



OFFERING MEMORANDUM

# BUILD-TO-RENT RESIDENTIAL DEVELOPMENT

JACKSON NORTHRIDGE . MISSISSIPPI . 39211

# BUILD-TO-RENT RESIDENTIAL DEVELOPMENT

JACKSON NORTHRIDGE  
MISSISSIPPI, 39211

LISTING AGENTS:

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CO-LISTED BY:

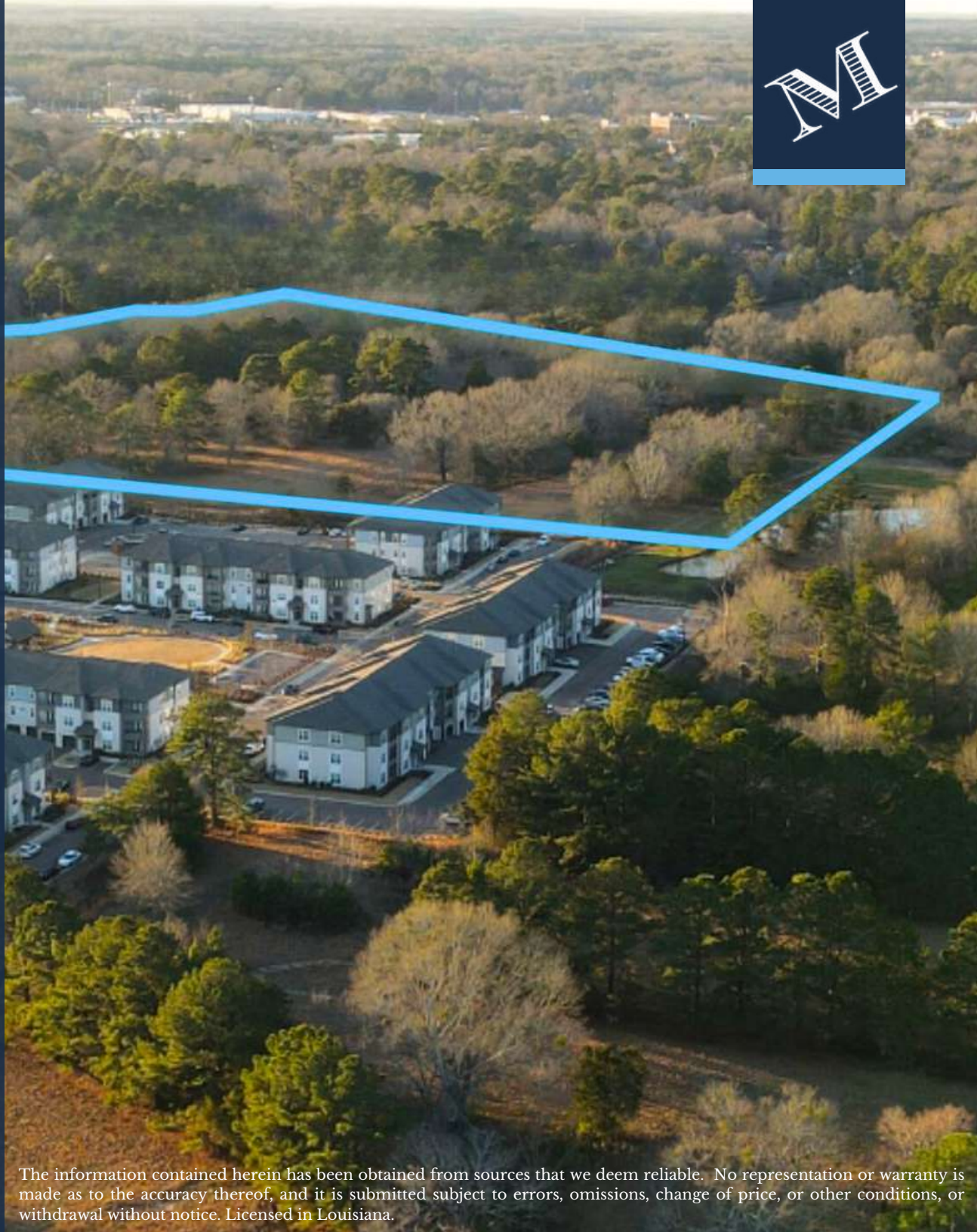
THE McENERY COMPANY

**stirling**  
INVESTMENT ADVISORS

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810 UNION STREET, 4TH FLOOR  
NEW ORLEANS, LA 70112

