

FOR SALE

PINPOINT



SORRENTO I & II- GALLERIA PARKWAY

382 AND 384 GALLERIA PARKWAY, MADISON, MS 39110

For More Information

SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL, CCIM

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212 DRAPERSON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

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MADISON, MS 39110



OFFERING SUMMARY

Sale Price:	Available Upon Request
Building Size:	288,206 SF
Lot Size:	20.01 Acres
Year Built:	2007-2008
Zoning:	C-1
County:	Madison

PROPERTY OVERVIEW

Introducing 384 and 382 Galleria Parkway, a rare large-scale office investment opportunity located in the heart of Madison, Mississippi's premier commercial corridor. Together, these two Class A office buildings offer a combined 288,206 square feet of modern, high-quality space, constructed in 2007 and 2008 and designed with four floors per building to accommodate flexible multi-tenant or full-building occupancy strategies. Zoned C-1, the properties support a wide range of office and low-intensity commercial uses, providing investors multiple avenues to maximize value through lease-up, repositioning, or long-term hold. Positioned within the thriving Galleria Parkway corridor with excellent visibility and immediate access to Highway 463 and I-55 and now enhanced regional connectivity via the newly opened Reunion Parkway flyover, which significantly improves traffic flow and accessibility to the surrounding commercial districts. The portfolio sits among Madison's strongest retail, residential, and business amenities, making it an exceptionally well-located and adaptable asset. With its substantial scale, strategic location, and versatile design, 384 and 382 Galleria Parkway present a premier opportunity for investors seeking a stable, income-producing property in one of Mississippi's most desirable and rapidly growing markets.

PROPERTY HIGHLIGHTS

- 288,206 SF
- Zoned C-1
- Emergency backup generators
- 2,065 parking spaces (ratio 7.17 per 1,000)

