

INDUSTRIAL PROPERTY FOR SALE



625 HIGHWAY 49

RICHLAND, MS 39218

Sterling McCool, CCIM
Broker Associate
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LOCATION DESCRIPTION

Extremely well located small office warehouse with Highway 49 frontage in arguably the most desirable industrial corridor within the Jackson MSA. This location offers immediate access and visibility from 49 to service the central Mississippi market with a strategic location in proximity of the most prominent intersection within the state of Mississippi (I-20/I-55/US-49) along with visibility to approximately 50,000 vehicles per day.

PROPERTY HIGHLIGHTS

- Net leased to national credit tenant
- Rare property type in central MS market
- Excellent visibility from US 49
- Property is located on .89 acres
- High clear height in warehouse
- Three grade level roll-up doors

PROPERTY DESCRIPTION

An exceptional and rare opportunity to purchase a small office warehouse on a large lot with Highway 49 frontage which was recently net leased to a national credit tenant. The property features a reception, office, kitchenette, restroom, and large mezzanine heated and cooled conference or storage room. The warehouse features two 12X16 and one 12x18 grade level roll up doors with custom-built high ceilings for stackable storage and/or equipment. The combination of small warehouse with close to an acre of land represents a very rare and desirable product in the central Mississippi market. Don't miss out on this excellent investment opportunity.

OFFERING SUMMARY

List Price:	\$388,500
Price Per Foot:	\$155.40
Lot Size:	0.89 Acres
Building Size:	2,500 SF
Stories:	2
Year Built:	2010
Zoning:	IND-Industrial
NOI:	\$35,000.00
Cap Rate:	9.01%