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# OFFERING SUMMARY



**Address:** Jackson Northridge, Jackson, Mississippi, 39211 (Old Canton Road)

**List Price:** Contact Broker(s) for further information, pricing dependent on terms and total acreage required

**Site Size:** +/- 20 Acres as currently site planned for Residential Build to Rent

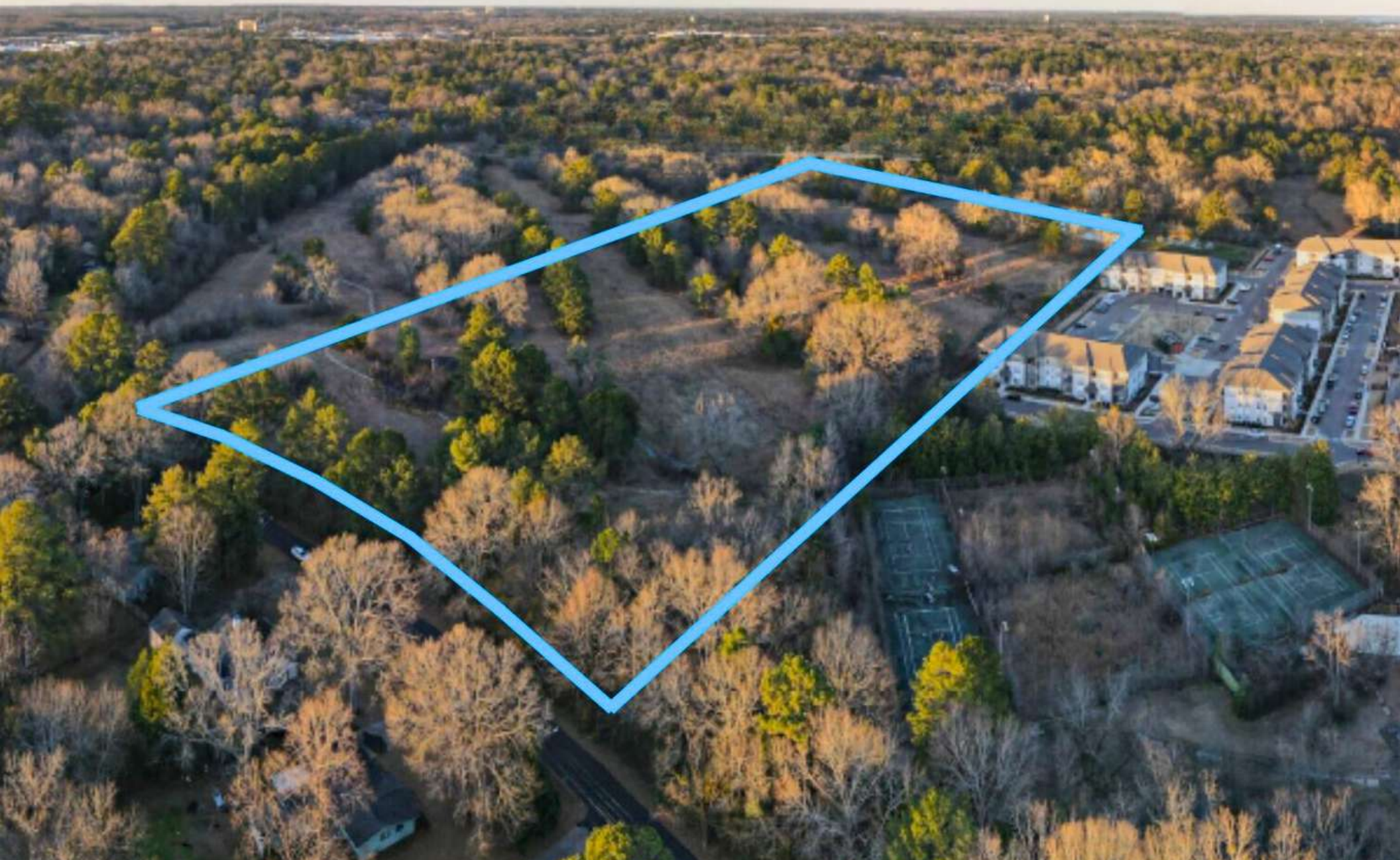
**Zoning:** SUD, Special Use Districts

**Offering Overview:** The Build for Rent (BFR) Phase I of Jackson Northridge will consist of approximately 20 acres on which 116 units are proposed in the preliminary site plan, along with a leasing office, pet park, and pool, achieving a yield of 5.80 units/acre.

The units will be a mix of (52) two and three-bedroom townhomes as well as (64) three-bedroom single-family homes. City of Jackson is currently reviewing preliminary site plan. Entitlements are 90% completed.

Turn key new construction development opportunity.

# PROPERTY OUTLINE



# JACKSON, MISSISSIPPI



*The Jackson, Mississippi economy has several positive aspects, including:*

**Diversified industries** Jackson's economy is anchored by a variety of industries, including healthcare, education, government, manufacturing, and finance. This diversification helps to mitigate economic downturns in any one sector. Some of the major employers include:

- Healthcare: University of Mississippi Medical Center, Baptist Health Systems, St. Dominic Hospital
- Education: Jackson Public Schools, Hinds Community College, Jackson State University
