



For Sale



SALE PRICE: \$2,800,000

Pioneer Way

110 Pioneer Way, Magee, MS 39111

Brian Estes, CCIM, CPM
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Section 1

PROPERTY INFORMATION

Pioneer Way

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PROPERTY SUMMARY

Sale Price:	\$2,800,000
Lot Size:	9.92 Acres
Building Size:	29,178 SF
Building Class:	A
Ceiling Height:	12.0 FT
Year Built:	2010
Zoning:	C-1
Utilities:	Water & Sewer- City of Magee Electricity-Southern Pine Electric Phone- AT&T Gas- None

PROPERTY OVERVIEW

110 Pioneer Way is a three-story building located in the heart of Magee Mississippi just off Highway 49 south between Jackson and Hattiesburg. The office contains 29,178 SF on 9.92 acres providing plenty additional space for any expansion needs.

Constructed in 2010, the building has amenities that rival anything else in the state including a work out facility and kitchen/ dining area. This would be the perfect location for a company looking to expand, move to the market, or relocate their corporate office.

PROPERTY HIGHLIGHTS

- 29,178 SF Office Building
- 9.92 Acres
- Parking Ratio 4.66/1,000 SF

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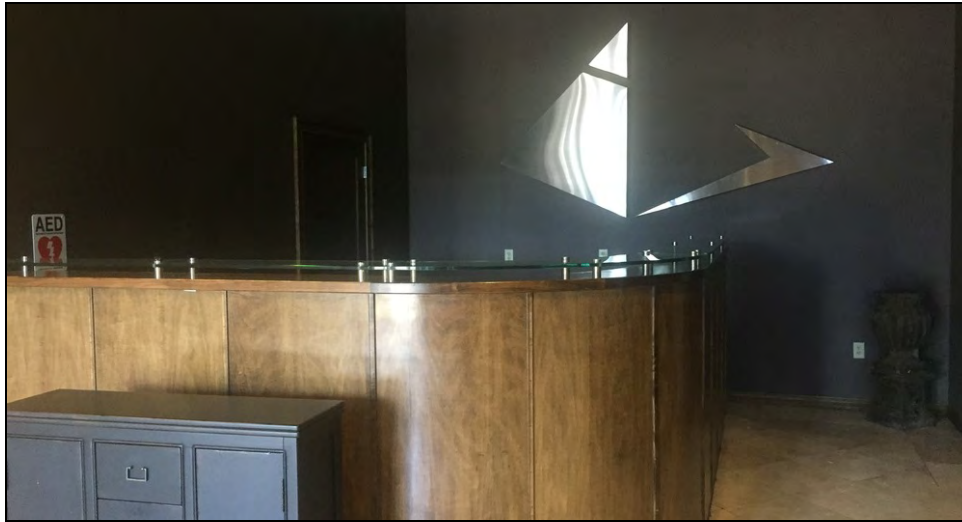
PROPERTY ADDRESS:	110 Pioneer Way Magee, MS 39111
PROPERTY TYPE:	Office
APN:	4183900026000000-3501
ASSESSED VALUE:	\$3,557,940
TAXES:	\$27,669
LOT SIZE:	9.92 Acres
BUILDING CLASS:	A
ZONING:	C-1
PARKING SPACES:	136
PARKING RATIO:	4.66
BUILDING FRONTAGE:	742 Feet
YEAR BUILT:	2010
CONSTRUCTION TYPE:	Metal
NUMBER OF STORIES:	3
AVERAGE FLOOR SIZE:	9,726 SF
FOUNDATION:	Concrete Slab
WALLS:	Sheetrock
ROOF:	Single Ply Membrane



