



**FOR SALE**

140 ACRE INDUSTRIAL DEVELOPMENT SITE

BRANDON, MS

Overby Commercial • 800 Woodlands Pkwy., Ste. 206 • Ridgeland, MS 39157 • 601.366.8511 • [Overby.net](http://Overby.net)



*For More Information:*

**Sterling McCool, CCIM** 601.366.8511 x312 [sterling@overby.net](mailto:sterling@overby.net)



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BRANDON, MS

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Highly accessible and extremely well located industrial site ready for development. This property is strategically located at the intersection of Interstate 20 and Highway 471 and features quick and easy access to the Jackson MSA. The property is located in the city of Brandon which is consistently ranked as one of the Top 10 best places to live in MS, as well as one of the Top 10 safest. Brandon is also one of the fastest growing cities in the state and located in Rankin County which is considered to be the "Crossroads of the South."

### PROPERTY HIGHLIGHTS

- Extremely well located with great access
- Over 3000 ft of rail frontage
- Not located in a flood hazard zone
- Business friendly location
- Ready for development
- Economic development incentives available

### PROPERTY DESCRIPTION

This property features approximately 140 acres of industrial land which benefits from rail, utility, and improved road access. None of the land is located within a flood hazard zone and the site represents an incredibly rare opportunity to acquire a large tract of industrial land for development in a business friendly and outstanding location. The property also features well over half a mile of rail frontage and mostly flat topography. Economic development incentives are available at this location.

### OFFERING SUMMARY

Sale Price:	\$5,120,000
Lot Size:	140 Acres

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ADDITIONAL PHOTOS



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# 140 ACRE INDUSTRIAL DEVELOPMENT SITE

