



STONEBRIDGE

OFFERING MEMORANDUM

Highway 18 at Stonebridge Boulevard
Brandon, Mississippi | Rankin County

Commercial | Residential | Multi-Family | 55+ Active Adult



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Demographic and market data are sourced from Esri Business Analyst (2025 estimates, 2030 projections) and the U.S. Census Bureau American Community Survey (2019-2023). Traffic counts are sourced from Esri StreetMap / HERE Technologies (2022 AADT). All figures should be independently verified prior to reliance.

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EXECUTIVE SUMMARY

Overby Commercial presents StoneBridge, a master-planned mixed-use development offering at the signalized intersection of Highway 18 and Stonebridge Boulevard in Brandon, Mississippi. The site encompasses 23 numbered parcels spanning commercial, single-family residential, multi-family, and age-restricted uses across more than 200 gross acres. It sits within one of Mississippi's most active and fastest-appreciating suburban growth corridors, with a verified affluent consumer base and strong ESRI-supported retail demand.

THE STONEBRIDGE OPPORTUNITY

- Affluent, family-oriented residential base driving consistent retail demand
- Highway 18 commercial corridor with sustained population and income growth
- Investment opportunity for builders, operators, and capital partners
- High-barrier suburban market with school district access and excellent traffic visibility
- ESRI-verified demographics benchmarking favorably against comparable markets nationally

KEY INVESTMENT HIGHLIGHTS

Hwy 18 Traffic	Retail Demand	Avg HH Income	3-Mile Pop.	Family Prosperity	Owner-Occupancy	Bulk Price
11,000 ADT	\$160.9M	\$103,905	14,829	40.8%	83.5%	\$24.6M

PARCEL PRICING SUMMARY

PARCEL USE TYPE & PRICE	
CC Retail (Parcels 17, 19)	\$13,759,000
CC Pad Sites (Parcels 20, 21, 22)	\$3,776,000
R-1C Single Family (Parcels 1-15)	\$1,575,000
R-3 Multi-Family (Parcels 16, 18)	\$3,053,000
55+ / High Density (Parcel 23)	\$3,180,000
BULK ASKING PRICE (All 23 parcels)	\$24,600,000

PROPERTY OVERVIEW AND LOCATION

SITE DESCRIPTION

StoneBridge is a master-planned mixed-use development fronting Highway 18 (Old Whitfield Road) at a signalized intersection with Stonebridge Boulevard in Brandon, Mississippi. The development spans 23 parcels offering a full spectrum of use types, from sub-3-acre commercial pad sites to a 46-acre large-format retail tract, single-family residential lots, multi-family land, and a 56-acre age-restricted parcel.

SITE CHARACTERISTICS

Address	3174-3184 Highway 18, Brandon, MS 39042
County	Rankin County, Mississippi
Intersection	Hwy 18 at Stonebridge Boulevard (signalized)
Total Site	200+ gross acres across 23 parcels
Commercial Jurisdiction	City of Brandon, CC zoning
Residential Jurisdiction	Rankin County, R-1C & R-3
School District	Rankin County School District
Coordinates	32.24336 N / 89.96837 W

HIGHWAY 18 CORRIDOR: TRAFFIC AND ACCESS

Highway 18 (Old Whitfield Road) is a primary east-west arterial connecting the Brandon market to the Jackson metropolitan area. StoneBridge benefits from a signalized intersection at Stonebridge Boulevard, providing controlled ingress and egress for high-volume retail, drive-through, and residential traffic.

TRAFFIC ADVANTAGE

- 11,000 Average Daily Trips on Highway 18 at Stonebridge Boulevard (2022 AADT)
- Signalized intersection provides controlled access for QSR, drive-through, and service retail
- Adjacent counts: Hwy 18 at Lake Hannah Rd: 9,000 ADT | Hwy 18 at Rosewood Ln: 8,800 ADT

TRAFFIC COUNTS

TRAFFIC COUNTS BY LOCATION

Hwy 18 at Stonebridge Blvd	11,000 ADT (2022)
S. College St at Prescott St	10,000 ADT (2022)
Hwy 18 at Lake Hannah Rd	9,000 ADT (2022)
Hwy 18 at Rosewood Ln	8,800 ADT (2022)
Louis Wilson Dr at E Jasper St	8,000 ADT (2022)