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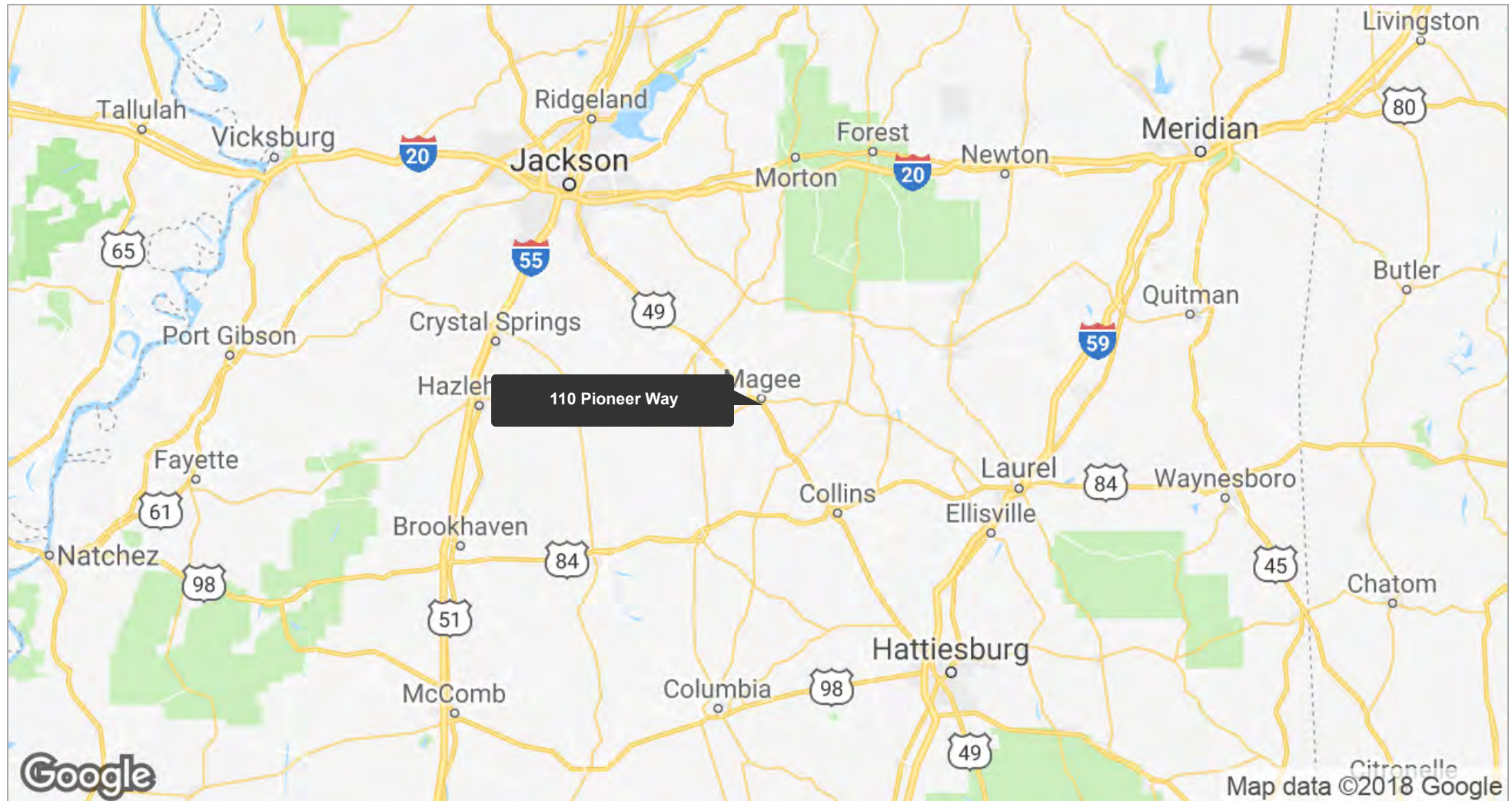


