

IN-FILL DEVELOPMENT TRACT | Land Development Opportunities
FOR SALE | \$5,500,000 ~ Individual parcel pricing available by request
Jackson, MS In-Fill Tract | Master Plan Entitlements Complete - 153 acres



THE McENERY COMPANY

in Partnership with Rigby Advisors

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IN-FILL DEVELOPMENT TRACT | 153 acres

Site Description | Land Opportunities

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Site Size: ~ 153 acres in total

Zoning: Traditional Neighborhood Development (TND)

Ping Address: 5701 Old Canton Road
Jackson, MS 39211

Frontages & Access: The Jackson In-fill Development Tract maintains extensive road frontages along Old Canton Road, Adkins Boulevard, Colonial Circle & Parkway Drive. Excellent interstate access to Interstate 55

Flood Zone: FEMA Flood Zone X

Rigby Advisors and The McEnery Company have been retained by the ownership of the Jackson In-fill Development tract as the exclusive marketing agents for this strategic and opportunistic in-fill development tract with numerous development possibilities. The Jackson In-fill Development Tract has all necessary entitlements in place to accommodate new retail, multi-family, single-family detached residential and senior living development in the heart of the one of the largest urban centers in the Southeastern United States. The Jackson In-fill Development Tract is a tremendous opportunity as a turn-key platform for delivery of much needed retail and general housing related development in the heart of a densely populated urban core. Individual parcels available at pricing to be determined by size and location. Please contact Chad Rigby or Parke McEnery with further interest.



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Key Selling Points

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Key Selling Points

- ◆ Fully entitled master plan in place, with all approvals finalized with City of Jackson
- ◆ Last remaining in-fill tract of any significance within a fully developed market
- ◆ Historically cleared and developed tract with limited exposure to wetlands mitigation
- ◆ Excellent street frontages and utility extensions
- ◆ Turn-key real estate development opportunities
- ◆ Reasonable pricing from experienced and well positioned ownership



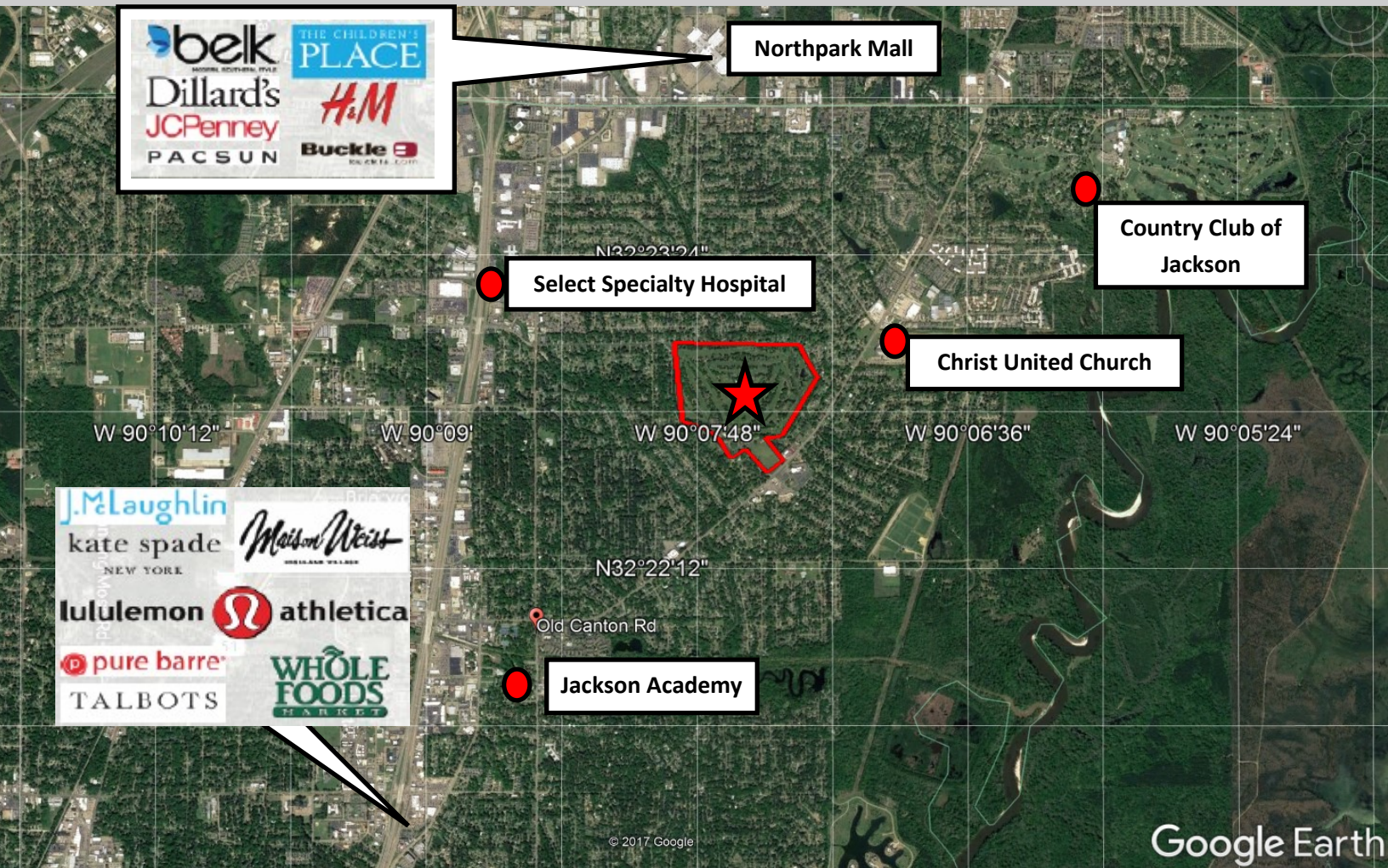
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Surrounding Land Use | Location