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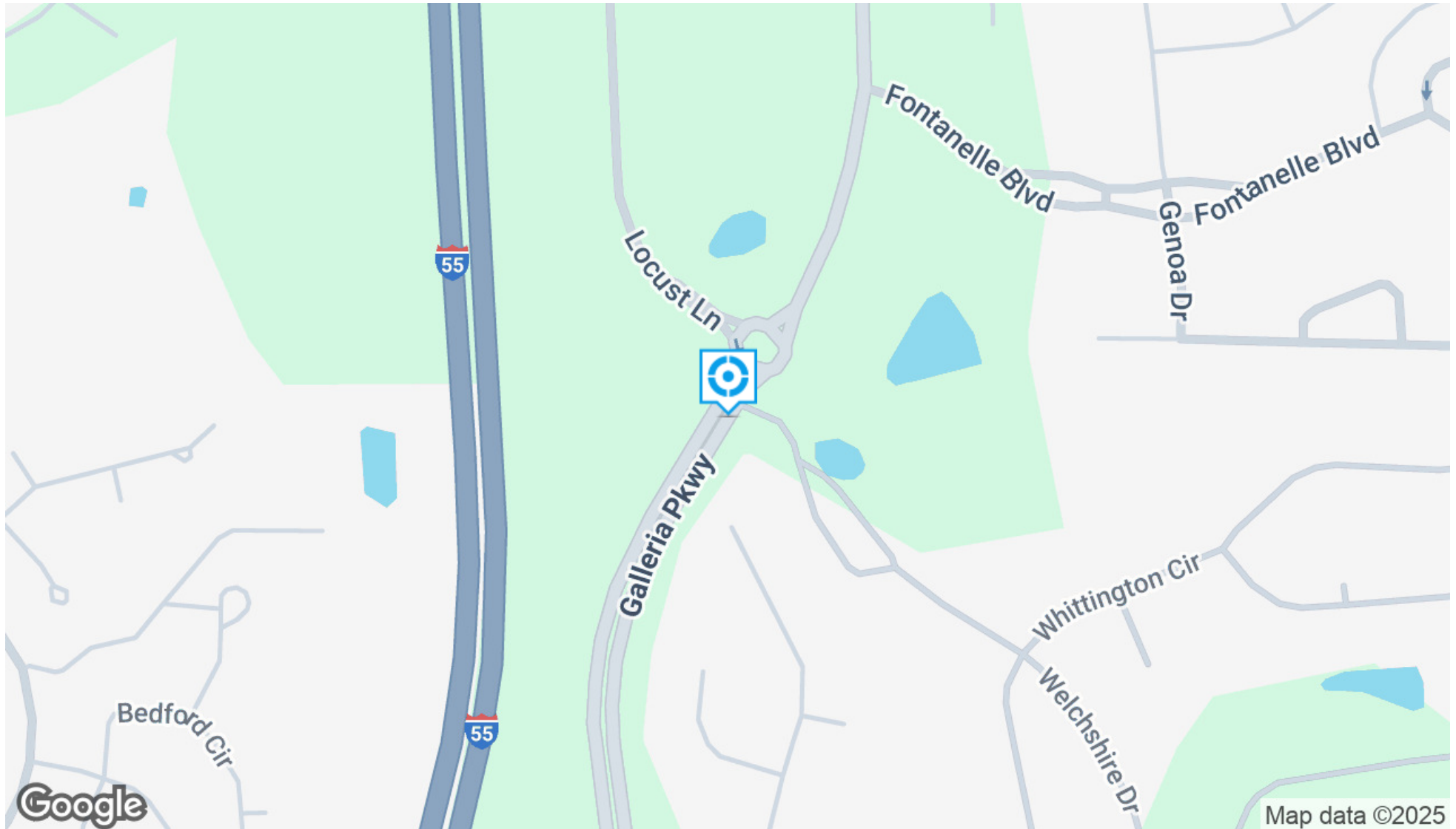
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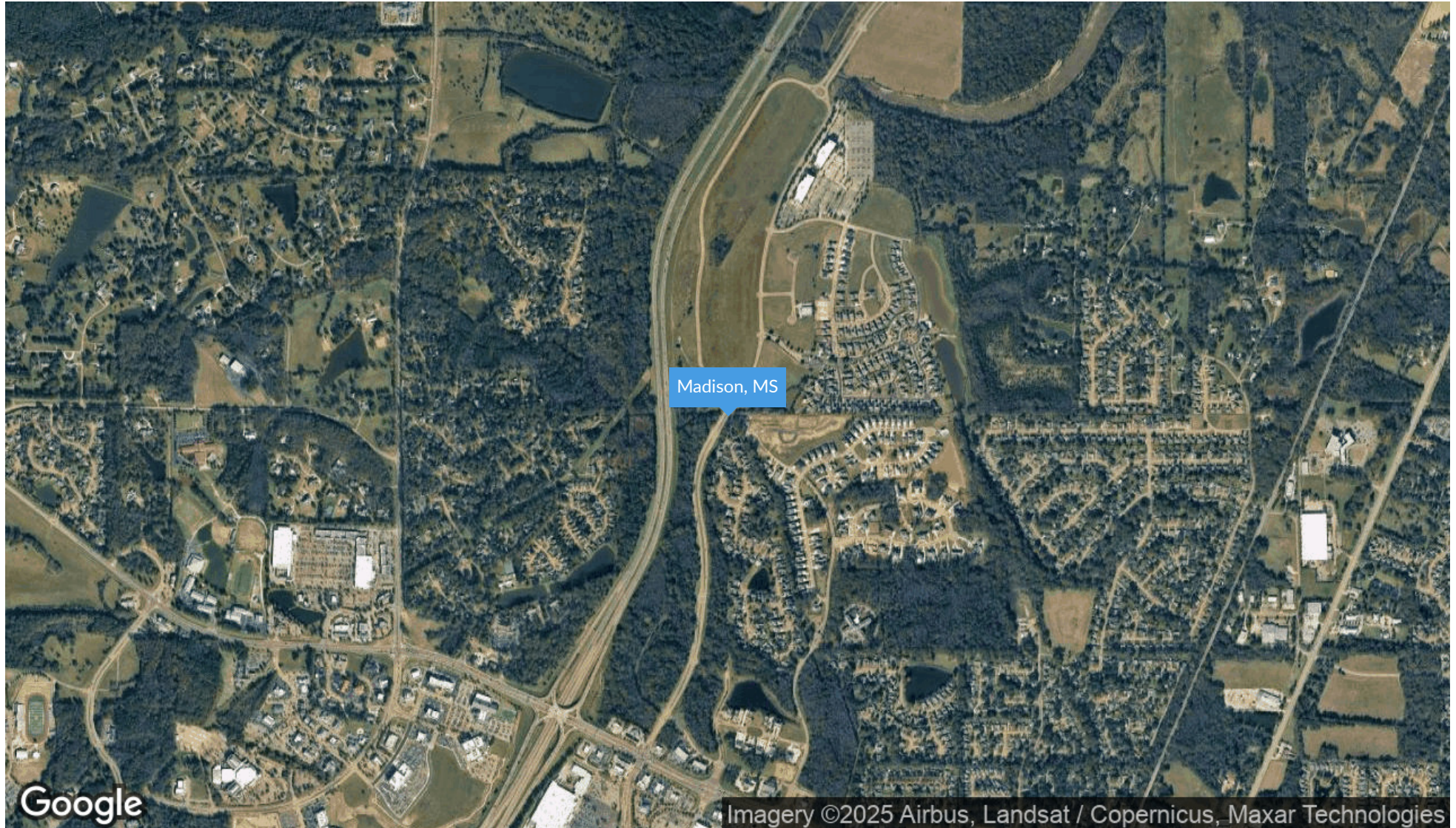
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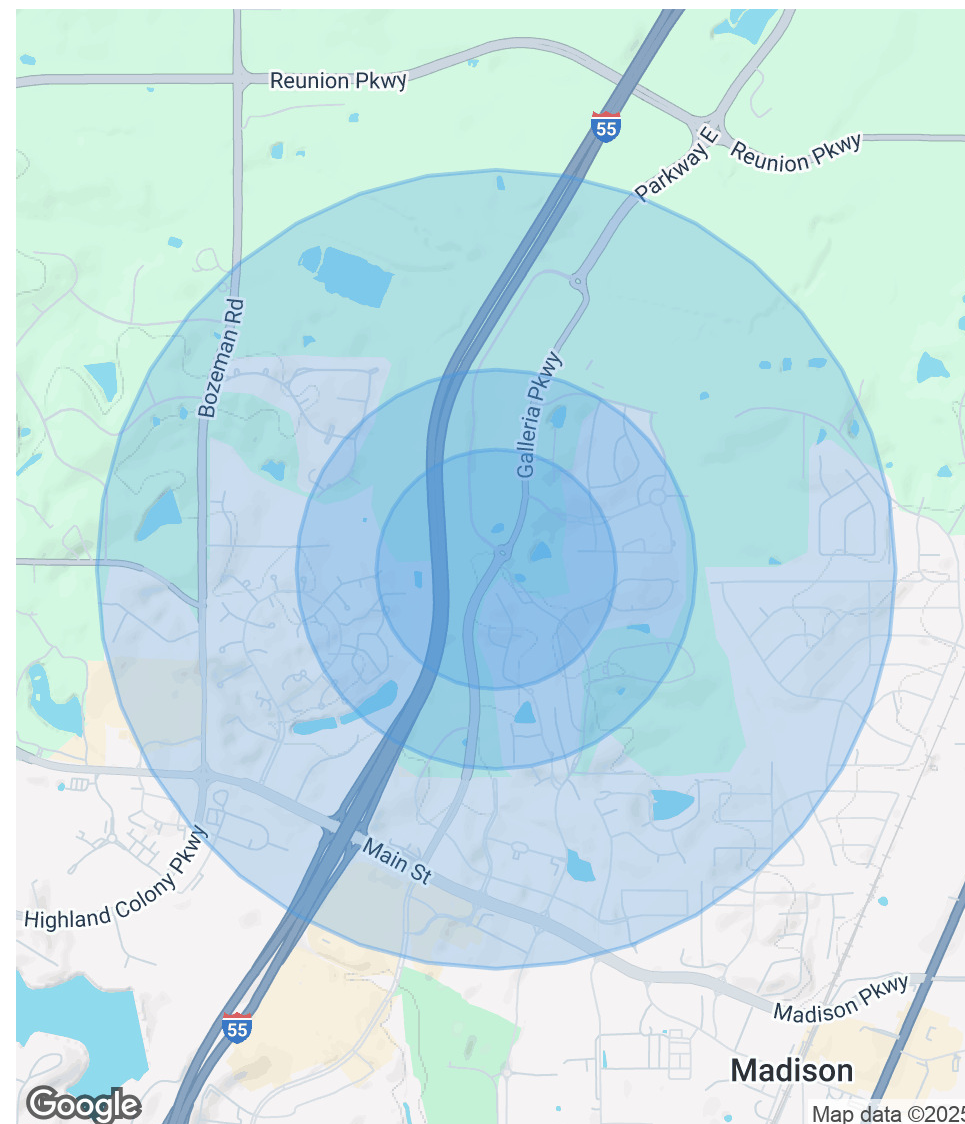
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	215	765	3,005
Average Age	41	41	41
Average Age (Male)	40	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	82	290	1,145
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$128,922	\$133,032	\$130,908
Average House Value	\$354,498	\$373,144	\$360,803

