

450 Towne Center Boulevard

Ridgeland, Mississippi 39157 | 51,122 SF on 5.14 Acres | Delivered Vacant



All specifications, ages, capacities, and conditions stated below are subject to confirmation by the purchaser through its own inspection and due diligence. No representation or warranty is made as to their accuracy or completeness. The current owner does not operate the facility and occupies only a portion of the administrative offices.

PROPERTY IDENTIFICATION

Address	450 Towne Center Boulevard, Ridgeland, Mississippi 39157
County	Madison
Parcels	Four: 0721-32B-006/04.00, /05.00, /06.00, and 0721-32B-022/00.00
Section, township, range	32-7N-2E
Architect	Maisel Architect, Ridgeland, Mississippi
Year built	1997 to 1999
Zoning	S-1 Special Use District, City of Ridgeland
2025 real property taxes	\$69,391.62, or \$1.36 per SF of enclosed area
Annual carry, vacant	\$187,207, or \$3.66 per SF of enclosed area, per the Offering Memorandum, Section 09

SITE

Site area	223,898 SF, 5.14 acres, four contiguous parcels
Topography	Slightly sloping, drainage adequate
Access	Two curb cuts on Towne Center Boulevard, plus two along an easement on the east boundary
Utilities	All available to site
Floor area ratio	0.23
Land to building ratio	4.38 : 1
Flood zone	Zone X (unshaded), above the 500-year flood level. FIRM panel 28089C0586F, March 17, 2010
Survey	No current ALTA survey is on file. Boundaries and site dimensions are taken from the architect's 1998 site plan and county parcel records; a purchaser should verify both in diligence
Environmental	No Phase I environmental site assessment is on file. Ownership and prior transaction counsel have both confirmed that none exists. A purchaser should obtain its own
Parking	101 striped spaces on three asphalt fields, approximately 1.98 per 1,000 SF
Surrounding uses	Multi-family north, fire department and vacant land east, vacant land south, single-family west

AREA SCHEDULE

Administration building, two levels	16,800 SF
Expansion wing, two levels	15,432 SF
Residential suites A through E, 2,598 SF each	12,990 SF
Nurse station and dayroom core	3,646 SF
Chapel	2,254 SF
Enclosed area	51,122 SF
Enclosed walkways	4,366 SF
Detached storage building	192 SF
Total including walkways and storage	55,680 SF

BUILDING AND IMPROVEMENTS

Buildings	One connected campus building, plus a 192 SF detached storage building
Stories	One connected building on three elevations, never more than two stories at any point. Two-story masses at the south end (administration, entered at elevation 314.98) and the north end (expansion wing), with the single-story care campus between them at the campus level, elevation 326.00
Resident rooms	Fifty private rooms of approximately 150 SF, in five residential suites. Counts per the architect's drawings; a purchaser should confirm on inspection how many were finished out and placed in service
Bathing	Private and shared half baths per suite, plus community showers, tub rooms, and hydrotherapy in the nursing core
Expansion wing	15,432 SF on two levels per the architect's schedule. Framed and slabbed but never completed; interior distribution to be confirmed on a walkthrough
Elevator	Yes, serving the two-story administration wing
Construction class	Class B
Condition and quality	Quality good; condition average

Construction, systems, and program.

CONSTRUCTION DETAIL

Foundation	Poured concrete footings
Structure	Wood frame with masonry exterior walls
Floor structure	Reinforced concrete
Exterior walls	Brick masonry
Roof	Gabled, shingle cover
Chapel structure	Exposed timber framing with a vaulted wood ceiling and stained glass

INTERIOR FINISHES

Interior walls	Drywall, wood trim and casing at corridors and public rooms
Ceilings	Drywall and acoustical tile; exposed timber vault at the chapel
Floor coverings	Carpet, ceramic tile, vinyl composition tile, and luxury vinyl plank in renovated areas
Lighting	Fluorescent and incandescent

The source appraisal records both wood frame construction and masonry exterior walls with a reinforced concrete floor structure. The practical reading is a wood-framed structure with masonry veneer. Structural verification should be performed by the purchaser during due diligence.

MECHANICAL AND SYSTEMS

Heating	Forced air
Cooling	Central HVAC
Fire protection	Wet automatic sprinkler system throughout. Adequacy for any particular use depends on occupancy classification and should be reviewed with the fire marshal
Resident room features	Nurse call system and oxygen connections roughed to the resident rooms
Elevator	Passenger elevator, under a service contract per ownership's 2026 operating records
Plumbing and electrical	Present and serviceable. Specifications and capacity being confirmed in diligence
Emergency power	Standby generator present. Make, capacity, coverage and any service agreement to be confirmed in diligence
ADA	Assumed compliant as of original construction; current compliance to be confirmed in diligence



FOR MORE INFORMATION

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Prepared September 2026. All specifications, ages, capacities, and conditions stated above are subject to confirmation by the purchaser through its own inspection and due diligence. No representation or warranty is made as to their accuracy or completeness. The current owner does not operate the facility and occupies only a portion of the administrative offices. Statements regarding zoning, licensure, certification, and regulatory status are research summaries prepared from information furnished to Overby Commercial and from published agency sources. They are current only as of publication, are not legal advice, and are not commitments by any governmental body. No representation or warranty, express or implied, is made as to their accuracy or completeness. Prospective purchasers are encouraged to contact the agencies directly and to satisfy themselves independently.