- Government: State of Mississippi, City of Jackson, Hinds County
- Manufacturing: Nissan North America, International Paper, RockTenn
- Finance: Trustmark National Bank, First Commercial Bank, BankPlus

**Growing Healthcare Sector** Jackson has a large and growing healthcare sector, driven by the presence of several major medical institutions. This sector provides many high-paying jobs and growing tax base. Some of the major healthcare employers in Jackson include:

- University of Mississippi Medical Center
- Baptist Health Systems
- St. Dominic Hospital

**Rich Cultural Heritage** Jackson is home to numerous historic sites, museums, and cultural attractions driving economic growth through the tourism industry. Some of the notable cultural attractions in Jackson include:

- Mississippi Museum of Art
- Smith Robertson Museum and Cultural Center
- Old Capitol Museum

**Affordable Cost of Living** Compared to other major cities, Jackson has a relatively low cost of living, which makes it an attractive place to live and work for many people. According to data from Numbeo, the cost of living in Jackson is significantly lower than the national average. Access to transportation Jackson is served by several major highways, including I-20, I-55, and I-220, which makes it easy to travel to and from the city. Additionally, the city is served by the Jackson-Evers International Airport, providing convenient air travel access. The airport provides non-stop flights to several major cities in the US, including Atlanta, Dallas, and Charlotte.



