

FOR SALE

**METRO AIRPORT SITE: +/- 41.09 ACRES (DIVISIBLE)
PEARL, RANKIN COUNTY, MS
QUALIFIED OPPORTUNITY ZONE DESIGNATION**



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PROPERTY SUMMARY

Carpenter Properties, Inc. is pleased to offer the opportunity to acquire the Metro Airport Site, a +/- 41.09 Acre development site located in the City of Pearl, Rankin County, Mississippi. The site is available in whole or in part.

Situated in Rankin County, the Metro Airport Site is comprised of three tax parcels that are located in the City of Pearl, MS. The site is located next to the Jackson-Medgar Evers International Airport and offers frontage along Airport Road, Old Brandon Road, and Pearlwood Dr.. Although adjacent to the airport, the site is not located in a flight path.

The zoning of the site encompasses a wide variety of uses, including lodging, entertainment, retail, office, light industrial, and residential.

LOCATION

In addition to being located adjacent to the Jackson-Evers International Airport, the Metro Airport Site is located directly in the path of Jackson's eastern suburban expansion and near other new and rapidly increasing commercial and residential development. The site has excellent access to Interstate 20, Hwy 80, Airport Rd., and Lakeland Dr.



Disclaimer: Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

PROPERTY SUMMARY

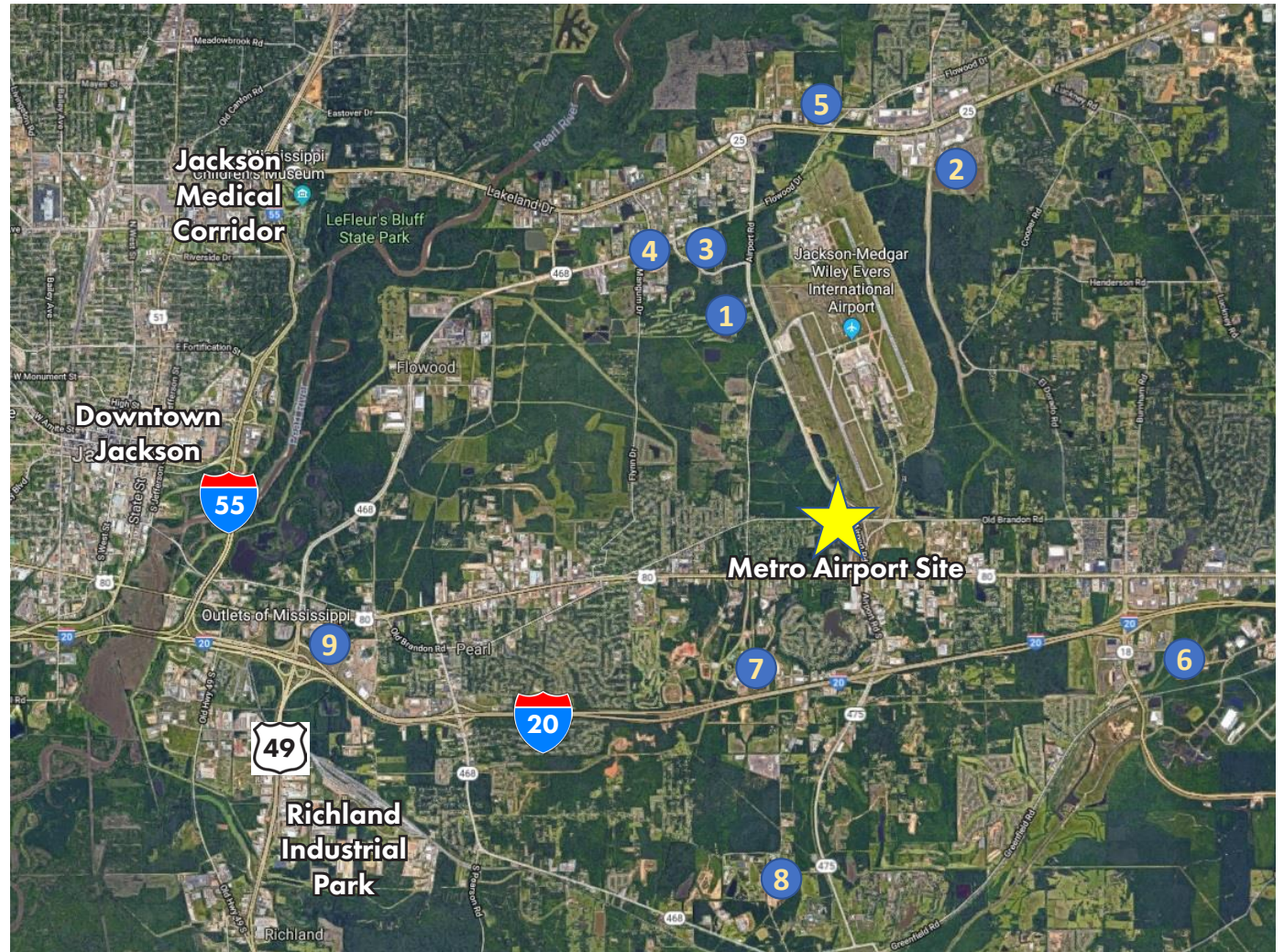
Property Name:	Metro Airport Site Pearl, MS
Sale Price:	\$2,150,000
Site Size:	+/- 41.09 (Divisible)
Zoning:	C-2
Utilities:	All utilities to the site
Frontage:	Airport Road: Approx. 1,200 frontage feet Old Brandon Rd.: Approx. 1,200 frontage feet
Traffic Counts:	31,000 ADT (Airport Rd. and Old Brandon Rd.)