Section 2

LOCATION INFORMATION

Pioneer Way

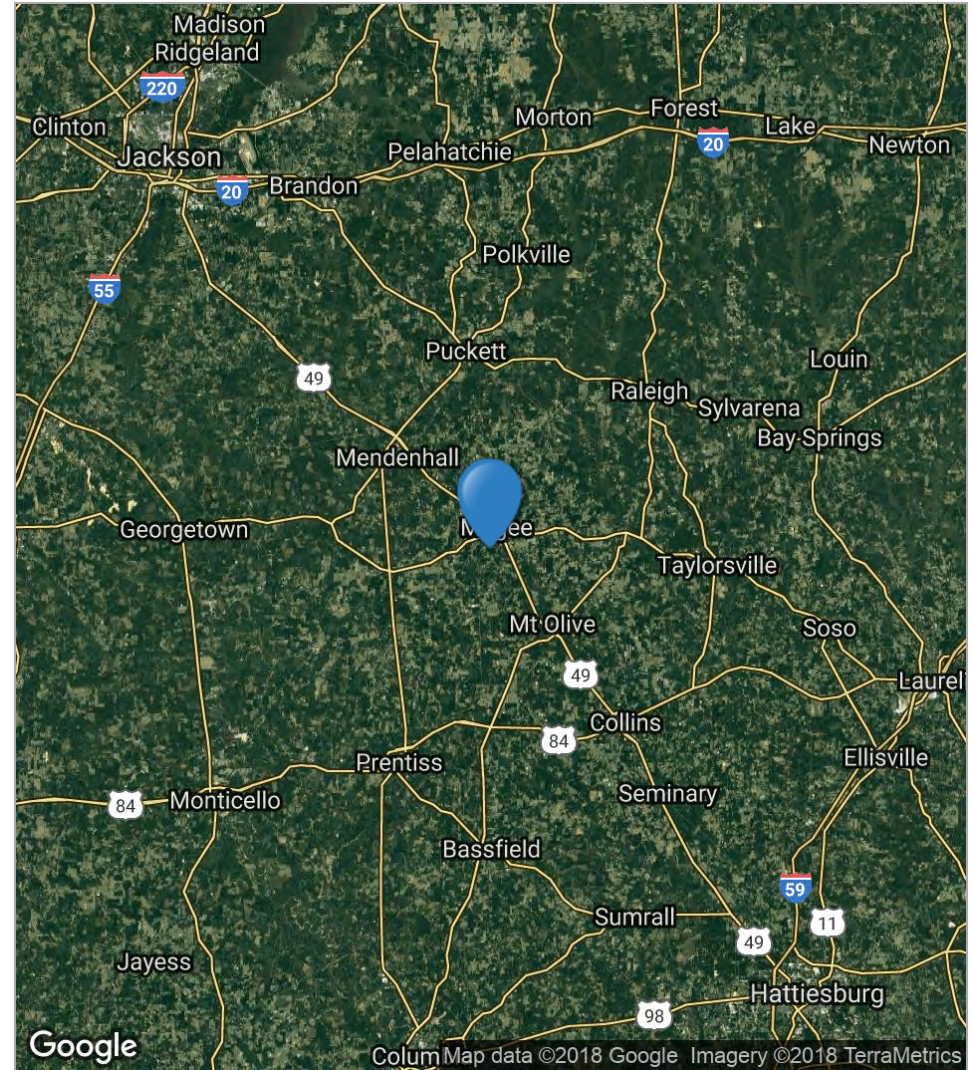
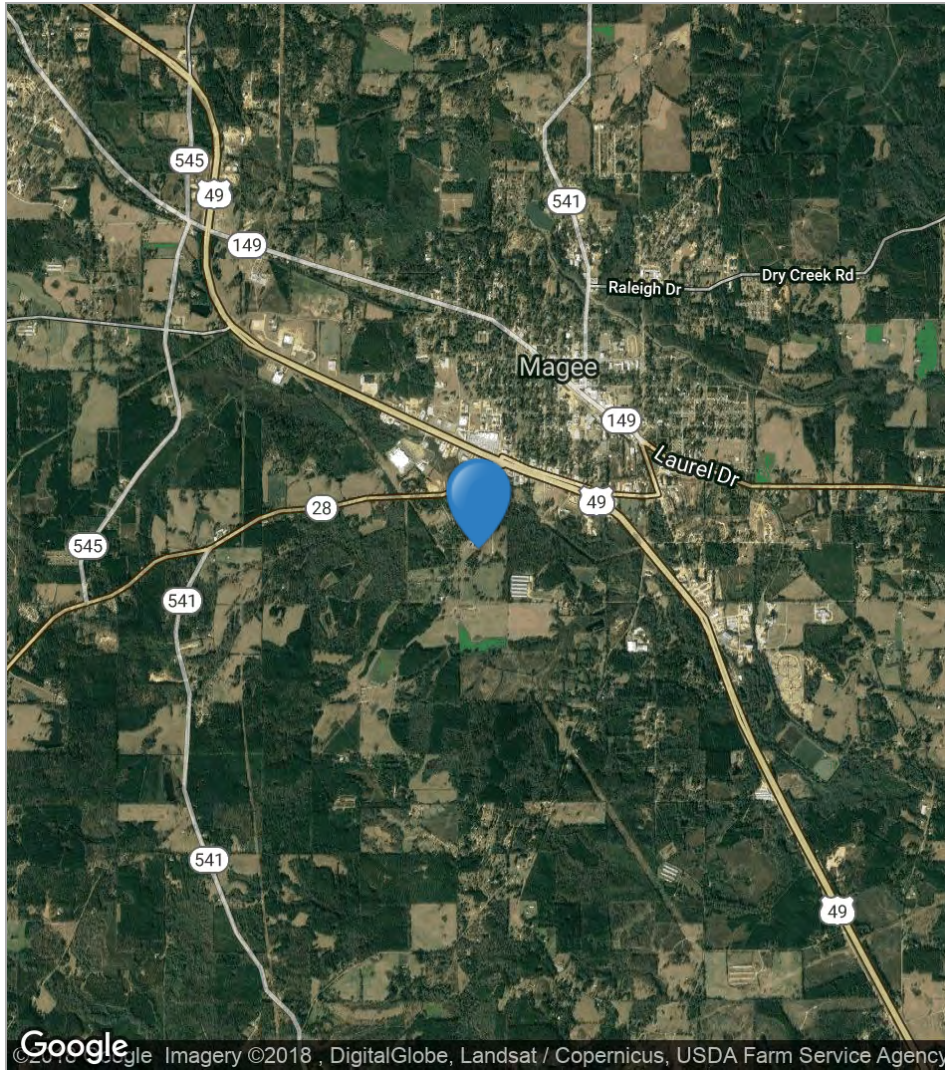