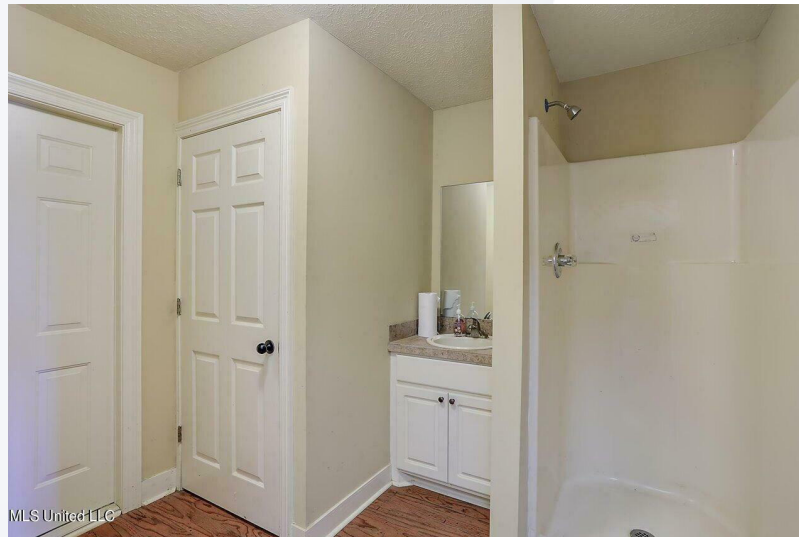
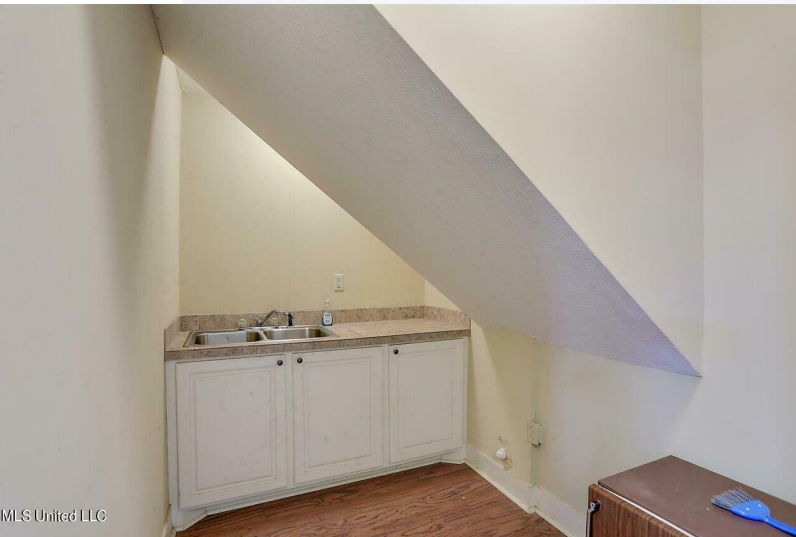
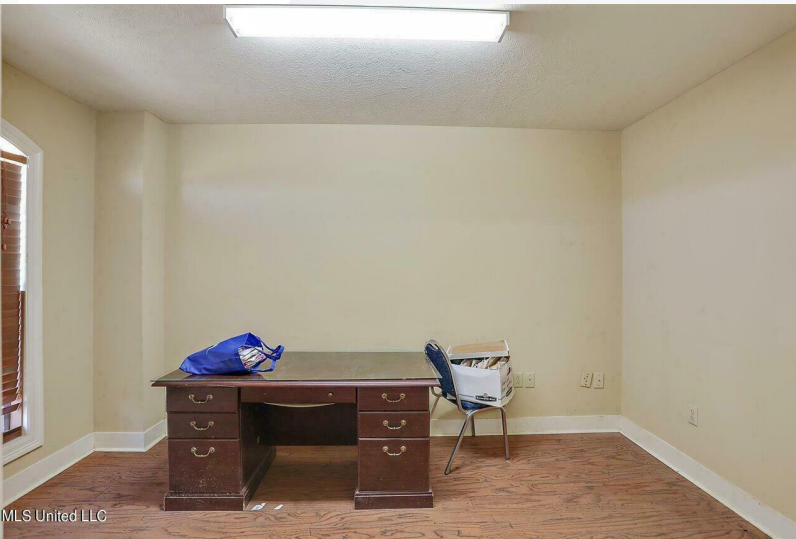
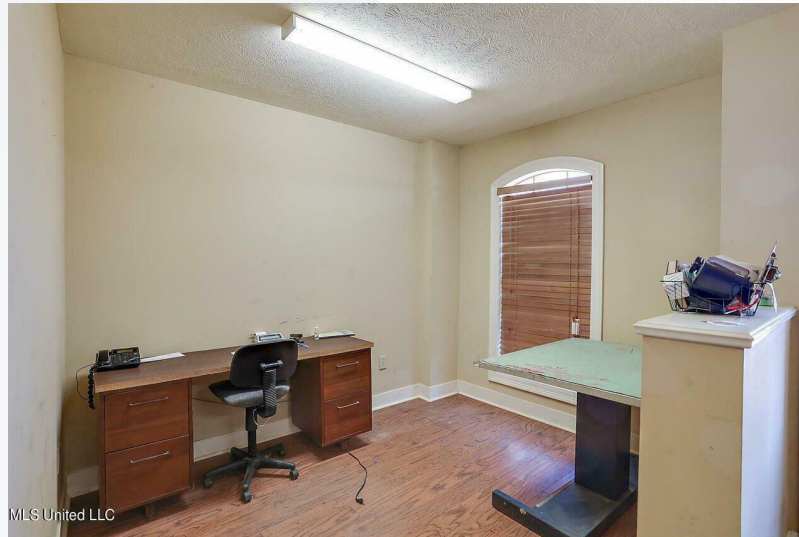
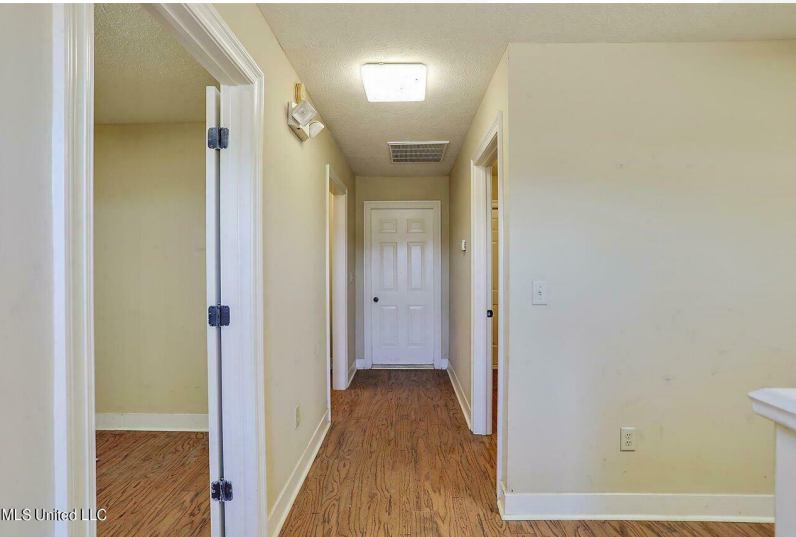