REGIONAL CONTEXT

Brandon and Rankin County represent the fastest-growing portion of the Jackson MSA. The county consistently ranks among Mississippi's top performers in population growth, household formation, and income levels. StoneBridge benefits from:

- Direct access to I-20 and the Jackson metro employment base, approximately 15 minutes west via Highway 18
- Proximity to the Rankin County School District, one of Mississippi's highest-rated systems and a primary driver of family residential demand in the corridor
- Established retail and service infrastructure along the Highway 18 and Highway 80 corridors
- Sustained in-migration from Hinds County and the Jackson urban core, fueling consistent suburban household growth
- Stonebridge Elementary School sits within the development; Brandon High School is an adjacent parcel, connecting directly to Parcel 23

BRANDON, RANKIN COUNTY AND THE JACKSON MSA

StoneBridge is not simply a well-located parcel in a suburban Mississippi market. It sits at the center of one of the most compelling growth stories in the South: a suburban county that has grown 14.6% since 2010 while its urban neighbor contracts, a city posting a median household income 18% above the national average, and a regional economy absorbing billions in new technology investment. For buyers and capital partners evaluating markets across the Southeast, the context matters.

CITY OF BRANDON

Brandon is the county seat of Rankin County and one of Mississippi's fastest-growing cities. With a population of 25,870 and a median household income of \$93,073, Brandon ranks third among Mississippi cities of comparable size by household income and has grown 57% since 2000. Employment rate stands at 96.2%. The City of Brandon consistently ranks among the top ten safest and most livable communities in the state, driven by quality schools, low crime, and suburban amenities that continue to attract families relocating from Hinds County and the Jackson urban core.

BRANDON DEMOGRAPHICS

Population (2024)	25,870
Population Growth Since 2000	+57.4%
Median Household Income (2023)	\$93,073
vs. U.S. Median Income	118% of national average
Employment Rate	96.2%
Ranking Among MS Cities	3rd of 38 cities, population 10K-50K

RANKIN COUNTY: THE GROWTH STORY

Rankin County has executed one of the most successful suburban growth transitions in Mississippi, expanding from 142,518 residents in 2010 to 160,573 today, a gain of 14.6% while the broader state barely grew. The county posts Mississippi's lowest unemployment rate at 2.2%, a figure driven by a diversified economy spanning healthcare, professional services, retail, and a growing technology and data center sector. The contrast with adjacent Hinds County is stark and relevant to any underwriting conversation about the StoneBridge trade area.

RANKIN VS HINDS COUNTY

2024 Population — Rankin	160,573
2024 Population — Hinds (Jackson)	218,533
Population Change 2020-24 — Rankin	+Growing
Population Change 2020-24 — Hinds	-7.3% declining
Growth Since 2010 — Rankin	+14.6%
Growth Since 2010 — Hinds	Flat/declining
Unemployment Rate — Rankin	2.2% (lowest in MS)
Unemployment Rate — Hinds	Higher
Median HH Income — Rankin	\$77,454
Median HH Income — Hinds	Lower

THE URBAN-TO-SUBURBAN SHIFT

- Jackson has lost 59,000+ residents since 1980 peak
- Rankin County has absorbed majority of that outflow
- Families relocating specifically for Rankin County School District, lower crime, newer housing
- Migration pattern is structural and continues to accelerate

JACKSON MSA: INSTITUTIONAL ANCHORS

The Jackson metropolitan statistical area comprises eight counties and approximately 595,000 residents. The metro's economic foundation is anchored by institutions that do not relocate: the state capital, one of the South's major academic medical centers, and a large public university system. These anchors create a floor of stable employment that supports consumer spending across the broader trade area, including the StoneBridge corridor.