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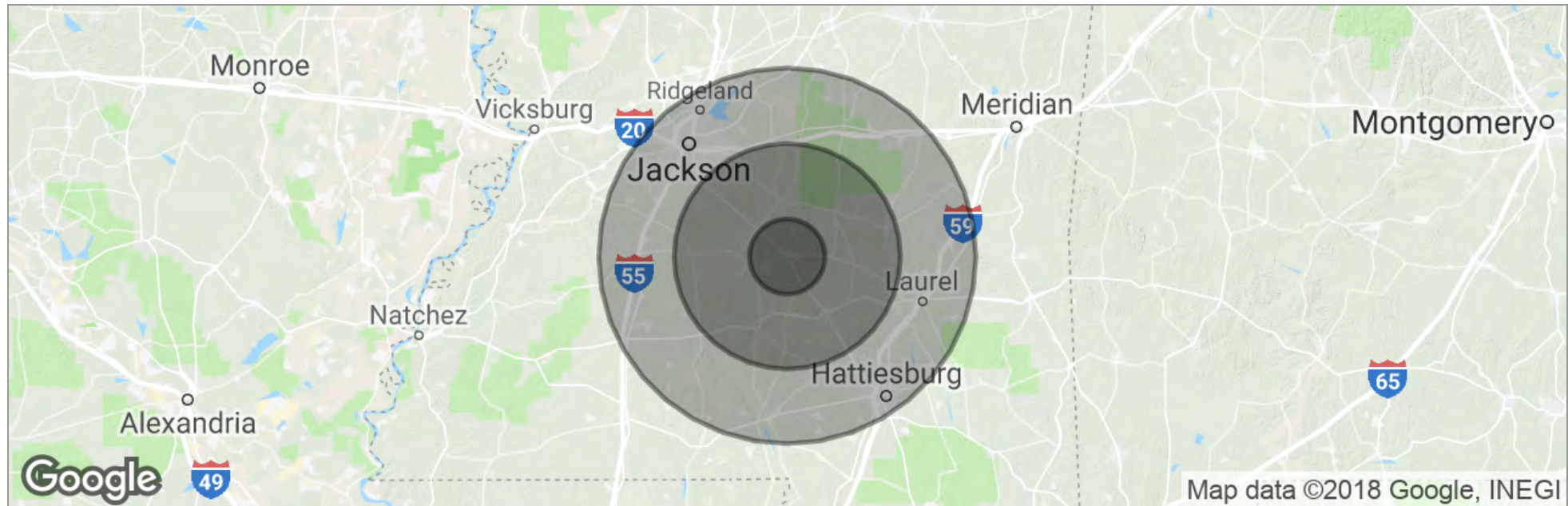


