

FOR SALE

PINPOINT



594 SOUTH PEARSON ROAD

PEARL, MS 39208

For More Information

SAM COX

601.586.3220

sam@pinpointcres.com

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PEARL, MS 39208



OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	4.58 Acres
Price / Acre:	\$7 per SF
Submarket:	Pearl

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present this 4.58 acre tract available for sale. Located at the Southwest corner of Small Drive and S. Pearson Road, this property is well positioned for a development in the thriving Pearl submarket. Being positioned on the "Going-Home" side of the road only a few intersection from Interstate-20, this property has many different opportunities for developers, operators, or investors. For more information, please contact Sam Cox at 601.586.3220

PROPERTY HIGHLIGHTS

- 16,000 AADT
- Only two intersection from Interstate (West side of Pearson Rd)
- 4.58 acres
- Rankin County
- "Going-Home" side of the road

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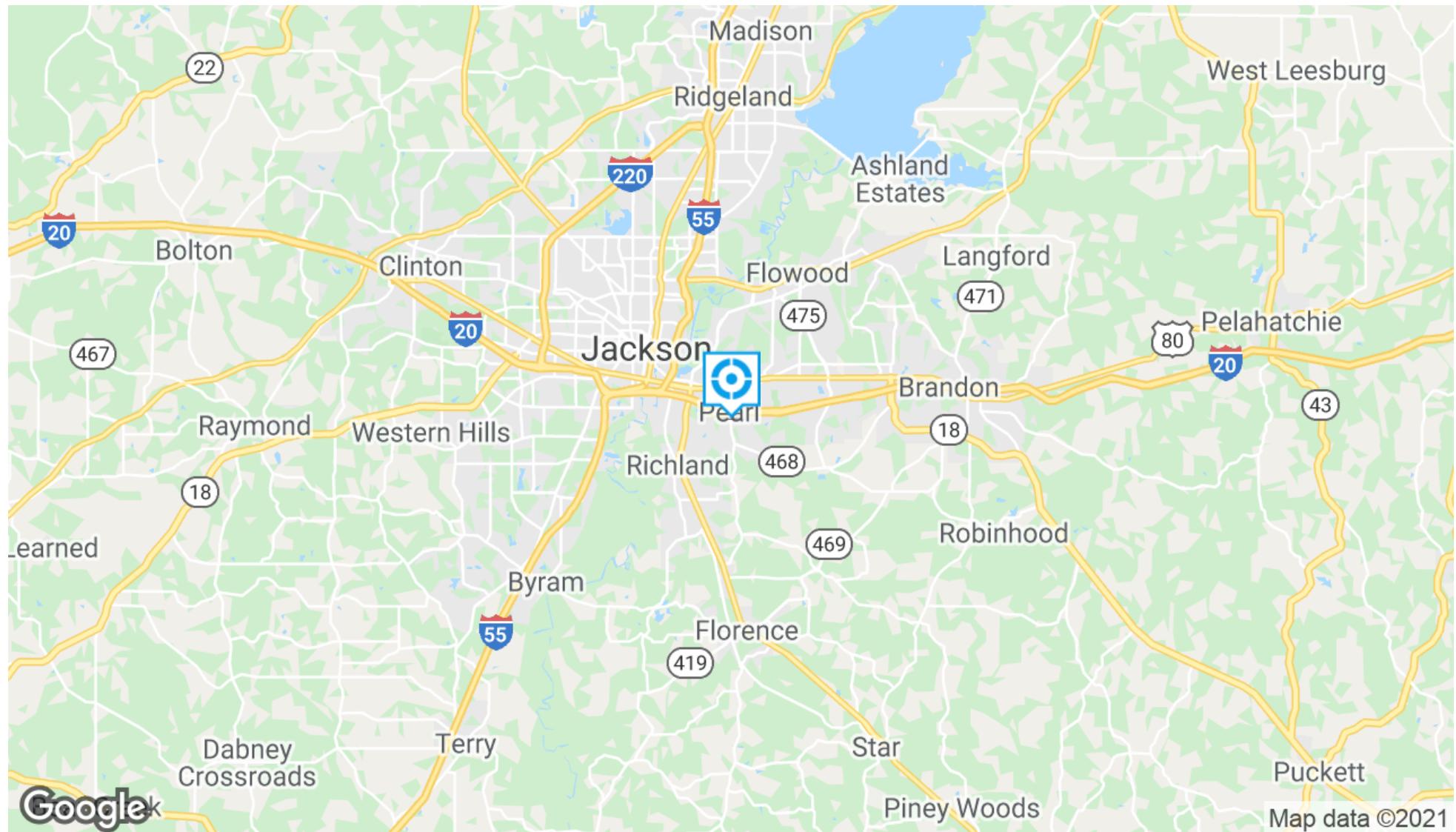