MAJOR INSTITUTIONAL EMPLOYERS

University of Mississippi Medical Center	Largest hospital; \$1.6B annual budget; 10% of metro economy
Baptist Medical Center	638-bed regional medical center; major private employer
St. Dominic Memorial Hospital	571-bed facility; major healthcare employer
State Government	32,000+ state employees in Jackson metro
Nissan North America	Major manufacturing in Canton (north of metro)
C Spire / Entergy	Major regional telecom and energy employers

TRANSFORMATIONAL INVESTMENT: TECHNOLOGY CORRIDOR

\$16 BILLION IN TECHNOLOGY INVESTMENT

- AVAIO Digital: \$6 billion data center campus in Brandon, Rankin County (3rd-largest economic development project in MS history; groundbreaking 2025, operational 2027)
- Amazon Web Services: \$10 billion investment in Madison County data centers
- Combined impact: 60+ direct high-tech positions plus thousands of construction and support jobs
- \$23M+ estimated annual ad valorem tax revenue from AVAIO alone

These investments are not aspirational projections. AVAIO Digital broke ground on its Brandon campus in 2025 at the East Metropolitan Center Business and Industrial Park, less than 10 miles from the StoneBridge site. For retail developers and QSR operators evaluating the Highway 18 corridor, the presence of a \$6 billion campus in the same municipality materially changes the long-term demand calculus.

MARKET DEMOGRAPHICS

Source: Esri Business Analyst, 2025 estimates and 2030 projections based on 2020 U.S. Census and 2019-2023 American Community Survey.

POPULATION AND HOUSEHOLD GROWTH

GROWTH METRICS	
2025 Population (3-Mile Ring)	14,829 (5-Mi: 33,352 10-Mi: 105,392)
2030 Population (Projected)	15,578 (5-Mi: 35,021 10-Mi: 109,750)
Annual Growth Rate	0.99% (5-Mi: 0.98% 10-Mi: 0.81%)
2025 Households (3-Mile Ring)	5,855 (5-Mi: 13,471 10-Mi: 41,449)
2030 Households (Projected)	6,274 (5-Mi: 14,442 10-Mi: 43,893)
HH Annual Growth Rate	1.39% (5-Mi: 1.40% 10-Mi: 1.15%)
Avg. Household Size	2.49 (5-Mi: 2.45 10-Mi: 2.41)

HOUSEHOLD INCOME

INCOME PROFILE	
Median HH Income (2025)	\$81,939 (5-Mi: \$77,880 10-Mi: \$76,178)
Median HH Income (2030)	\$90,707 (5-Mi: \$86,442 10-Mi: \$85,194)
Average HH Income (2025)	\$103,905 (5-Mi: \$97,895 10-Mi: \$98,857)
Per Capita Income (2025)	\$41,356 (5-Mi: \$39,707 10-Mi: \$39,047)
HH Income \$100K+ (2025)	37.4% (5-Mi: 34.1% 10-Mi: 33.0%)
HH Income \$200K+ (2025)	13.0% (5-Mi: 9.8% 10-Mi: 9.1%)

HOME VALUES AND HOUSING

HOUSING PROFILE	
Median Home Value (2025)	\$274,142 (5-Mi: \$258,946 10-Mi: \$258,569)
Average Home Value (2025)	\$293,822 (5-Mi: \$281,323 10-Mi: \$284,997)
Median Home Value (2030)	\$327,638 (5-Mi: \$303,084 10-Mi: \$298,870)
5-Year Appreciation 2025-30	+19.5% (5-Mi: +17.0% 10-Mi: +15.6%)
Owner-Occupancy Rate	83.5% (5-Mi: 82.0% 10-Mi: 78.8%)
Housing Affordability Index	110 (5-Mi: 111 10-Mi: 109)

HOUSING AFFORDABILITY

- Index of 110 (U.S. Average = 100)
- Local housing more affordable relative to local incomes than national average
- Key comfort metric for residential builders and lenders

AGE AND WORKFORCE PROFILE

AGE & WORKFORCE

Median Age (2025)	37.7 (5-Mi: 38.5 10-Mi: 39.4)
Children under 18	23.7% (5-Mi: 23.0% 10-Mi: 22.8%)
Working Age 18-64	61.7% (5-Mi: 60.7% 10-Mi: 62.1%)
Seniors 65+	14.6% (5-Mi: 16.4% 10-Mi: 15.1%)
Population 50+ (2025)	31.7% (5-Mi: 33.6% 10-Mi: 35.1%)
Annual Growth Rate, 50+	1.92% (5-Mi: 1.99% 10-Mi: 1.60%)

Education and Employment (3-Mile Ring): 28.9% hold Bachelor's degree, 14.7% hold graduate/professional degree (combined 43.6% with 4-year degree or higher); 72.4% in white-collar occupations; 49.2% in professional/management roles; unemployment rate of 1.4% (effectively full employment).