BRANDON, MS 39042

ADDITIONAL PHOTOS



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*For More Information:*

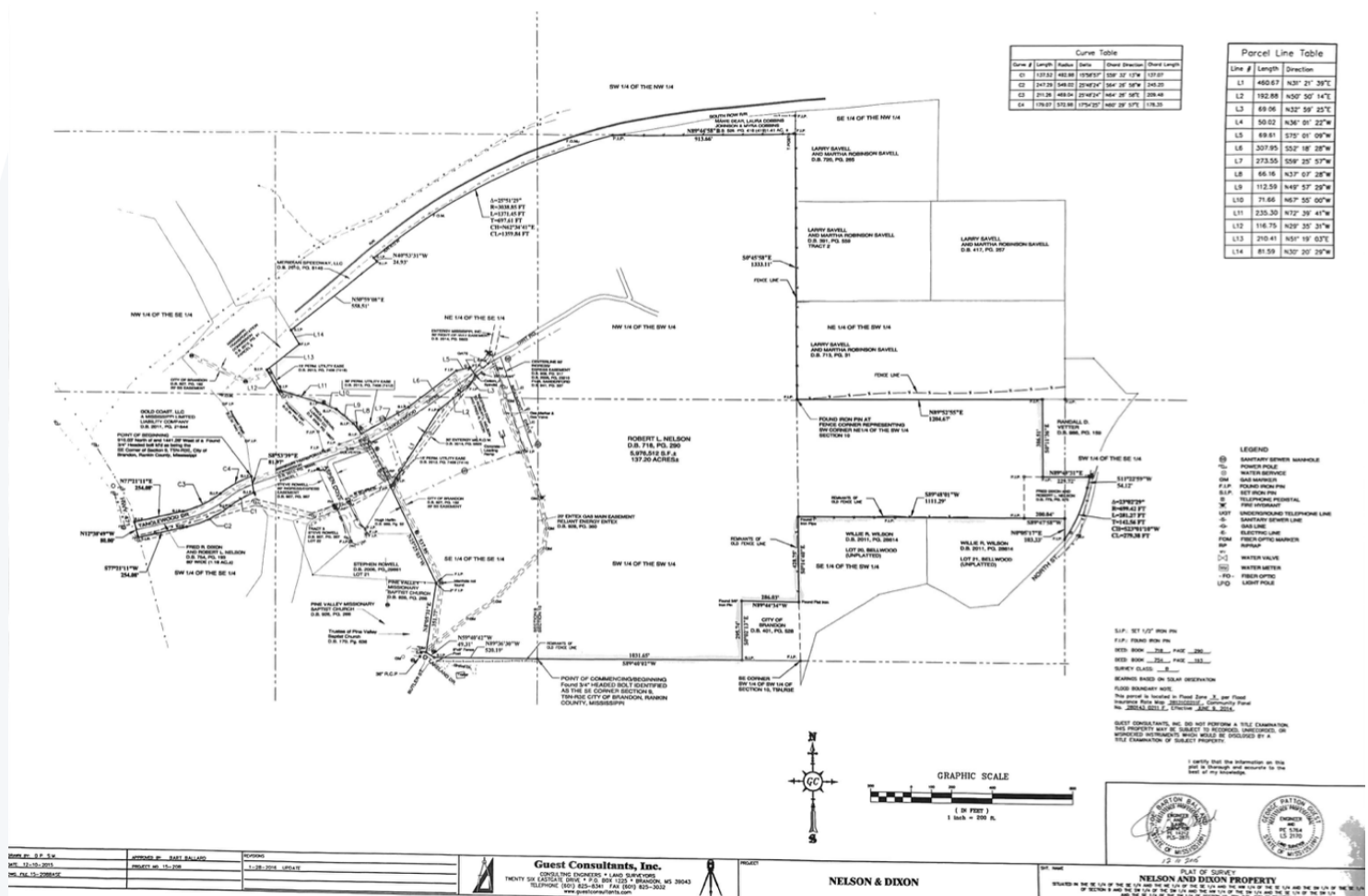
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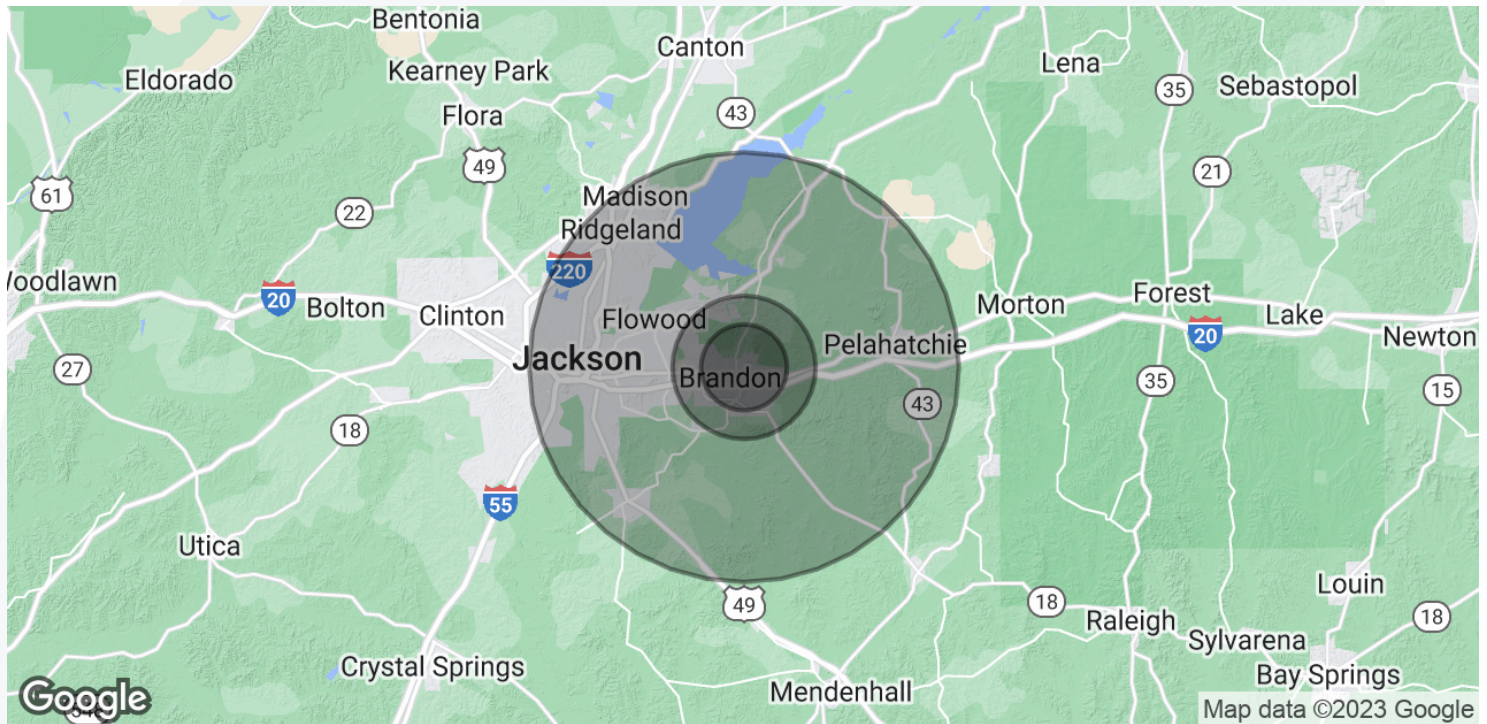
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BRANDON, MS

## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	15 MILES
Total Population	22,404	49,183	312,762
Average Age	40.4	39.8	37.3
Average Age (Male)	40.1	39.4	36.5
Average Age (Female)	41.7	40.7	38.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	15 MILES
Total Households	8,746	18,514	134,329
# of Persons per HH	2.6	2.7	2.3
Average HH Income	\$88,613	\$89,137	\$67,200
Average House Value	\$191,366	\$209,770	\$152,843

\* Demographic data derived from 2020 ACS - US Census

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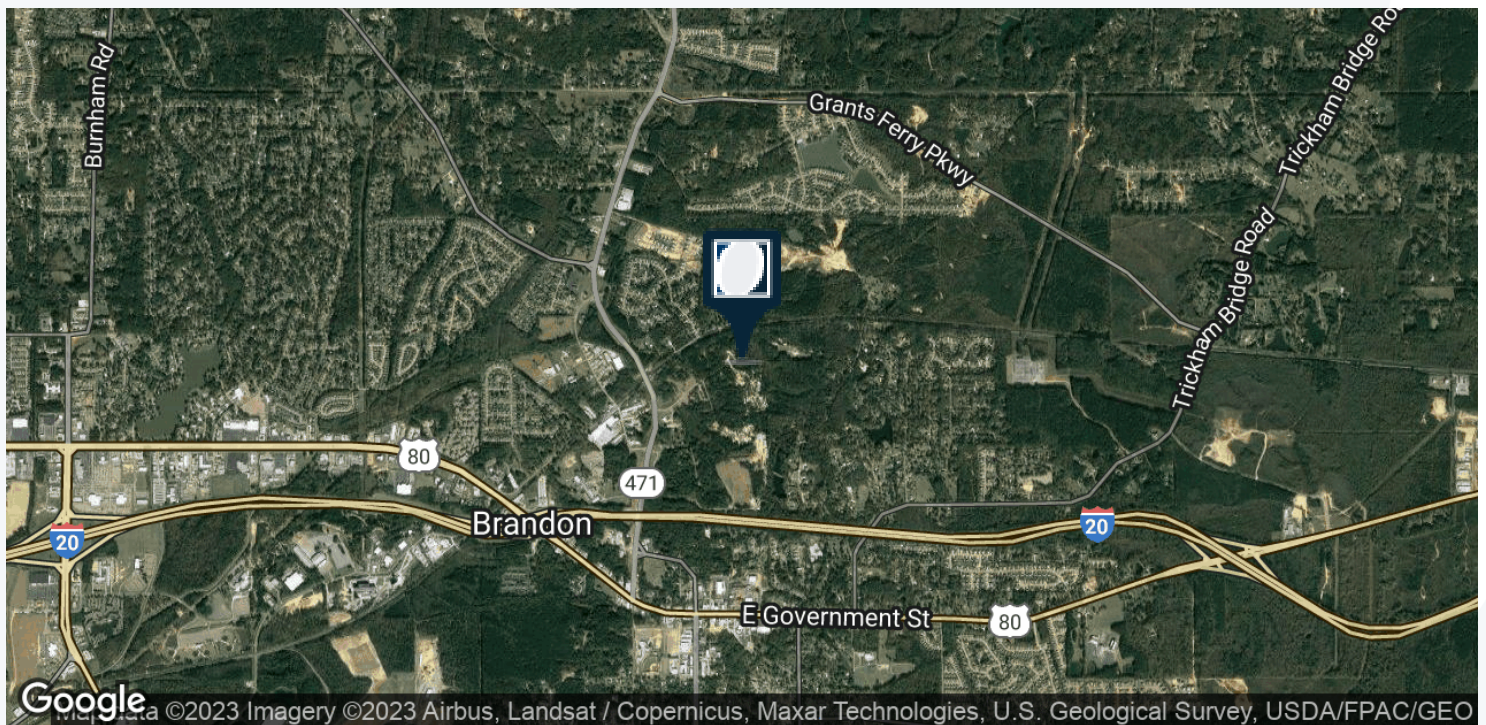
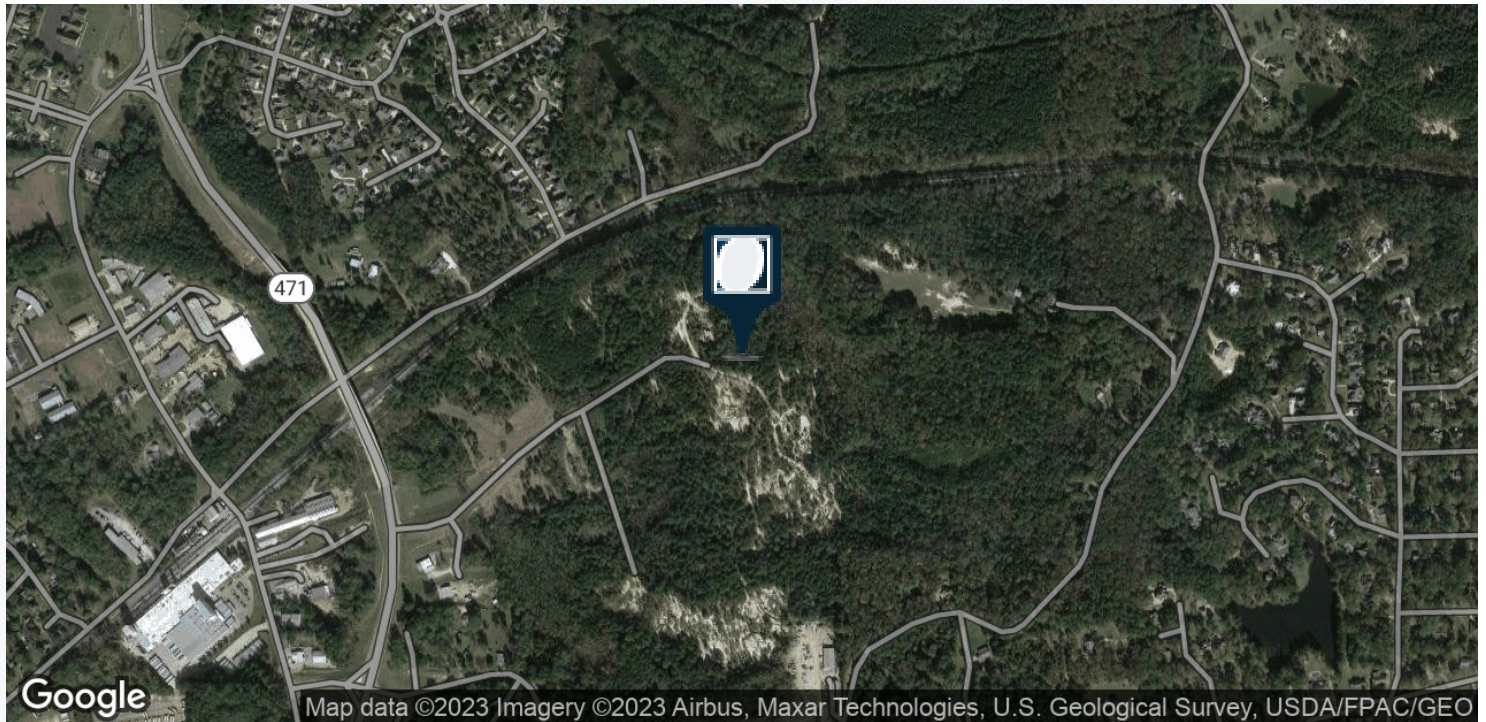
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AERIAL MAP