FEDERAL OPPORTUNITY ZONE DESIGNATION

The Metro Airport Site is a qualified opportunity zone site. Opportunity Zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026. If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain. If held for more than 7 years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

DEVELOPMENT MAP

Map #	Location
1	The Refuge: Under Construction Flowood, MS Conference Center and Hotel
2	Waterton: Under Construction \$400M mixed-use development
3	Capital Ortho: New 45,000 SF facility 2018 Delivery
4	Merit Health River Oaks Hospital
5	Mississippi Sports Medicine: Under Construction 60,000 SF facility
6	Brandon Amphitheater: 8,300 seat outdoor venue Opened in April 2018
7	Hinds Community College Pearl High School
8	FedEx Ground DC: 250,000 SF build-to-suit Delivered October 2017
9	Outlets of Mississippi Bass Pro Shop Mississippi Braves AA Baseball Team



NEARBY DEVELOPMENT

The Refuge

The City of Flowood and MCC Real Estate recently delivered on a \$50M project that will feature a 200-room Sheraton Hotel and a 54,000 square foot conference center. The city will own the conference center and MCC will operate and manage it concurrently with the hotel. As part of the project, Flowood is making significant upgrades to The Refuge golf course, which is adjacent to the new hotel and conference center. Plans for the hotel include a resort style pool, a 15-acre lake with walking paths, an event lawn adjacent to the lake, and a spa and culinary school. The project is scheduled to deliver in early 2020.



Waterton

Waterton is a \$400M mixed-use development planned on 240 acres located off East Metro Parkway and Lakeland Drive, south of Dogwood Festival Market. Phase I will include 150 of the planned 500 homes, Community Bank's new headquarters, and commercial development along an existing 20-acre lake.

East Metro Corridor

The East Metro Parkway connector is a \$45M road project that will connect Lakeland Drive to Old Brandon Rd. and to Interstate 20 at Crossgates Blvd in Brandon. The north/south parkway will ease traffic congestion in the area and provide direct access from I-20 to Lakeland Dr.



MARKET OVERVIEW

Why Rankin County?

Quality of Life - Located in Mississippi's largest MSA, Rankin County is composed of dynamic business leaders, elected officials, organizations and individuals who have united to provide the framework, guidelines, and strategies that underpin the county's economic success. Fueled by the county's development efforts and explosive business growth, Rankin County's progressive leadership has produced the state's best place to live at the best cost at the time when it matters most.

Housing - There have been hundreds of millions of dollars invested in new single-family residential construction in Rankin County in recent years and comparable numbers in construction renovations. The area continues to experience a boom in new housing development as the demand increases for suburban living opportunities. Residential development projects offer a broad span of price points for individuals and families of every income level.

Recreation - From its Atlanta Braves AA baseball team located in a \$20 million stadium to its Barnett Reservoir on the Pearl River as a popular spot for all kinds of water recreation to its numerous golf courses and athletic complexes, Rankin County provides a full menu of public recreational opportunities.

Education - The needs of Rankin County's workplace are continually identified, targeted, and incorporated into the planning of both public and private school teaching curriculums. The skills needed in today's business are high-tech and high-touch. Innovation and entrepreneurship are crucial elements for bringing new talent and creative ideas to our community.

Labor Force - The Rankin County labor force has a strong work ethic. Coupled with a desire to produce and deliver the highest-quality products and services at maximum efficiency and productivity, this work ethic delivers powerful results – profits to the bottom line.

DEMOGRAPHICS

Rankin Population (2018):	152,523
Rankin Projected Population (2023):	160,721
Jackson MSA Population:	578,095
Rankin Median Household Income	\$60,650
Rankin County Households (2018):	57,156
Jackson MSA Cost of Living Index:	88.5

RANKIN COUNTY MAJOR EMPLOYERS

Rankin County School District:	2,000
KLLM Trucking:	1,470
Hudspeth Regional Center:	950
Merit Health River Oaks:	728
Blue Cross Blue Shield of MS:	657
Sanderson Farms, Food Division:	441
US Foods:	352
Ergon, Inc.	260
Brown Bottling Group:	200
General Motors Distribution:	110

RANKIN COUNTY LOCATION MAP