TAPESTRY SEGMENTATION PROFILE

Esri Tapestry Segmentation classifies U.S. residential neighborhoods into 67 distinct segments based on lifestyle, lifestage, and purchasing behavior. Index scores reflect the likelihood of a segment occurring here relative to the U.S. average (100 = average; 200 = twice as likely).

DOMINANT SEGMENTS (3-MILE RING)

SEGMENT PROFILE	
Flourishing Families (H1)	21.0% of HH 1,229 HH Index 575
Boomburbs (H2)	19.8% of HH 1,161 HH Index 754
Classic Comfort (K4)	15.8% of HH 925 HH Index 537
Up and Coming Families (G2)	10.6% of HH 621 HH Index 432
Metro Fusion (C3)	7.2% of HH 422 HH Index 198
Savvy Suburbanites (L1)	6.6% of HH 387 HH Index 146

DOMINANT SEGMENTS

- Boomburbs: Index 754 — 7.5x the National Average
- Flourishing Families: Index 575 — 5.75x the National Average
- Combined: 40.8% of all households within 3 miles
- Exactly what national retailers and QSR site selectors seek for new market entry

SEGMENT PROFILES

FLOURISHING FAMILIES (H1) — 21.0% OF HOUSEHOLDS — INDEX 575

Affluent, married-couple families in established suburban neighborhoods. Homeowners with high incomes and education levels, typically in their 40s and 50s with school-age children. Strong spending on home improvement, quality goods, financial services, and family experiences. The anchor segment for premium retail, full-service restaurants, and professional services.

BOOMBURBS (H2) — 19.8% OF HOUSEHOLDS — INDEX 754

Young suburban families in newer, growing communities, often second or third homebuyers. Dual-income households with children, focused on home, school, and local amenities. At an index of 754 against the U.S. average, this is the most concentrated segment in the StoneBridge trade area. Strong demand for QSR, service retail, childcare, fitness, and convenience-oriented uses.

CLASSIC COMFORT (K4) — 15.8% OF HOUSEHOLDS — INDEX 537

Established middle-income suburban households. Married-couple families and empty nesters with strong homeownership, consistent spending patterns, and community loyalty. Value-conscious but quality-aware; strong drivers of grocery, pharmacy, home improvement, and financial services demand.

UP AND COMING FAMILIES (G2) — 10.6% OF HOUSEHOLDS — INDEX 432

Younger, growing families building wealth and establishing homes. Ethnically diverse, technology-forward, and aspirationally minded. Strong demand for affordable family dining, childcare, healthcare, and consumer electronics.

LIFEMODE GROUP SUMMARY

LIFEMODE GROUPS

H: Family Prosperity	40.8% of HH Flourishing Families + Boomburbs
K: Suburban Shine	31.4% of HH Classic Comfort, Loyal Locals, Middle Ground
G: Emerald City	10.6% of HH Up and Coming Families
C: Laptops and Lattes	7.2% of HH Metro Fusion
L: Premier Estates	6.6% of HH Savvy Suburbanites

Virtually no presence of lower-income segments (A, D, E, and J groups) within the 3-mile ring. The trade area is an almost pure expression of affluent, owner-occupied suburban family life.

55+ AND AGE-RESTRICTED MARKET ANALYSIS

The StoneBridge 55+ data makes a compelling case for age-restricted or active adult development targeting Parcel 23 (56.16 gross acres, 43.22 net usable). The 50+ population is growing at nearly twice the rate of the overall market while maintaining strong income levels and an overwhelming preference for owner-occupied housing.

50+ POPULATION GROWTH

50+ GROWTH	
50+ Population (2025)	4,707 (5-Mi: 11,199 10-Mi: 37,037)
50+ Population (2030)	5,176 (5-Mi: 12,356 10-Mi: 40,088)
Annual Growth Rate, 50+	1.92% (5-Mi: 1.99% 10-Mi: 1.60%)
Overall Population Growth	0.99% (5-Mi: 0.98% 10-Mi: 0.81%)
50+ as % of Total (2025)	31.7% (5-Mi: 33.6% 10-Mi: 35.1%)
50+ as % of Total (2030)	33.2% (5-Mi: 35.3% 10-Mi: 36.5%)

50+ GROWTH RATE

- 1.92% annual growth — nearly double the overall market rate
- Combined with strong incomes and deep homeownership preference
- Creates clearly defined and underserved demand for age-restricted and active adult product