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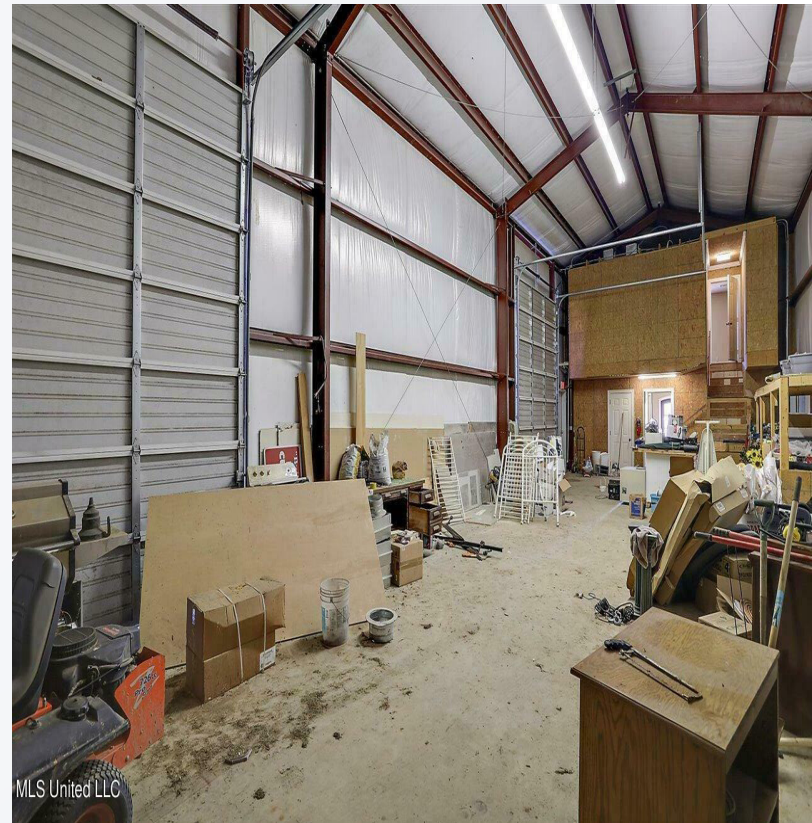
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ADDITIONAL PHOTOS