Demographics data derived from AlphaMap



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SORRENTO I & II- GALLERIA PARKWAY

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SAM COX, SIOR

President & Broker

sam@pinpointcres.com

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

Societv of Industrial and Office REALTORS (SIOR)

Pinpoint Commercial Real Estate, LLC
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BB MITCHELL, CCIM

Vice President & Broker

bb@pinpointcres.com

Direct: 601.586.3220 | Cell: 601.934.5008

PROFESSIONAL BACKGROUND

BB Mitchell is Vice President at Pinpoint Commercial Real Estate. With 200+ completed transactions totaling over \$250 million, BB is a trusted expert in industrial, office, medical, and retail real estate. He specializes in landlord representation and tenant representation, investment sales, user acquisitions/dispositions, and occupier solutions.

BB recently obtained his CCIM (Certified Commercial Investment Member) designation.

Before joining Pinpoint, BB managed a portfolio of 8+ million square feet as a leasing agent for Olymbec USA LLC in Memphis. He also worked as an accountant for the Mississippi State Treasurer's Office. BB holds a bachelor's degree in Accountancy and a minor in Real Estate from the University of Mississippi. BB and his family attend Christ United Methodist Church in Jackson, MS.

[Click here to email BB.](#)

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**WORKING WITH A REAL ESTATE BROKER******THIS IS NOT A LEGALLY BINDING CONTRACT******GENERAL**

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purpose of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- **To the Seller:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- **To the Buyer:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Seller and Buyer:** A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

➤ **A Disclosed Dual Agent may not disclose:**

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- ☐ Client (The Licensee is my Agent. I am the Seller or Landlord.)
- ☐ Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
- ☐ Customer (The Licensee is not my Agent)
- ☐ Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

_____ (Client signature)	_____ (Date)	_____ (Licensee signature)	_____ (Date)	_____ (Customer signature)	_____ (Date)
_____ (Client signature)	_____ (Date)	_____ (Licensee Company)		_____ (Customer signature)	_____ (Date)

LICENSEES: Provide a copy of disclosure acknowledgement to all parties and retain signed original for your files.

MREC Rev. 04/2023