55+ HOUSEHOLD PROFILE (3-MILE RING)

55+ DEMOGRAPHICS	
Total 55+ Households (2025)	2,384 40.7% of all households
Total 55+ Households (2030)	2,659 42.4% of all households
Owner-Occupied (55+)	85.7% 1,962 households
Renter-Occupied (55+)	14.3% 327 households
Median HH Income, 55+ (2025)	\$72,063 (growing to \$81,050 by 2030)
Avg. HH Income, 55+ (2025)	\$94,882
55-64 Median HH Income (2025)	\$86,130 (peak earning cohort)
65-74 Median HH Income (2025)	\$70,898
HH Earning \$200K+ (55+ cohort)	12.7% 303 households

The 85.7% owner-occupancy rate among 55+ households signals a deeply entrenched preference for homeownership in this cohort. This is a critical underwriting input for for-sale active adult communities and age-restricted condominium product.

RETAIL MARKET ANALYSIS

Retail demand data sourced from Esri Business Analyst Retail MarketPlace Profile and Consumer Spending reports, 3-mile and 5-mile rings, 2025 estimates.

TOTAL RETAIL DEMAND (3-MILE RING)

\$160.9M ANNUAL RETAIL AND FOOD SERVICE DEMAND

- \$136.6M Retail Trade
- \$24.4M Food Services and Drinking Places
- Based on 5,855 households with average retail spending of \$27,495 per household annually

RETAIL DEMAND BY CATEGORY (2025)

CATEGORY & DEMAND	
Food and Beverage Stores	\$29.3M \$5,004/HH SPI: 88
General Merchandise	\$23.2M \$3,968/HH SPI: 90
Gasoline Stations	\$20.5M \$3,495/HH SPI: 91
Restaurants and Eating Places	\$23.7M \$4,049/HH SPI: 90
Motor Vehicle and Parts	\$17.4M \$2,978/HH SPI: 92
Building Materials / Garden	\$7.9M \$1,342/HH SPI: 96
Clothing and Accessories	\$6.7M \$1,144/HH SPI: 90
Furniture and Home Furnishings	\$5.4M \$928/HH SPI: 94
Electronics and Appliances	\$4.2M \$714/HH SPI: 92
Health and Personal Care	\$5.2M \$888/HH SPI: 91

HIGH-PROPENSITY CONSUMER BEHAVIORS

CONSUMER BEHAVIOR & MPI	
1st Home Mortgage (42.8%)	MPI 121 Active homebuyer market
Bought/Leased New Vehicle (9.7%)	MPI 115 Premium auto market
Own Dog (43.7%)	MPI 115 Strong pet services demand
Own 2+ Cell Phones (33.1%)	MPI 115 Tech-connected households
Retirement Savings Plan (27.6%)	MPI 114 Financial planning market
Home Improvement Project (38.4%)	MPI 113 Hardware and home store demand
Used Maid/Cleaning Service (38.3%)	MPI 112 Home services demand
Carry Life Insurance (56.4%)	MPI 112 Financial services demand
Dined Out Past Month (59.7%)	MPI 106 Strong restaurant demand
Savings Account (76.3%)	MPI 106 Financial institution demand

ANNUAL CONSUMER EXPENDITURES

SPENDING PROFILE

Home / Mortgage / Maintenance	\$108.9M \$18,598 per HH
Insurance	\$47.0M \$8,026 per HH
Transportation	\$42.9M \$7,326 per HH
Health Care	\$41.2M \$7,035 per HH
Food at Home	\$38.2M \$6,522 per HH
Entertainment and Recreation	\$21.6M \$3,690 per HH
Food Away from Home	\$21.5M \$3,677 per HH
Travel	\$15.0M \$2,557 per HH
Apparel and Services	\$12.9M \$2,198 per HH
Household Furnishings	\$6.4M \$1,089 per HH

ZONING AND ENTITLEMENTS

The StoneBridge parcels are strategically zoned and entitled to support the full mixed-use development vision. Commercial parcels carry City of Brandon CC (Community Commercial) zoning, permitting a broad spectrum of retail, service, and food-service uses. Residential parcels are zoned R-1C (single-family) and R-3 (multi-family), with streamlined approval processes through Rankin County supervisory authority.