UNIVERSITY OF MS MEDICAL CENTER

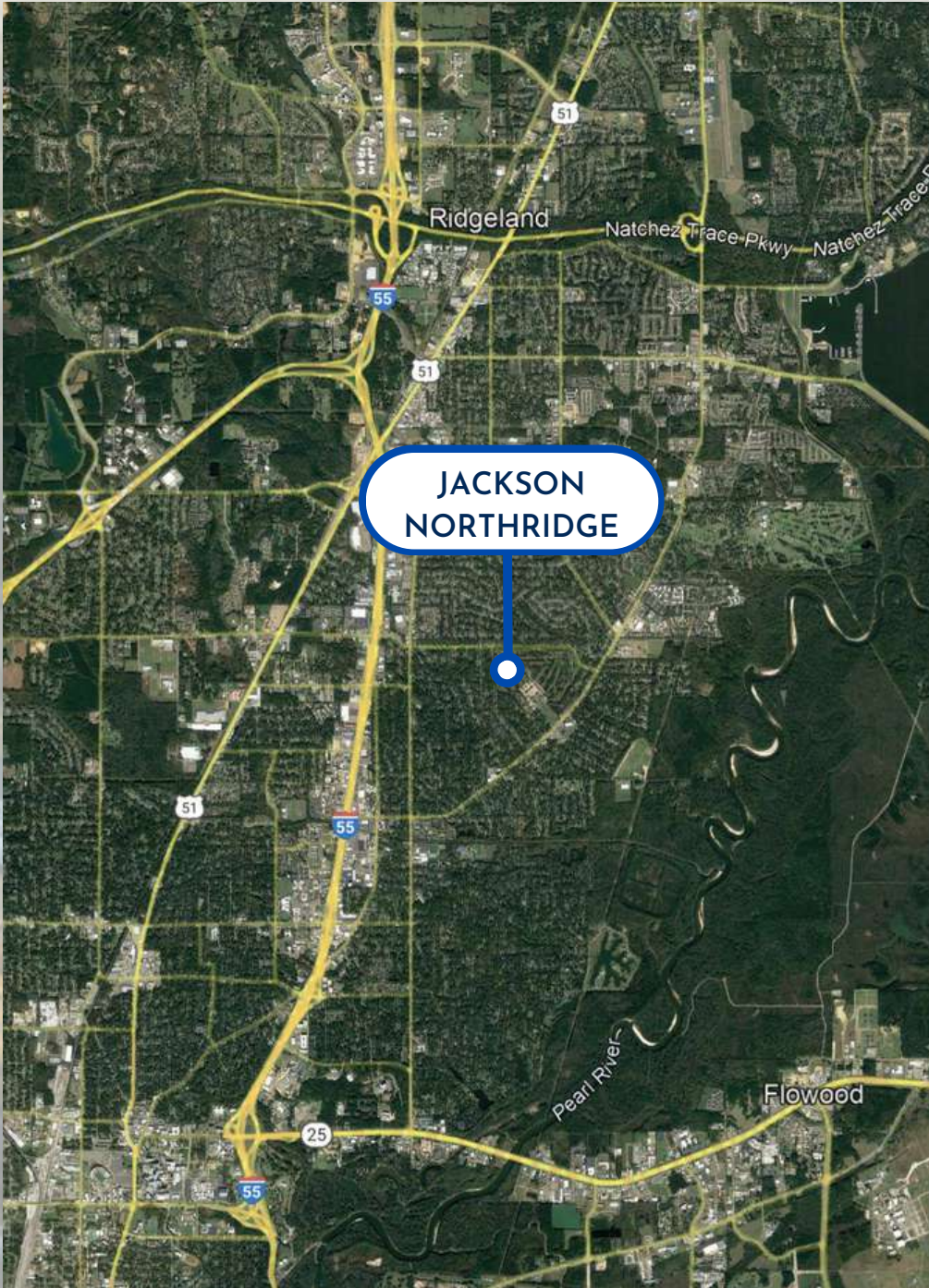


MISSISSIPPI MUSEUM OF ART

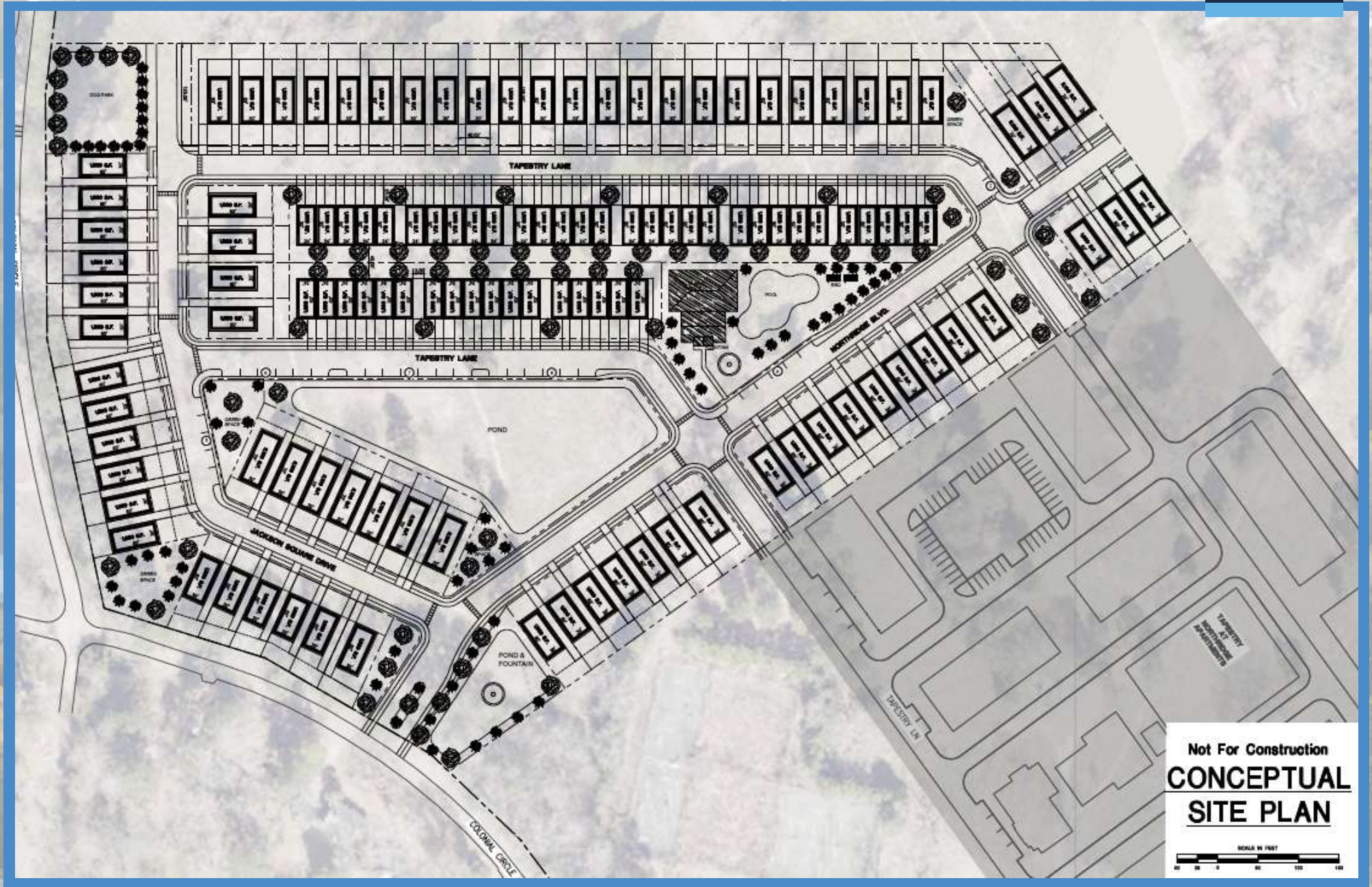


NISSAN NORTH AMERICA - JACKSON

# AERIALS



# CONCEPTUAL SITE PLAN



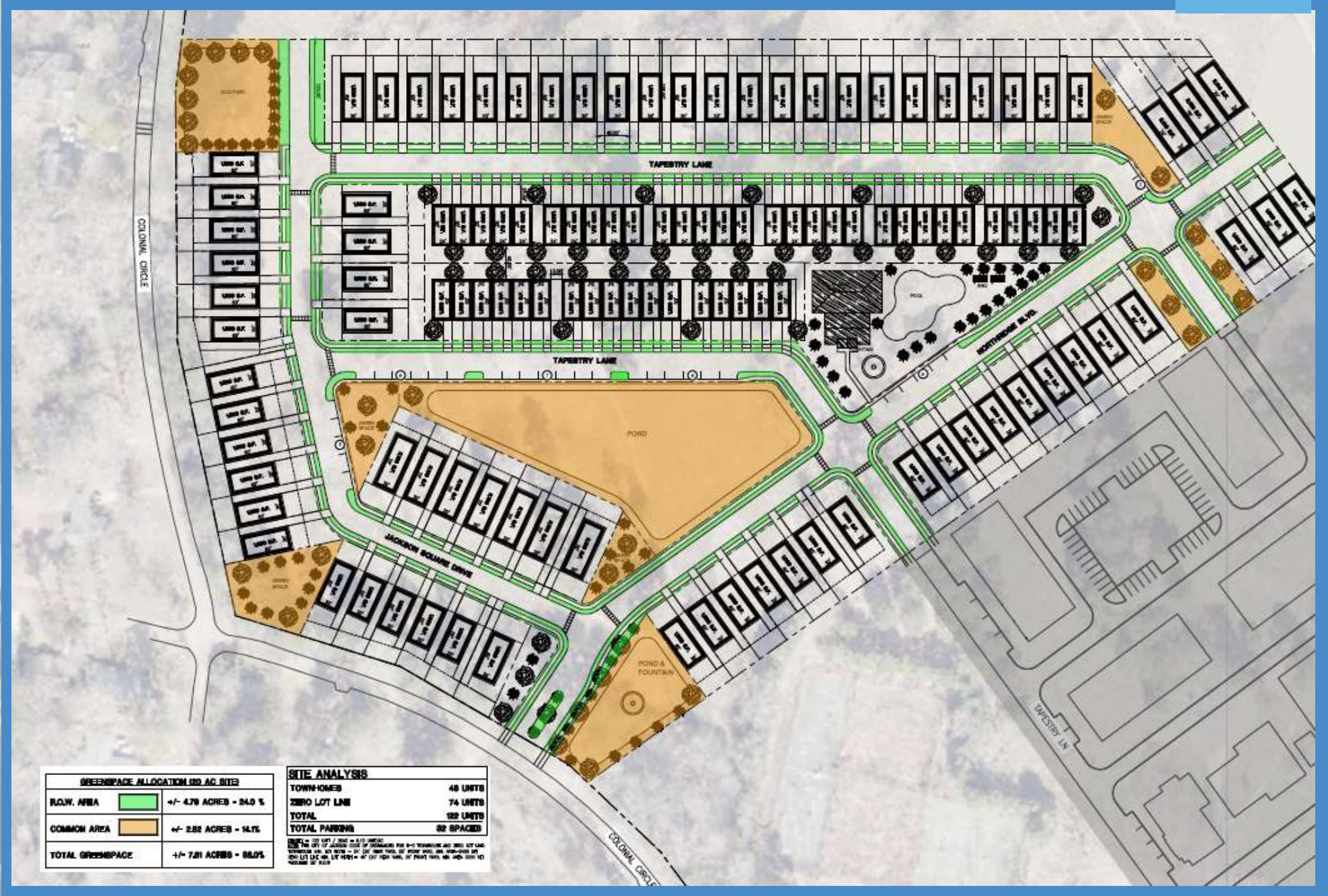
# DEVELOPMENT SCHEDULE



TYPE	DIMENSIONS	SETBACKS (FRONT, SIDE, REAR)	QUANTITY
Zero Lot Line	30' x 70' = 2,100 sf	25' Front 0' & 10' Side 20' Rear	10
Zero Lot Line	30' x 60' = 1,800 sf	25' Front 0' & 10' Side 20' Rear	60
Zero Lot Line	30' x 55' = 1,650 sf	25' Front 0' & 10' Side 20' Rear	4