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INVESTMENT OVERVIEW

Price	\$388,500
Price per SF	\$155
CAP Rate	9.01%
Cash-on-Cash Return (yr 1)	10.66%
Total Return (yr 1)	\$16,578
Debt Coverage Ratio	1.31

OPERATING DATA

Net Operating Income	\$35,000
Pre-Tax Cash Flow	\$8,280

FINANCING DATA

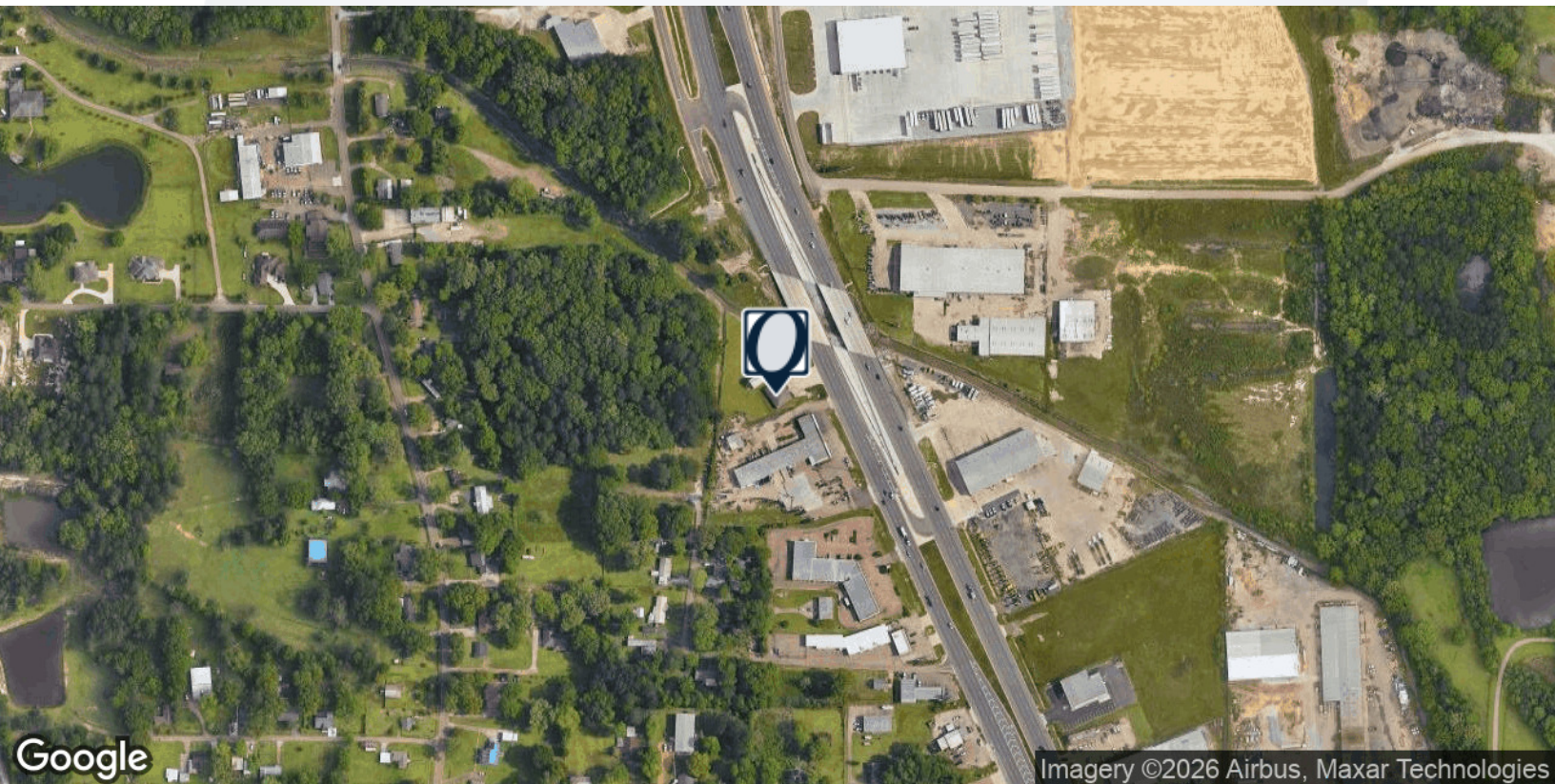
Down Payment	\$77,700
Loan Amount	\$310,800
Debt Service	\$26,720
Debt Service Monthly	\$2,226
Principal Reduction (yr 1)	\$8,298

