

DEVELOPMENT PARCELS FOR SALE



STONEBRIDGE BRANDON MS 39042

COMMERCIAL & RESIDENTIAL DEVELOPMENT PARCELS

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PROPERTY DESCRIPTION

Strategically located at a signalized intersection directly off Highway 18 in the Brandon area, StoneBridge is a large-scale mixed-use development offering strong visibility, access, and long-term growth potential. The project includes multiple commercial and residential parcels totaling approximately 236 acres, with a mix of retail, townhome, single-family, and higher-density residential opportunities.

The site is situated near an elementary school and a senior high school and is surrounded by established and planned residential neighborhoods, creating a strong and expanding residential base. Daily traffic is supported by on-site educational uses, surrounding residential density, and internal circulation serving the broader StoneBridge community. The property spans both the City of Brandon and unincorporated Rankin County, with zoning and development parameters varying by parcel.

The land is generally level, with roads and utilities in place or readily available, allowing for efficient development. Multiple points of ingress and egress along Highway 18 and Stonebridge Boulevard provide excellent accessibility and internal circulation. Parcels are available in a range of sizes and configurations, supporting independent and phased development across a variety of uses.

DEVELOPMENT HIGHLIGHTS

- Mixed commercial and residential development with multiple parcels available
- Located along Highway 18 at a signalized intersection with Stonebridge Boulevard
- Multiple points of ingress and egress along Highway 18 and Stonebridge Boulevard
- Parcels available individually or in combined groupings
- Retail, townhome, single-family, and higher-density residential opportunities
- Generally level sites with roads and utilities available
- Surrounded by existing and planned residential neighborhoods
- Located near local elementary and high schools
- Strong visibility and access within a growing Rankin County corridor

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Highway 18 Signalized Intersection