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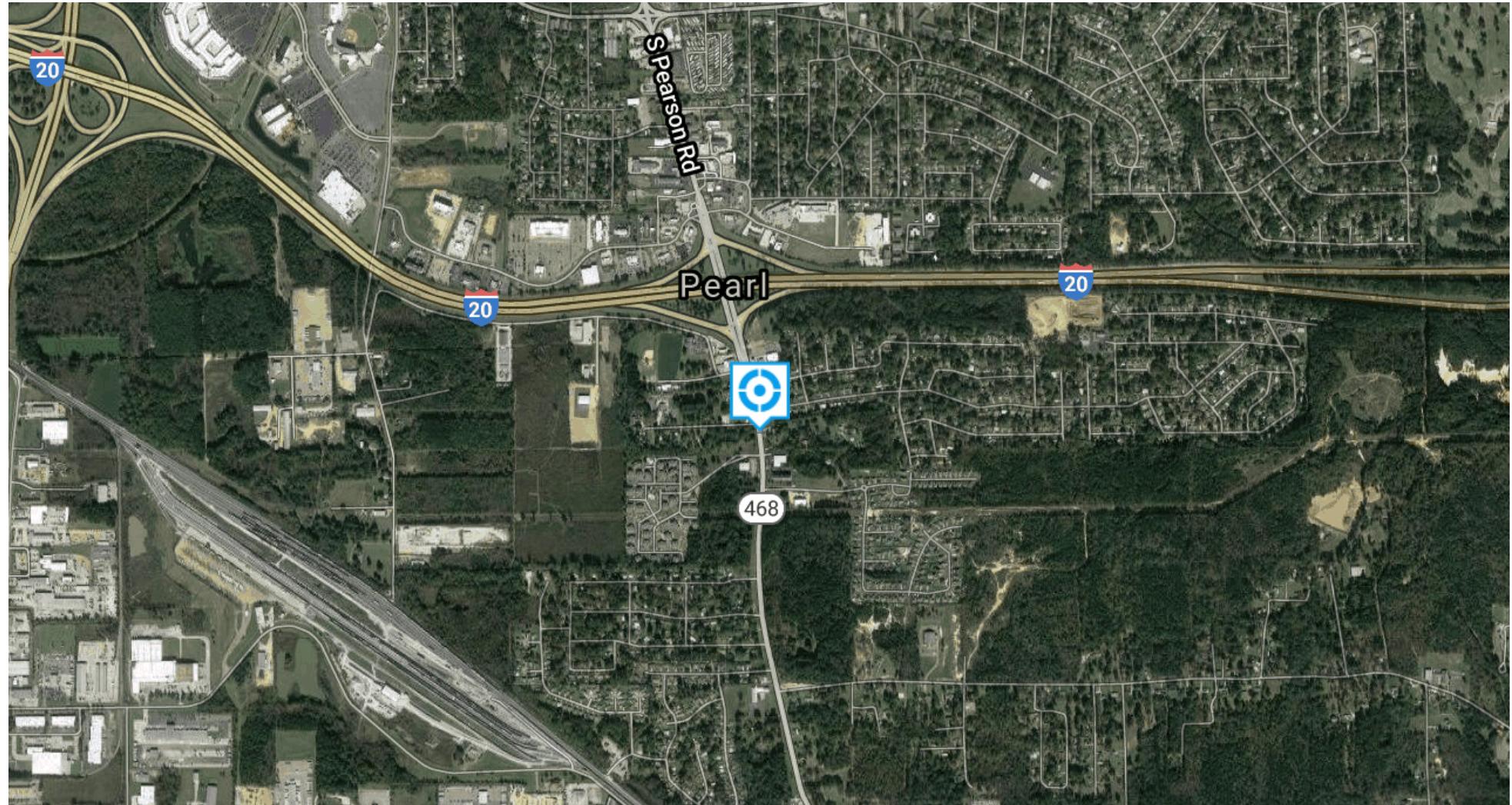
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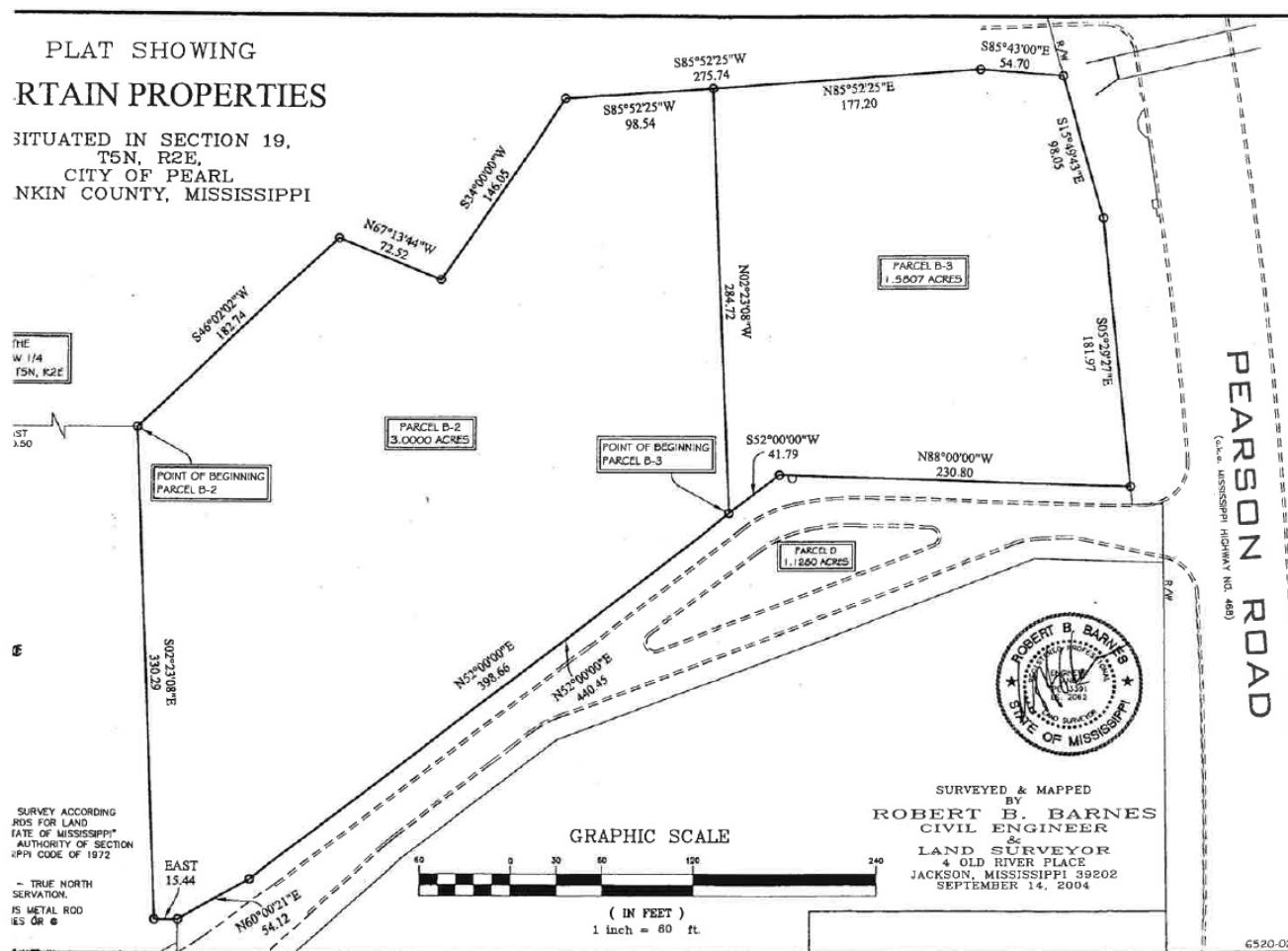
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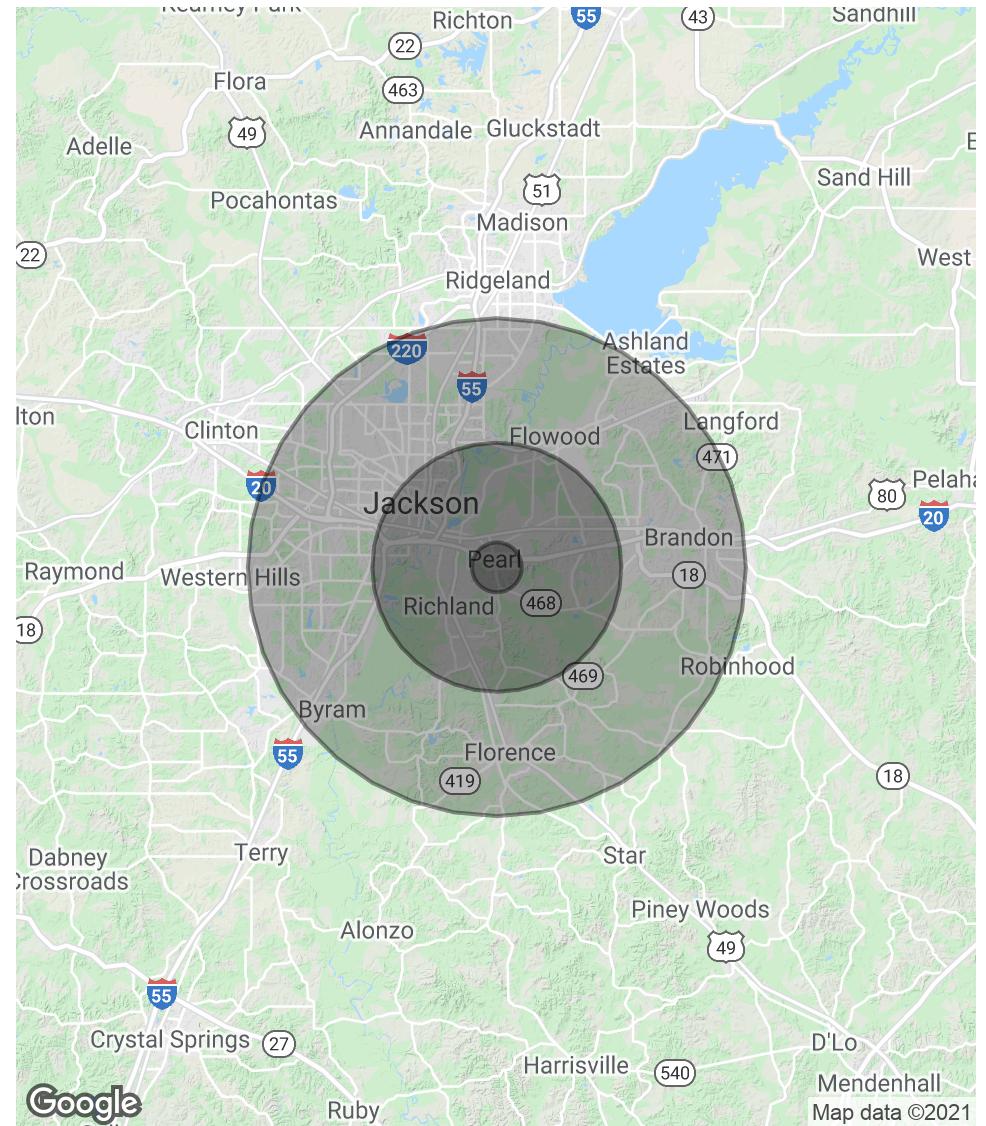
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,679	48,475	283,204
Average age	33.8	34.0	33.2
Average age (Male)	33.3	33.2	31.8
Average age (Female)	34.3	35.1	34.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,456	18,222	104,523
# of persons per HH	2.5	2.7	2.7
Average HH income	\$47,563	\$58,025	\$56,144
Average house value	\$107,328	\$137,687	\$159,983

* Demographic data derived from 2010 US Census



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SAM COX

President

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Direct: 601.586.3220

PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

MEMBERSHIPS

International Council of Shopping Centers (ICSC)

Urban Land Institute (ULI)

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