGHLAND COLONY BUSINESS PARK SITE

ADDITIONAL PHOTOS



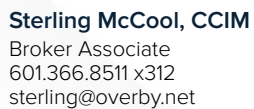
**Sterling McCool, CCIM**  
Broker Associate  
601.366.8511 x312  
sterling@overby.net



Overby Commercial • P.O. Box 4644, Jackson, MS 39296 • 601.366.8600 • [overby.net](http://overby.net)

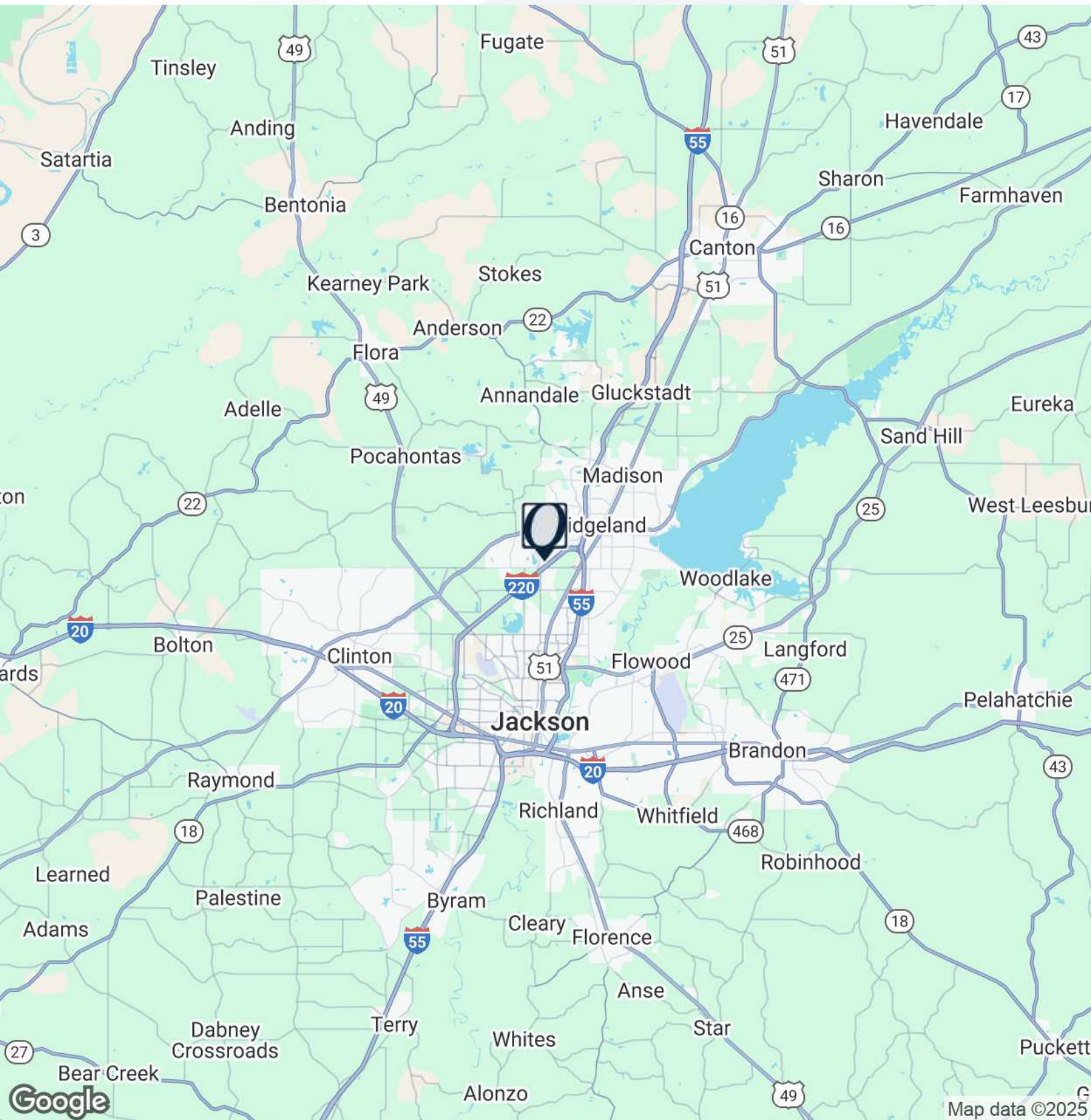
The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change.





# FOR SALE 220 HIGHLAND COLONY BUSINESS PARK SITE

LOCATION MAP



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



Overby Commercial • P.O. Box 4644, Jackson, MS 39296 • 601.366.8600 • [overby.net](https://www.overby.net)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change.