Stonebridge Boulevard Entry



Aerial View – Retail & Residential Parcels

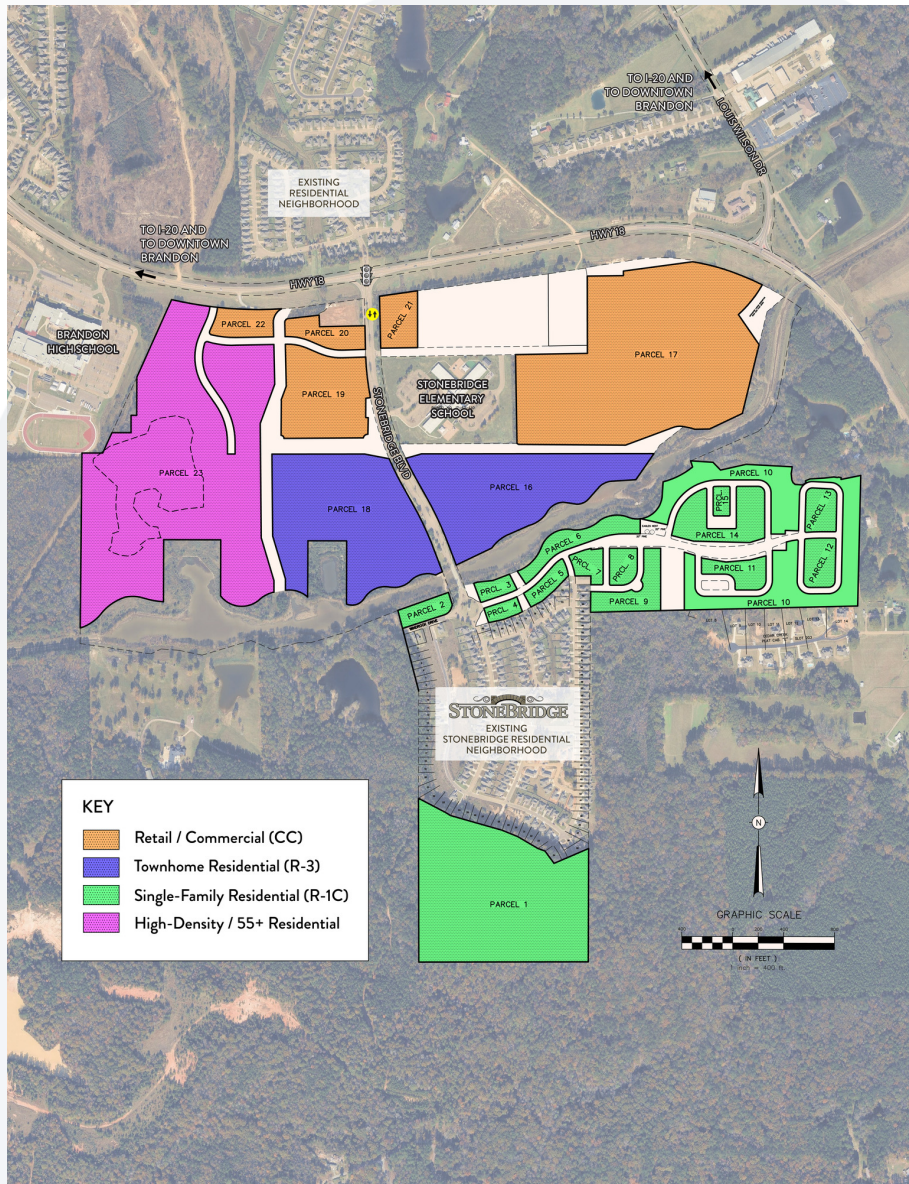


Aerial View – Retail & Residential Parcels

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LOT #	SIZE	ZONING	COMMERCIAL & RESIDENTIAL DEVELOPMENT PARCELS
Parcel 1	31.04 Acres	R-1C	<p>Large-scale single-family residential parcel offering approximately 31.04 acres within the Stonebridge community. Well-suited for phased residential development with efficient access to internal roadways and nearby schools. Priced at \$22,569 per acre.</p> <p>Buyer to verify zoning, density, and development standards.</p>
Parcel 2-9	13.27 Acres	R-1C	<p>Portfolio of eight contiguous single-family residential parcels totaling approximately 13.27 acres. These parcels may be developed together as a small residential enclave or subdivided for individual home sites. Located within the Stonebridge community with utilities readily available and access to internal roadways. Offered as a combined sale. Priced at \$22,569 per acre.</p> <p>Buyer to verify zoning, density, and development standards.</p>

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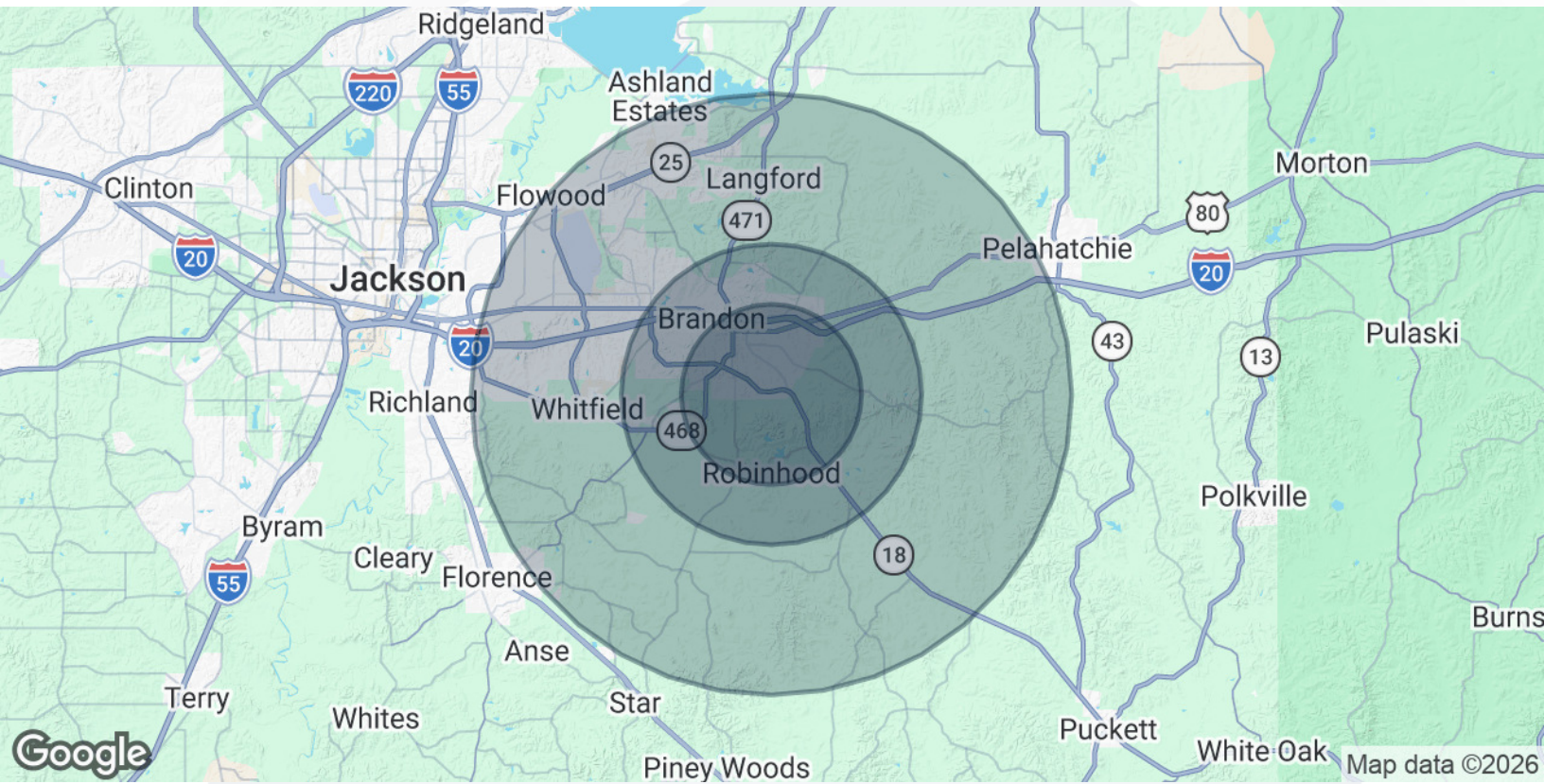