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LOCATION MAP



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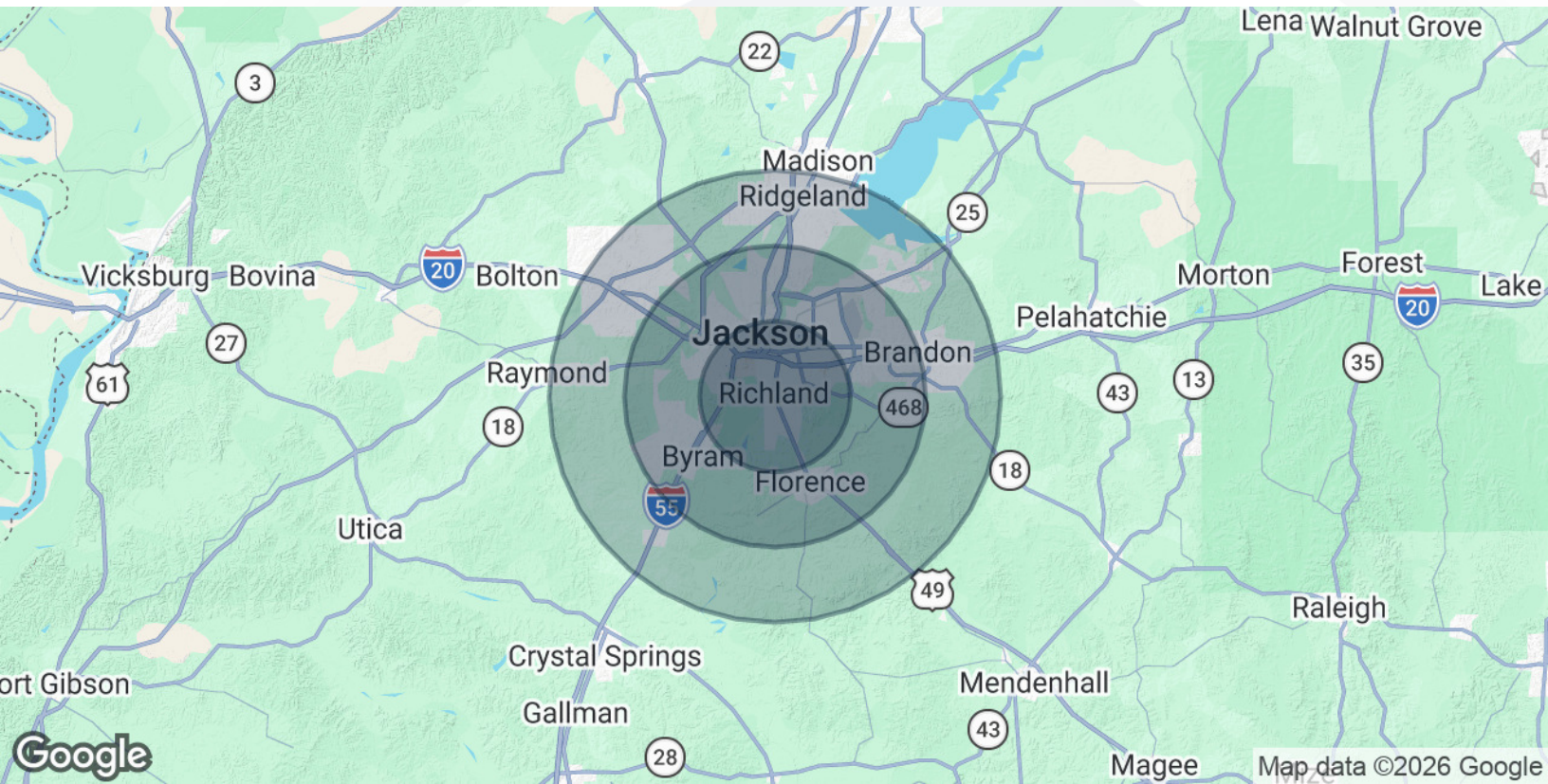


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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	52,326	220,718	362,791
Average Age	38	39	40
Average Age (Male)	37	38	38
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	19,010	90,214	146,681
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$64,497	\$65,654	\$79,545
Average House Value	\$151,434	\$184,490	\$224,868

Demographics data derived from AlphaMap

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MS #49678

PROFESSIONAL BACKGROUND

Sterling is a third generation real estate professional and second generation auctioneer in the state of Mississippi. He provides commercial real estate services to clients ranging from small local investors to Fortune 500 companies across the Southeast with over 300 transactions and counting.

Earning the coveted CCIM (Certified Commercial Investment Member) designation, Sterling was named as a Top 50 Under 40 Business Leader in the state by Mississippi Business Journal as well as Realtor of the Year by the Mississippi Commercial Association of Realtors (MCAR) and Community Champion by Mississippi Realtors for exceptional contributions towards improving communities throughout the state.

Sterling has recently served as President of both Central Mississippi Realtors and Mississippi Commercial Association of Realtors and was recently elected to serve as Treasurer for the Mississippi CCIM Chapter. He values the opportunity to volunteer for organizations impacting our community and the real estate profession.

Passionate for the outdoors, he enjoys trail running, kayaking, and skiing, but prefers any time spent with his wife, two children, and two dogs.

EDUCATION

Mississippi State University - Bachelor of Business Administration - Business Management

MEMBERSHIPS

- Treasurer - 2026 - Mississippi CCIM Chapter
- Awarded - 2024 - National Commercial Award - National Association of Realtors
- President - 2024 - Central Mississippi Realtors
- Awarded - 2023 - Under 40 Award - Mississippi Association of Realtors
- 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
- Member - National Association of Realtors

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