

FOR SALE

PINPOINT



100% LEASED OFFICE ASSET - FLOWOOD, MS

438 KATHERINE DRIVE, FLOWOOD, MS 39232

For More Information

BB MITCHELL

601.586.3220

bb@pinpointcres.com

SAM COX, SIOR

601.586.3220

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190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

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OFFERING SUMMARY

Sale Price:	\$1,005,692.75
Building Size:	6,384 SF
Cap Rate:	8.25%

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present 438 Katherine Drive available for Sale. This multi tenant office asset is leased to two (2) National Credit Tenants - USI and VeriClaim. For more information, please contact Pinpoint Commercial Real Estate at 601.586.3220.

PROPERTY HIGHLIGHTS

- 100% Leased Office Opportunity
- National Credit Tenant Roster: USI & VeriClaim
- Robust Submarket: Flowood, MS
- New Roof (2023)
- Year Built: 2008

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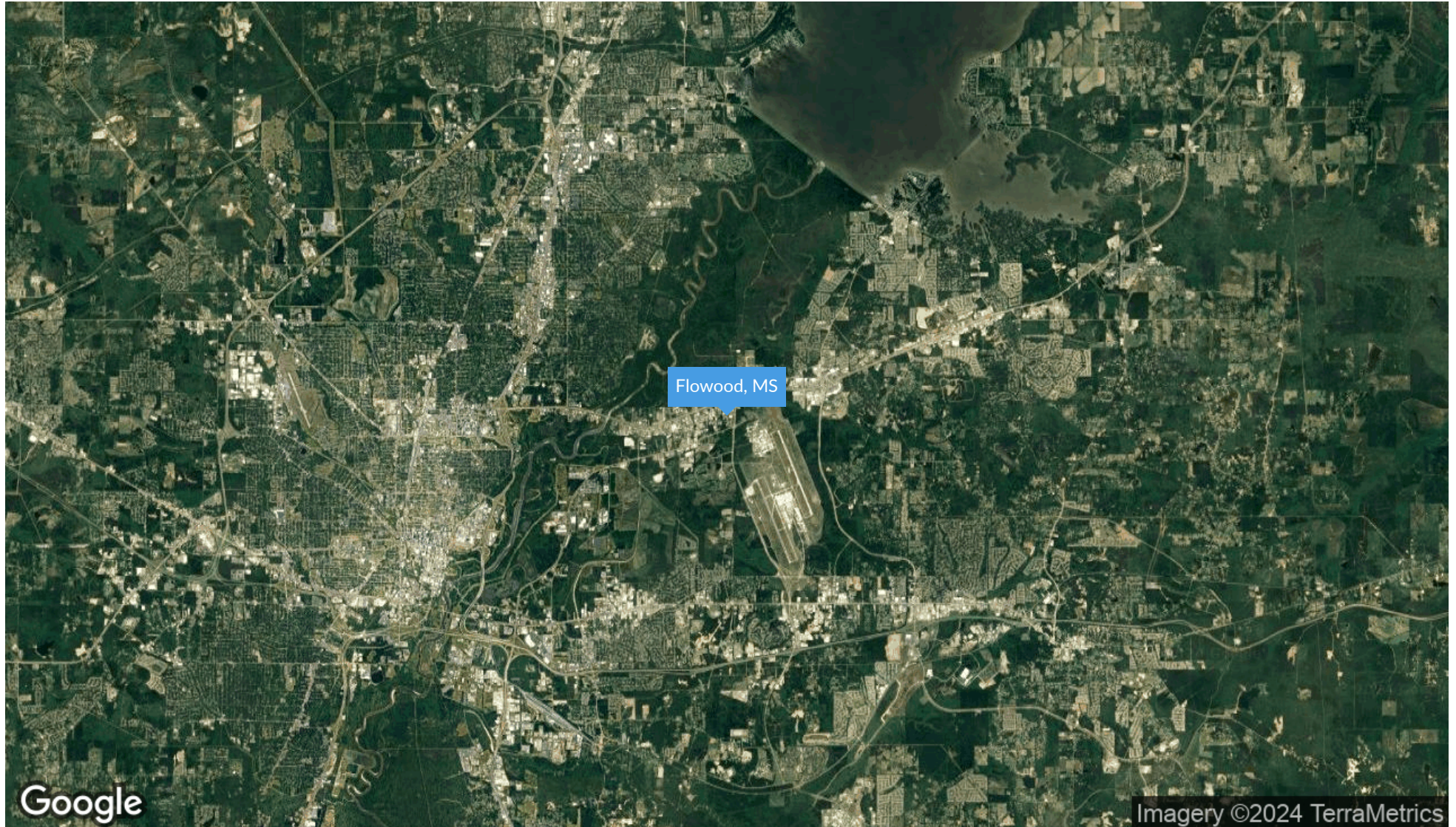
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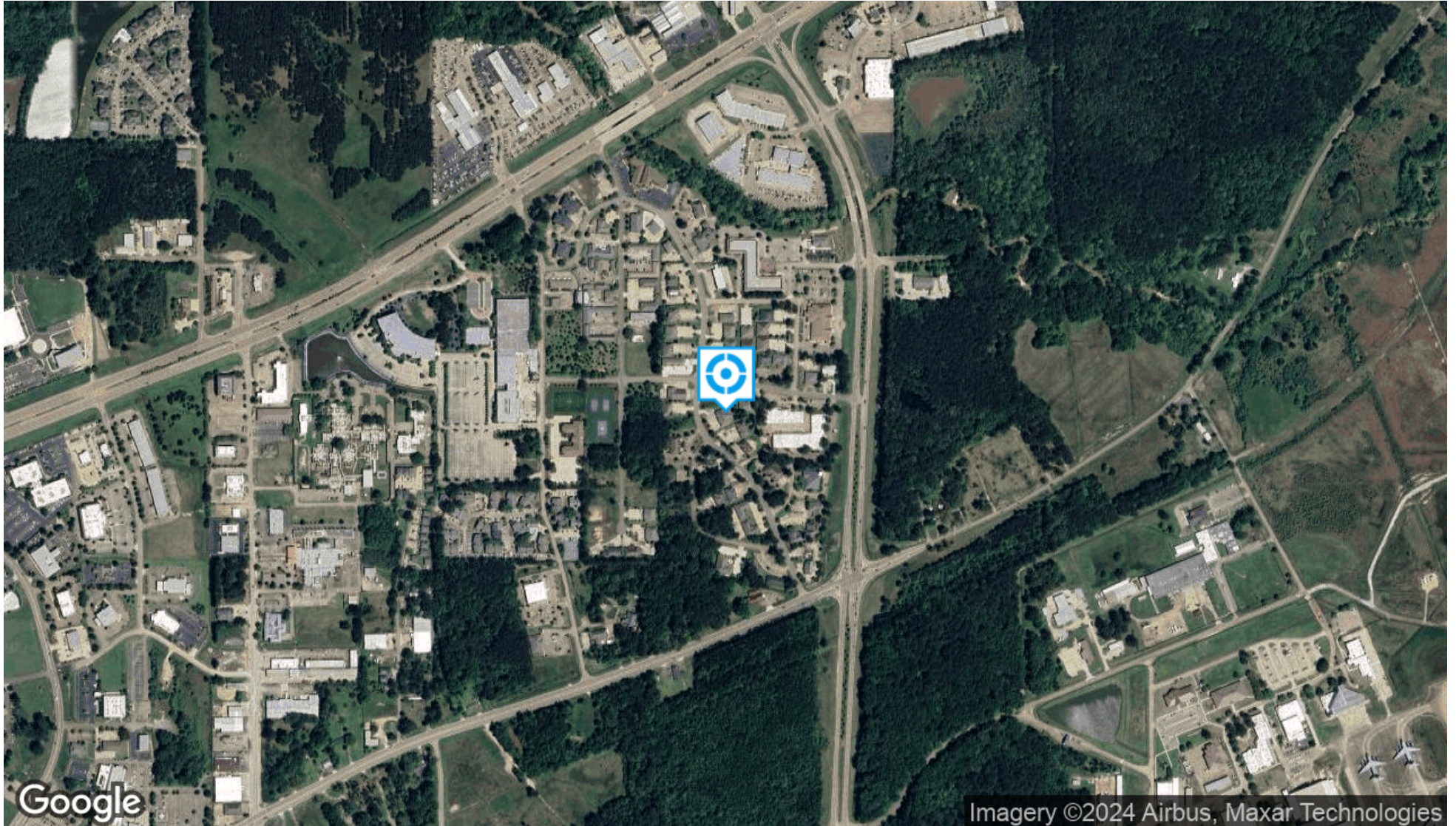
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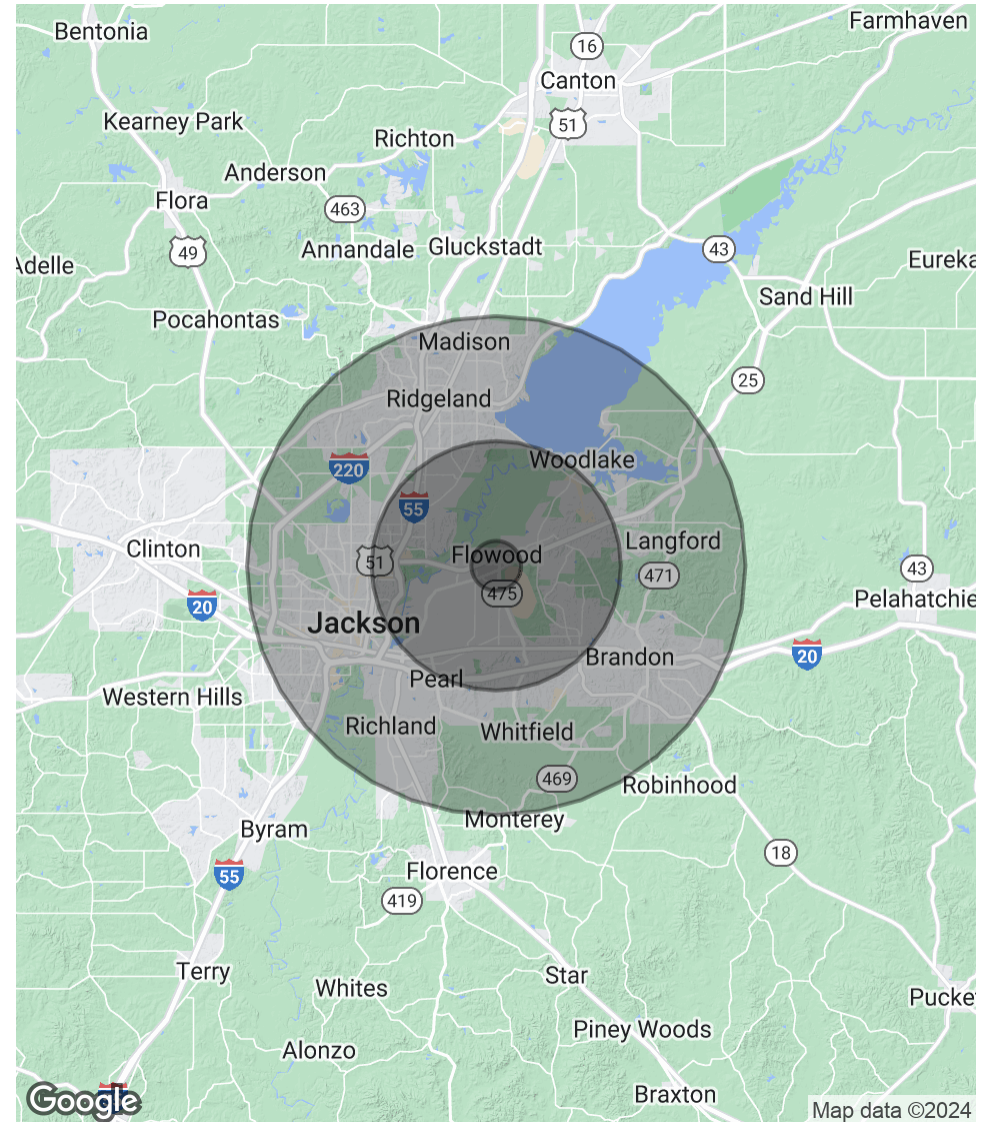
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	850	76,110	277,545
Average Age	30.2	35.1	34.7
Average Age (Male)	30.0	34.1	33.8
Average Age (Female)	30.4	36.1	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	400	31,783	106,560
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$59,364	\$75,705	\$65,820
Average House Value	\$141,248	\$202,768	\$180,908

2020 American Community Survey (ACS)



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BB MITCHELL

Vice President & Broker

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PROFESSIONAL BACKGROUND

Ellis "BB" Mitchell is an Associate Broker at Pinpoint Commercial Real Estate, LLC. Since joining the real estate industry, BB has successfully completed over 100 transactions to date. BB advises and represents clients in asset classes that include industrial, office and retail. His core duties include landlord representation, site selection, lease analysis, lease and sublease negotiations, as well as acquisition and disposition of assets.

Prior to joining Pinpoint, BB worked as a leasing agent for Olymbec USA LLC in Memphis, TN. BB was in charge of the leasing for a portfolio that included over 8 million square feet of industrial, flex and retail space in the Memphis MSA.

Before Olymbec USA LLC, BB worked as an accountant for the Office of the State Treasurer in Jackson, MS. BB graduated from the University of Mississippi with a bachelor's degree of Accountancy and a minor in Real Estate. BB and his family attend Christ United Methodist Church in Jackson, MS.

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