LOT #	SIZE	ZONING	COMMERCIAL & RESIDENTIAL DEVELOPMENT PARCELS
Parcel 10-15	25.91 Acres	R-1C	<p>Group of six single-family residential parcels totaling approximately 25.91 acres. Provides scale for a larger residential phase or clustered single-family development. Well-positioned within a growing residential environment with proximity to schools and neighborhood amenities. Offered as a combined sale. Priced at \$22,569 per acre.</p> <p>Buyer to verify zoning, density, and development standards.</p>
Parcel 16	20.26 Acres	R-3	<p>Townhome development parcel offering approximately 18.22 net usable acres (728,800 SF) after utility easement adjustments. Zoned for townhome residential use and well suited for attached residential development within the Stonebridge community. Provides efficient access to internal roadways, nearby retail, and schools. Priced at approximately \$1.84 per SF.</p> <p>Acreage reflects net usable area after utility easement adjustments. Buyer to verify allowable density, site design, and development standards.</p>
Parcel 17	46.79 Acres	CC	<p>Premier retail development parcel offering approximately 40.53 net usable acres (1,621,200 SF) after utility easement adjustments. Positioned along Highway 18 with excellent visibility and multiple points of ingress and egress. Well suited for large-format retail, mixed commercial users, or phased retail development. Priced at \$6.00 per SF.</p> <p>Acreage reflects net usable area after utility easement adjustments. Easement details available upon request. Buyer to verify development parameters.</p>
Parcel 18	24.55 Acres	R-3	<p>Townhome development parcel offering approximately 23.26 net usable acres (930,400 SF) after utility easement adjustments. Zoned for townhome residential use and suitable for larger-scale attached residential development. Located within a growing mixed-use environment with convenient access to retail, schools, and Highway 18. Priced at approximately \$1.84 per SF.</p> <p>Acreage reflects net usable area after utility easement adjustments. Buyer to verify allowable density, site design, and development standards.</p>
Parcel 19	10.08 Acres	CC	<p>Retail development parcel offering approximately 403,200 SF based on builder's acre calculations. Well positioned for neighborhood or regional retail development with strong access and visibility within the Stonebridge commercial corridor. Priced at \$10.00 per SF.</p> <p>Buyer to verify zoning, density, and development standards.</p>
Parcel 20	2.57 Acres	CC	<p>Retail parcel offering approximately 102,800 SF based on builder's acre calculations. Suitable for freestanding retail, QSR, or service-oriented commercial uses with convenient access and visibility. Priced at \$12.00 per SF.</p> <p>Buyer to verify zoning, density, and development standards.</p>
Parcel 21	2.88 Acres	CC	<p>Retail parcel offering approximately 115,200 SF based on builder's acre calculations. Well suited for pad-site retail or small commercial users seeking strong frontage and accessibility within the development. Priced at \$12.00 per SF.</p> <p>Buyer to verify zoning, density, and development standards.</p>
Parcel 22	2.42 Acres	CC	<p>Retail parcel offering approximately 96,800 SF based on builder's acre calculations. Suitable for freestanding retail or service uses within the Stonebridge commercial corridor. Priced at \$12.00 per SF.</p> <p>Buyer to verify zoning, density, and development standards.</p>
Parcel 23	56.16 Acres		<p>High-density residential parcel offering approximately 43.22 net usable acres (1,728,800 SF) after conservation and utility easement adjustments. Suitable for age-restricted (55+) or higher-density residential development within the Stonebridge community. Priced at approximately \$1.84 per SF.</p> <p>Acreage reflects net usable area after conservation and utility easement adjustments. Buyer to verify zoning, density, and development standards.</p>