# FOR SALE 220 HIGHLAND COLONY BUSINESS PARK SITE

RETAILER MAP



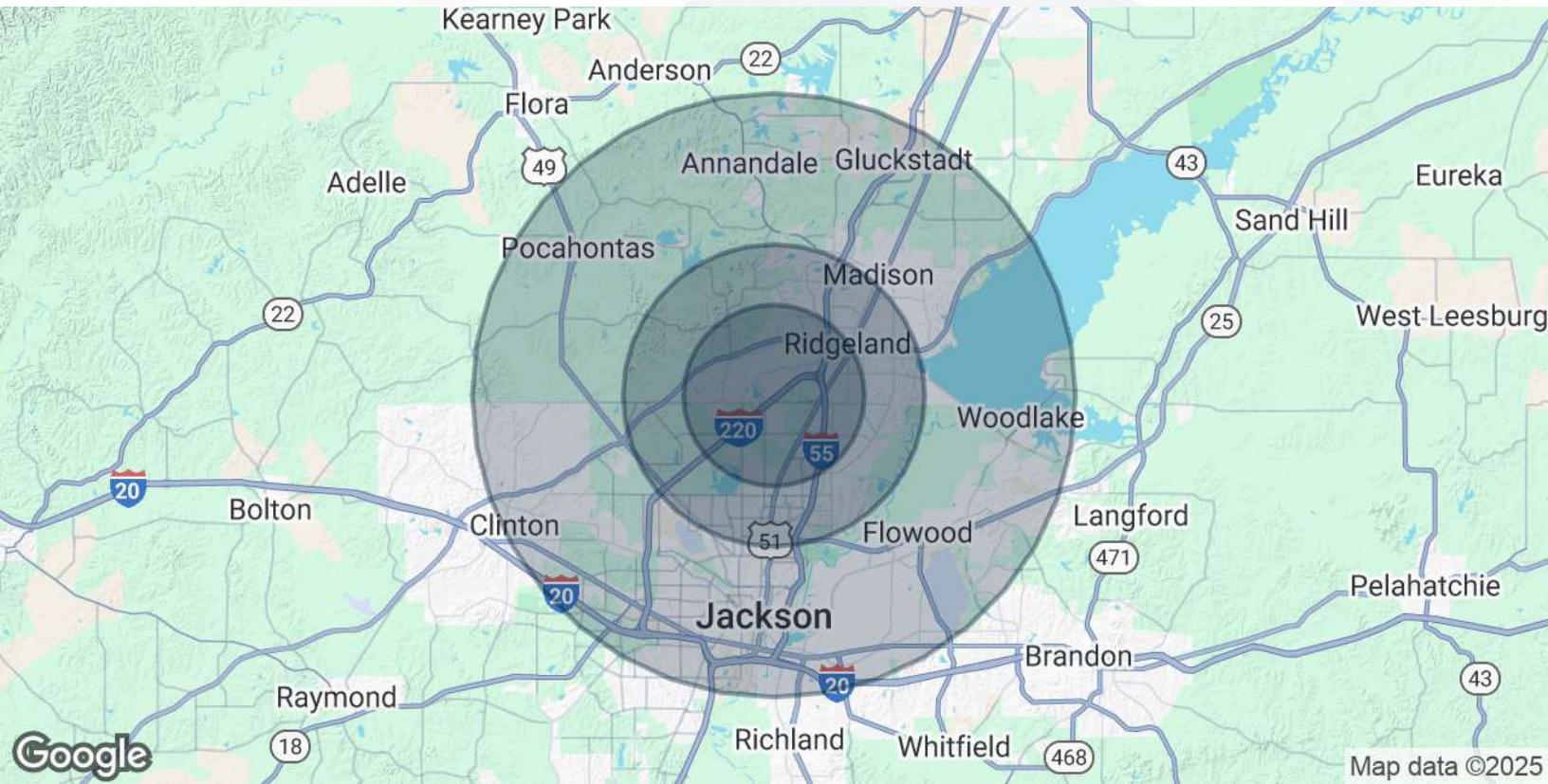
Map  
data  
©2025  
Google

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



Overby Commercial • P.O. Box 4644, Jackson, MS 39296 • 601.366.8600 • [overby.net](https://www.overby.net)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,434	90,924	247,298
Average Age	39.3	38.4	36.9
Average Age (Male)	37.3	37.4	36.1
Average Age (Female)	41.2	39.8	38.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,081	41,951	109,907
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$67,258	\$68,947	\$69,880
Average House Value	\$145,476	\$159,278	\$163,669

2020 American Community Survey (ACS)

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