CITY OF BRANDON CC (COMMUNITY COMMERCIAL)

- Permits retail, service, food service, QSR, drive-through, convenience, pad sites, multi-tenant centers
- Minimum lot size: typically 2.0 acres or smaller for individual pads
- Setbacks: 40-50 feet from Highway 18 (signalized intersection affords controlled access)
- Parking and landscaping standards per City of Brandon ordinance
- Approval authority: Brandon Planning and Zoning Commission, then City Council
- Typical approval timeline: 45-60 days for standard uses

RANKIN COUNTY R-1C (SINGLE-FAMILY RESIDENTIAL)

- Permits single-family detached dwelling units on individual lots
- Typical lot size: 1.0 to 2.5 acres (country estate character)
- Development requires preliminary subdivision plat approval
- Approval authority: Rankin County Board of Supervisors
- No city services (water/sewer) requirement; utilizes septic systems or private utilities
- Approval timeline: 30-45 days for standard residential subdivisions

RANKIN COUNTY R-3 (MULTI-FAMILY / TOWNHOUSE)

- Permits townhouses, duplexes, multi-family apartments, and master-planned communities
- Typical densities: 8-12 units per acre (townhouse) to 15+ units per acre (garden apartments)
- Development requires PUD (Planned Unit Development) or standard site plan approval
- Approval authority: Rankin County Board of Supervisors
- Parcel 23 (55+ High Density) zoned R-3 in southern portion; offers flexibility for active adult communities

PARCEL 23: DUAL-JURISDICTION NOTE

Parcel 23 (56.16 gross acres) straddles the Brandon city limit. The northern 13 acres fall within City of Brandon CC zoning, while the southern 43 acres remain in Rankin County under R-3 zoning. This dual-jurisdiction structure presents development flexibility: northern portion allows commercial opportunities (retail, service, mixed-use), while southern portion enables age-restricted residential and active adult ownership models. Coordinated master planning between jurisdictions is critical; both approve all phases.

UTILITIES AND INFRASTRUCTURE

- Water and Sewer: City of Brandon mains abut northern parcels; Rankin County extension required for southern parcels
- Electricity: Served by local utility provider; standard extensions available
- Gas: Natural gas available via regional distributor
- Stormwater: Detention and retention ponds designed per city and county standards; Highway 18 corridor management
- Right-of-Way: Highway 18 improvements (turn lanes, signalized intersection) funded in part by developer contributions

PARCEL DETAILS AND PRICING

StoneBridge offers a comprehensive menu of development opportunities across 23 numbered parcels, aggregating 200+ gross acres. Pricing reflects current market conditions, highest-and-best-use analysis, and comparable transaction data. All acreage, zoning, and pricing are subject to independent verification.