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	15,714	32,392	115,264
Average Age	38	40	40
Average Age (Male)	37	38	39
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,970	12,520	44,178
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$104,246	\$103,207	\$99,657
Average House Value	\$275,615	\$279,446	\$272,862

Demographics data derived from AlphaMap

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MS #B19487

PROFESSIONAL BACKGROUND

Born into a multigenerational real estate family, Amanda Principe Overby carries forward a legacy deeply rooted in development, brokerage, and construction. The daughter and sister of builders and granddaughter of a commercial real estate developer and broker, Amanda has been immersed in the industry her entire life. A third-generation Washingtonian with a lifelong appreciation for art and architecture, she earned her undergraduate degree in Art History and Archaeology from the University of Maryland, College Park.

Licensed since 1998, Amanda began her career in Northern Virginia, where she quickly established herself as a top-producing buyer's agent. Her expertise in both residential and commercial real estate brought her to Jackson, Mississippi, in 2003, where she expanded her business and built a strong regional network. In 2004, she earned the prestigious Accredited Buyer's Representative (ABR) designation, underscoring her commitment to excellence and client advocacy.

In 2025, Amanda achieved the Certified Commercial Investment Member (CCIM) designation—one of the highest professional recognitions in the commercial real estate industry—reflecting her advanced knowledge in financial analysis, market research, and investment strategy.

Today, Amanda's practice spans the full spectrum of real estate, with a strong emphasis on commercial sales, leasing, and investment properties. Known for her integrity, discretion, and results-driven service, she is a trusted advisor to clients ranging from first-time investors to established businesses and developers.

Amanda and her husband reside in the Greater Jackson metro area with their loyal dog, Peter Barker, while their daughters, Isabella and Avery, are away at college. Dedicated to giving back, she is a sustaining member of the Junior League of Jackson and an active supporter of the Mississippi Children's Museum Partners.

For Amanda, real estate is not just about property—it's about strategy, lifestyle, and long-term value. Whether helping clients reposition assets, expand portfolios, or identify the right space to grow their business, her goal remains the same: to deliver expert guidance and exceptional results with professionalism and purpose.

EDUCATION

University of Maryland, Bachelor of Arts 1995
CCIM 101, 102, 103, 104

MEMBERSHIPS

MAR
MCAR
NAR
CCIM

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PROFESSIONAL BACKGROUND

Since 2003, Scott has been the president and principal broker for Overby, Inc., leveraging his real estate and financial experience to offer strategic consulting and brokerage services. His career began in 1986 as a seasonal employee in theme parks, eventually overseeing operational standardization and training for Six Flags' thirty-nine U.S. properties. This experience transitioned him into commercial brokerage and development in 2002.

Scott earned the CCIM designation in 2008 and the IREM CPM designation in 2020, demonstrating his proficiency in theory and practice. He has received numerous accolades, including REALTOR of the Year by the Mississippi Commercial Association of REALTORS and was the Susan J. Groeneveld Awardee for the CCIM Institute's 2023 Jay W. Levine Leadership Development Academy.

Scott actively participates in professional, civic, and cultural organizations, serving on the CCIM Board of Directors, Strategic Planning Committee, Finance Committee, and as the 2025 Member Services Presidential Liaison. He is a past President of the CCIM Chapter of Mississippi and Friends of Children's Hospital.

EDUCATION

George Mason University, Bachelor of Arts in Communications and Marketing, 1993

MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Certified Property Manager (CPM)
- Building Owners and Managers Association International (BOMA)
- Institute of Real Estate Management (IREM)
- International Council of Shopping Centers (ICSC)
- CCIM Institute Board of Directors
- CCIM Member Services PL (2025)
- CCIM Strategic Planning Committee
- CCIM Finance Committee
- Former President, CCIM Mississippi Chapter
- Former President, MS Commercial Association of REALTORS (MCAR)
- Former President, Central MS MLS
- Former President, Friends of Children's Hospital

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