Section 3

DEMOGRAPHICS

Pioneer Way

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	10 Miles	30 Miles	50 Miles
Total Population	18,113	111,602	839,353
Population Density	58	39	107
Median Age	35.7	38.1	35.0
Median Age (Male)	32.7	36.1	33.6
Median Age (Female)	37.6	39.6	36.1
Total Households	6,834	41,569	310,006
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$46,820	\$48,246	\$56,945
Average House Value	\$99,617	\$110,620	\$144,712

** Demographic data derived from 2010 US Census*

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Section 4

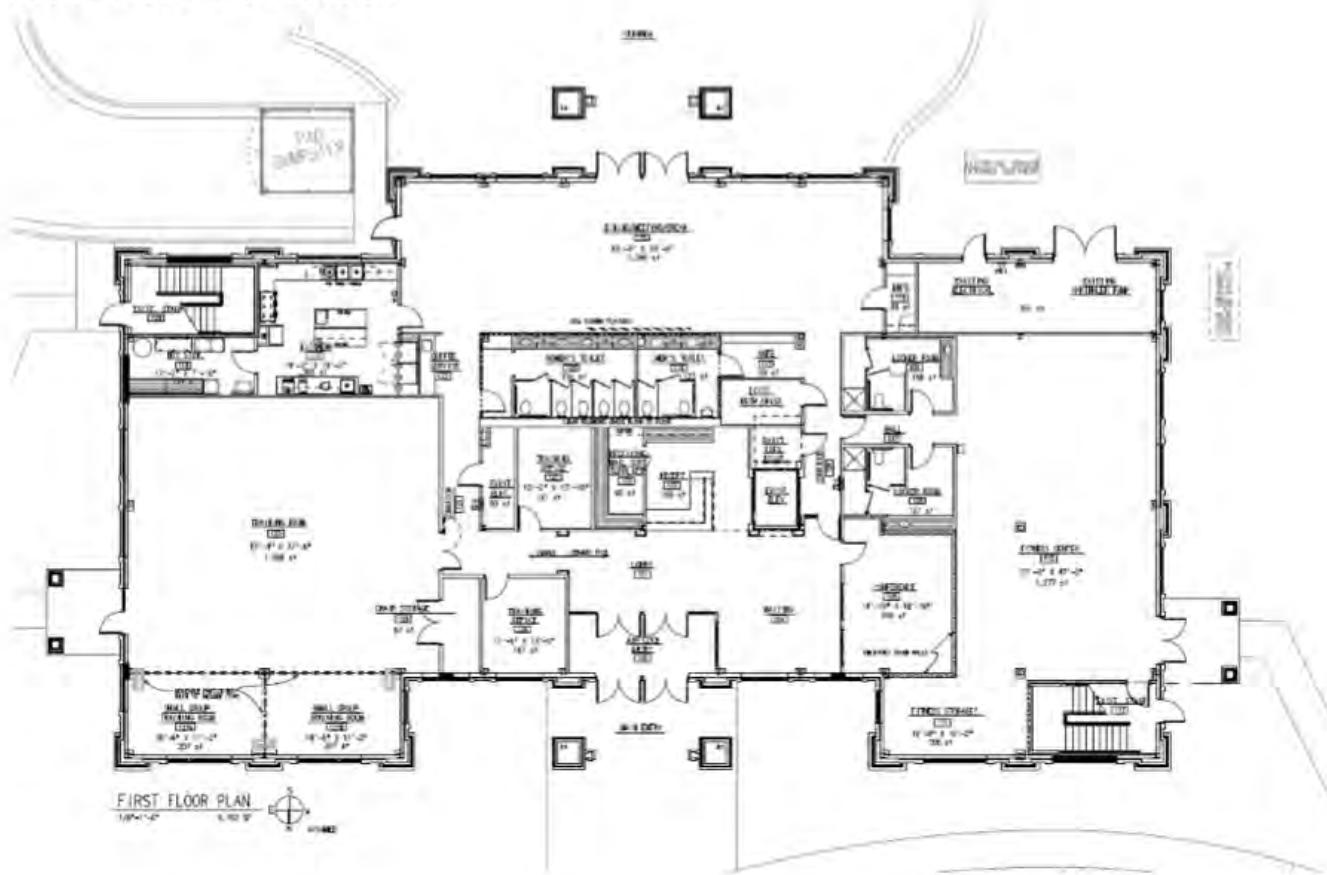
ADDITIONAL INFORMATION

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Floor Plan – First Floor



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Floor Plan – Second Floor



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Floor Plan – Third Floor



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For more information, please contact:

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