COMPLETE PARCEL SUMMARY WITH PRICING

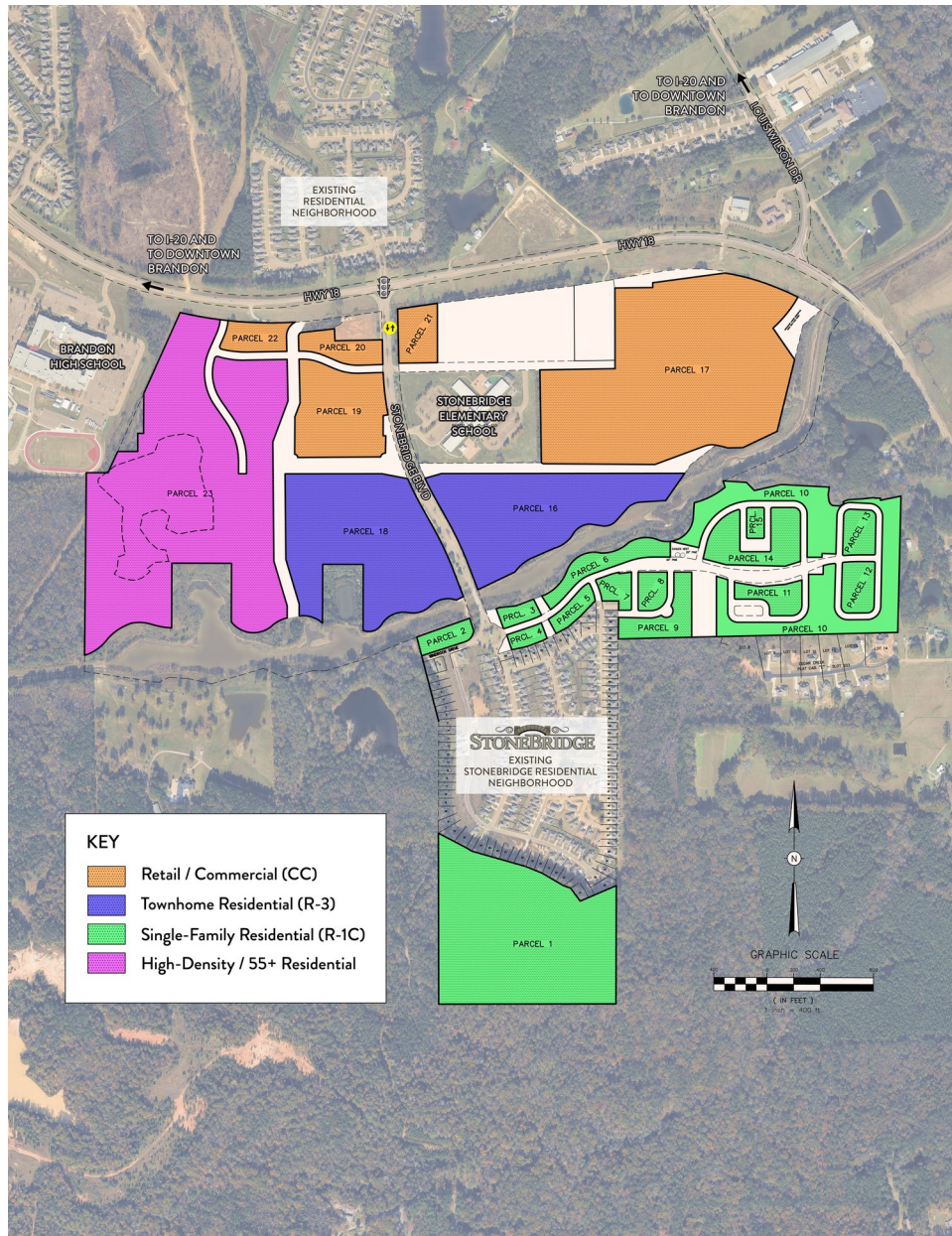
PARCEL	
Parcel 17	CC Retail 46.79 ac \$9,727,000 \$6.00/SF
Parcel 19	CC Retail 10.08 ac \$4,032,000 \$10.00/SF
Parcel 20	CC Pad Site 2.57 ac \$1,233,000 \$12.00/SF
Parcel 21	CC Pad Site 2.88 ac \$1,382,000 \$12.00/SF
Parcel 22	CC Pad Site 2.42 ac \$1,161,000 \$12.00/SF
Parcel 1	R-1C SF 31.04 ac \$698,000 \$22,569/ac
Parcels 2-9	R-1C SF 13.27 ac \$297,000 \$22,569/ac
Parcels 10-15	R-1C SF 25.91 ac \$580,000 \$22,569/ac
Parcel 16	R-3 Multi 20.26 ac \$1,341,000 \$1.84/SF
Parcel 18	R-3 Multi 24.55 ac \$1,712,000 \$1.84/SF
Parcel 23	55+ Active Adult 56.16 ac \$3,180,000 \$1.84/SF

BULK ASKING PRICE

- All 23 parcels: \$24,600,000

Net usable acreage reflects adjustments for utility easements and builder acre calculations. All pricing and acreage subject to independent verification. Contact listing broker for current availability and volume discount terms.

SITE PLAN AND PARCEL LAYOUT



StoneBridge development | 23 parcels | Highway 18 at Stonebridge Boulevard, Brandon, MS

AERIAL PHOTOGRAPHS



Aerial view of StoneBridge development site showing Highway 18 and signalized Stonebridge Boulevard intersection



Aerial view showing existing residential development to the south and commercial land to the north



Aerial view showing established residential neighborhood adjacent to the site

CONTACT INFORMATION

For additional information, property tours, or to discuss offers, please contact the exclusive listing brokers at Overby Commercial:

FIRM & CONTACT

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Address	P.O. Box 4644, Jackson, MS 39296
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