Townhome (2 Story)	24' x 50' Base = 1,729 sf	25' Front 10' Side 20' Rear	48
<b>TOTAL</b>			<b>122</b>



# GREENSPACE SITE PLAN



# GREENSPACE ALLOCATION



## GREENSPACE ALLOCATION (20 ACRES)

R.O.W. Area +/- 4.79 Acres = 24.0%

Common Area +/- 2.82 Acres = 14.1%

**TOTAL GREENSPACE +/- 7.61 ACRES = 38.0%**

# PROPERTY PHOTOS



TAPESTRY NORTHRIDGE  
APARTMENTS  
(220 UNITS)





# RESIDENTIAL DEVELOPMENT

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EXCLUSIVELY LISTED BY



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THE McENERY COMPANY

**stirling**  
INVESTMENT ADVISORS



WORKING WITH A REAL ESTATE BROKER

Approved 01/2003 By MS Real Estate Commission P. O. Box 12685 Jackson, MS 39232

\*\*THIS IS NOT A LEGALLY BINDING CONTRACT\*\*

GENERAL

DUAL AGENCY CONFIRMATION

Adopted Form of

The Mississippi Real Estate Commission Jackson, MS

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Property: \_\_\_\_\_

This Dual Agency Confirmation is an addendum to and made part of the Offer to Purchase dated \_\_\_\_\_, 20\_\_\_\_, between the above-captioned Seller and Buyer for the purchase of the specifically identified property.