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# 140 ACRE INDUSTRIAL DEVELOPMENT SITE

BRANDON, MS 39042

## ADVISOR BIO 1



### **STERLING MCCOOL, CCIM**

Broker Associate

sterling@overby.net

Direct: 601.366.8511 x312 | Cell: 601.624.3227

MS #49678

### **PROFESSIONAL BACKGROUND**

A third generation real estate professional and second generation auctioneer in the state of Mississippi, Sterling provides commercial real estate services to clients ranging from small, local investors to Fortune 500 companies across the southeast. Earning the coveted CCIM (Certified Commercial Investment Member) designation, Sterling was recently named as a Top 50 Under 40 Business Leader in the state as well as a Community Champion by the Mississippi Association of REALTORS for exceptional contributions towards improving communities throughout the state.

Currently serving as President-elect for the Mississippi Commercial Association of REALTORS (MCAR) and the First Vice President for the Central Mississippi REALTORS (CMR), he values the opportunity to volunteer for organizations impacting our community and the profession.

Passionate for the outdoors, he enjoys whitewater kayaking, skiing, and mountain biking but prefers any time spent with his wife, son and three dogs.

### **EDUCATION**

Mississippi State University - Bachelor of Business Administration - Business Management

### **MEMBERSHIPS**

President - 2023 - Mississippi Commercial Association of Realtors  
President Elect - 2023 - Central Mississippi Realtors  
President Elect - 2022 - Mississippi Commercial Association of Realtors  
First Vice President - 2022 - Central Mississippi Realtors  
Awarded - 2021 Top 50 Under 40 - Mississippi Business Journal  
Director - 2020-21 Board of Directors - Central Mississippi Realtors  
Awarded - 2019 Community Champion - Mississippi Association of Realtors  
Member - Mississippi CCIM Chapter  
Member - Mississippi Commercial Association of Realtors  
Member - Mississippi Agricultural, Industrial, & Commercial Realtors  
Member - Mississippi Association of Realtors

#### **Overby**

P.O. Box 4644  
Jackson, MS 39296  
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