

160 Fountains Boulevard

Building & Site Specifications | Madison, Mississippi 39110

Class A ambulatory surgical center with med spa and supporting administrative offices, built 2017 within The Fountains of Madison. Detail below is compiled from a prior property appraisal, the architect's plans, and other sources. Certain items, including systems specifications and condition, are being confirmed with ownership as part of diligence.

PROPERTY IDENTIFICATION

ADDRESS	160 Fountains Boulevard, Madison, MS 39110
COUNTY	Madison
DEVELOPMENT	The Fountains of Madison (Part 2A)
LEGAL DESCRIPTION	Lot 11 of The Fountains of Madison Part 2A
PARCEL NUMBER	071A-12A-011/05.03
LOCATION	East side of Fountains Boulevard, south of Highway 463, north of Highland Colony Parkway
COORDINATES	32.471272, -90.144155

SITE

SITE AREA	73,898 SF (1.70 acres)
CONFIGURATION	Irregular; level topography; drainage adequate
FRONTAGE / ACCESS	410.51 ft along Fountains Boulevard (private street); two curb cuts
VISIBILITY	Good
UTILITIES	All available to site
LAND-TO-BUILDING RATIO	4.63 : 1
SURROUNDING USES	Medical office, office, religious facility, retail
EASEMENTS / CC&RS	Subject to the Supplementary Declaration of CC&Rs for The Fountains of Madison Part 2A (recorded 01/31/2017, Deed Book 3439, Pg. 698)
REAL PROPERTY TAXES	\$51,358.02 (2025, Madison County)

FLOOD & ENVIRONMENTAL

FLOOD ZONE	Zone X (Unshaded), outside the 500-year floodplain; a Non-Special Flood Hazard Area of minimal risk
FEMA PANEL	28089C0557G
ENVIRONMENTAL	No issues observed at last inspection; no independent environmental study on file (Phase I to be addressed in diligence)

ZONING & LAND USE

ZONING	C-2 with CPUD Overlay (General Commercial District with Commercial Planned Unit Development Overlay)
COMPLIANCE	Legal conforming use
MAX HEIGHT	35 feet
SETBACKS	Front 40 ft; rear 20 ft; side 15 ft (no abutting residential)

BUILDING & IMPROVEMENTS

YEAR BUILT	2017
BUILDINGS / STORIES	One building, single story
GROSS BUILDING AREA	15,967 SF (per architect's plan)
PROPERTY CLASS	Class A medical / surgical
CONSTRUCTION CLASS	Steel (Marshall & Swift Class S)
CONDITION / QUALITY	Excellent
ADA	Assumed fully compliant
LAYOUT	Single-story surgical center with med spa and supporting administrative offices; demised for multiple tenancy

CONSTRUCTION DETAIL

FOUNDATION	Poured concrete slab
STRUCTURE	Steel and masonry; reinforced concrete floor structure
EXTERIOR WALLS	Brick
ROOF	Hip roof, shingle cover
WINDOWS	Double-pane, metal frame

INTERIOR FINISHES

INTERIOR WALLS	Brick / sheetrock
CEILINGS	Acoustical tile / sheetrock
FLOOR COVERINGS	Brick / ceramic / vinyl / laminate wood
DOORS	Metal frame with glass / wood
LIGHTING	LED panels

MECHANICAL & SYSTEMS

HEATING / COOLING	Central heating and cooling throughout
FIRE PROTECTION	Wet sprinkler system
PLUMBING / ELECTRICAL	Present and serviceable (specifications being confirmed in diligence)
GENERATOR	On-site emergency generator (specs and service agreement being confirmed in diligence)
MEDICAL GAS	Full medical gas infrastructure serving the ASC

PARKING

ON-SITE SPACES	45 (43 standard, 2 ADA), open asphalt paving
ON-SITE PARKING RATIO	Approximately 2.8 spaces per 1,000 SF
SHARED COMMON-AREA SPACES	16 fronting Fountains Boulevard (subdivision common parking)
COMBINED PARKING RATIO	Approximately 3.8 spaces per 1,000 SF including shared common-area parking (61 total spaces)

Scott Overby, CCIM CPM · Principal Broker, Overby Commercial · 601.366.8600 · scott@overby.net

Building and site details compiled from a prior appraisal, architect plans, and public records. Information from sources deemed reliable; recipient responsible for independent verification.