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The Jackson In-fill Development Tract is situated within one of the more established areas of Jackson, MS and is primed for re-positioning to accommodate needed retail and residential development. The site is positioned between two Interstate 55 interchanges, and enjoys road frontages along four major roadways in Jackson. As evidenced by the above aerial, the site is directly proximate to numerous major retail and institutional uses within the established neighborhoods of Jackson, MS. The site is a 10 minute drive to Downtown Jackson, and is conveniently located the relevant development and occupancy in the market. Most notably, the immediate area is in need of new retail development.



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Site Photos

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IN-FILL DEVELOPMENT TRACT | “The Retail Tract”

Former Driving Range forms Corner of Parkway & Old Canton Road

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~ 7.72 acre Retail Pad

The former driving range at the property forms a valuable corner at the intersection of Parkway Drive and Old Canton Road, and is beautifully positioned for larger-scale anchor based retail development, and also possesses immediate potential for parceled development of free standing retail store development. The immediate area is under-served and is in need of a grocery store, drug store, and/or a new service station. Please contact the brokers for aggregate pricing on the entire 7.72 acres, or for smaller parceled pricing options that are presently available.



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

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IN-FILL DEVELOPMENT TRACT | “ The Multi-family Tract ”

Multi-family Development Potential up to 15 acres

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Up to 15 acres available for Multi-Family Development

An approximately 15 acre portion of the fronting Parkway Drive is ideally situated and properly permitted for high density garden style, mid-rise multi-family development. The site enjoys direct proximity to meaningful utility extensions, generally level terrain and is strategically positioned in a market desirous of newly developed, and high grade multi-family product. The property, and all related aspects of the master plan approved TND design are cause for serious consideration for qualified multi-family developers. Please contact the brokers for specific pricing offerings.



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IN-FILL DEVELOPMENT TRACT | New Home Construction Opportunity

This tract Possesses Substantial Potential for SFR Development

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With over 153 acres of land permitted for high density master plan community development, the property presents a very unique opportunity for qualified home builders to enter the market with much needed and refreshing new home construction deliveries. The established nature of the immediate neighborhood provides the critical mass that most home builders desire, and the lack of available lots in this nearly fully developed neighborhood make a compelling case for well planned new home construction at the property, especially along existing roadways where utility tie-ins and infrastructure delivery is already in place. Please contact the brokers for specific pricing offerings.



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IN-FILL DEVELOPMENT TRACT | The Master Plan

The Jackson in-fill Tract is a fully entitled TND with the City of Jackson

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Colonial Highlands

A Traditional Neighborhood Development

Master Plan and Guiding Principles

Submitted to comply with the requirement that a Pattern Book be submitted to the Site Plan Review Committee for the City of Jackson, Mississippi.



The Jackson In-fill Development Tract has been fully entitled with the City of Jackson as a Master Plan Traditional Neighborhood Development (TND) known as Colonial Highlands. A complete copy of the current master plan is available for viewing at the following dropbox link:

<https://www.dropbox.com/sh/3p2vtlmgeotszya/AADMbtJ5Tfn6RTgyQ4dGi2uTa?dl=0>

Please contact the Brokers for more detail on the flexibility and development potential afforded by the currently entitled nature of the site plan.



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