The undersigned acknowledges that the licensee has explained dual agency representation to them and they have received the following information regarding disclosed dual agency:

- 1. A disclosed dual agent is a licensee who, with the informed written consent of Seller and Buyer, is engaged as an agent for both Seller and buyer.
2. As a disclosed dual agent the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party.
3. A disclosed dual agent may NOT disclose:
(a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller;
(b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer;
(c) The motivation of the Seller or Buyer for selling, buying or leasing a property, unless otherwise instructed in writing by the respective party or
(d) That a Seller or Buyer will agree to financing terms other than those offered unless instructed in writing by the respective party.

Seller and Buyer hereby confirm that they give their informed consent to the disclosed dual agency of:

Name of Brokerage Firm and Name of Licensee Name of Licensee

who represent both Seller and Buyer in this transaction.

Date: Seller: Seller (print name):

Date: Buyer: Buyer (print name):

This Dual Agency Confirmation form is Seller, Buyer and Property specific. It has been adopted by the Mississippi Real Estate Commission and is required to be used by real estate licensees pursuant to Rule IV. E. of the Rules and Regulations. MREC-AD2 (Feb. 2001)

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

There are several types of relationships that are possible and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction.

The purpose of the Agency Disclosure is to document an acknowledgement that the consumer has been informed of various agency relationships, which are available in a real estate transaction.

For the purpose of this disclosure, the term seller and/or buyer will also include those other acts specified in Section 73-35-3 (1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. A licensee who is engaged by and acts as the agent of the Seller only is known as a Seller's Agent. A Seller's agent has the following duties and obligations:

To the Seller:

\*The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Buyer and Seller:

\*A duty of honesty and fair dealing.

\*A duty to disclose all facts known to the Seller's agent materially affecting the value of the property, which are not known to, or readily observable by, the parties in a transaction.

BUYER'S AGENT

A buyer may contract with an agent or firm to represent him/her. A licensee who is engaged by and acts as the agent of the Buyer only is known as the Buyer's Agent.

If a Buyer wants an agent to represent him in purchasing a property, the buyer can enter into a Buyer's Agency Agreement with the agent. A Buyer's Agent has the following duties and obligations:

To the Buyer:

\*The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Seller and Buyer:

\*A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate agent or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both Seller and Buyer.

As a disclosed dual agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A disclosed dual agent has all the fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty.

A Disclosed Dual Agent may not disclose:

(a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.

(b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.

(c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or

(d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE!

"Customer" shall mean that person not represented in a real estate transaction. It may be the buyer, seller, landlord or tenant.

A Buyer may decide to work with a firm that is acting as agent for the Seller (a Seller's Agent or subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer.

When it comes to the price and terms of an offer, the Seller's Agent will ask you to decide how much to offer for my property and upon what terms and conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision.

The Seller's Agent will present to the Seller any written offer that you ask them to present. You should keep to yourself any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying). The Seller's agent is required to tell all such information to the Seller. You should not furnish the Seller's agent anything you do not want the Seller to know. If you desire, you may obtain the representation of an attorney or another real estate agent, or both.

THIS IS NOT A CONTRACT. THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Licensee has informed me that brokerage services are being provided me as a:

- D Client (Seller's or Landlord's Agent)
D Client (Buyer's or Tenant's Agent)
D Client (Disclosed Dual Agent)
D Customer (Not as my Agent)

By signing below, I acknowledge that I received this informative document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

(Date)
(Client) (Licensee) (Customer)
(Client) (Company) (Customer)