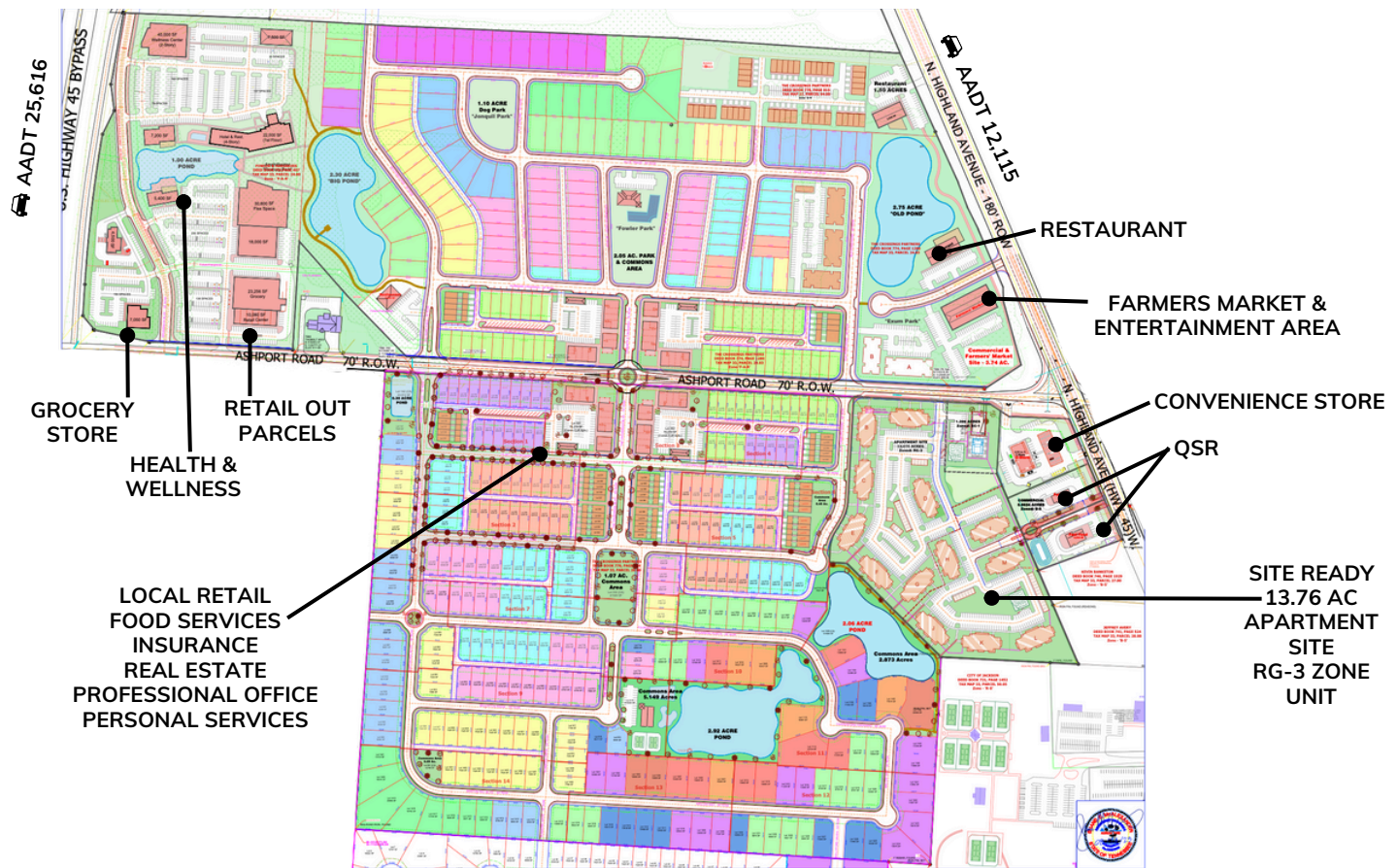


FOR SALE

COMMERCIAL QSR LOTS & MULTI-FAMILY SITE

Mixed Use Development Master Plan

TheCrossingsatExumPlace.com



PHASE 1 OFFERING SUMMARY

Sale Price:	SUBJECT TO OFFER
Land:	Commercial & Multi-Family Mixed Use
Retail Out Parcels:	None Available
Medium Size Lots:	2 Available (2-5 Acres)
Apt. Site:	16+/- Acres Includes 13.76 + 1.8 Com Lot
Zoning:	Mixed Commercial Zone
Market:	North Jackson, West Tennessee

PROPERTY HIGHLIGHTS

Phase 1 : Under Construction

- N. Highland Ave. & Ashport Red Light SW Corner
- Convenience Store
- Quick Service Restaurant
- 13.76 Acre Apartment Site, RG-3 Zone, Site Ready +/- 283

Phase 2

- Hwy 45 Bypass & Ashport Rd. Red Light
- N. Highland Ave. & Ashport Red Light NW Corner
- Retail Out Parcels - Medium Lots - Large Lots
- Health & Wellness - Medical - Professional Office
- Senior Housing Site



CHRIS CAROTHERS, CCIM, ALC

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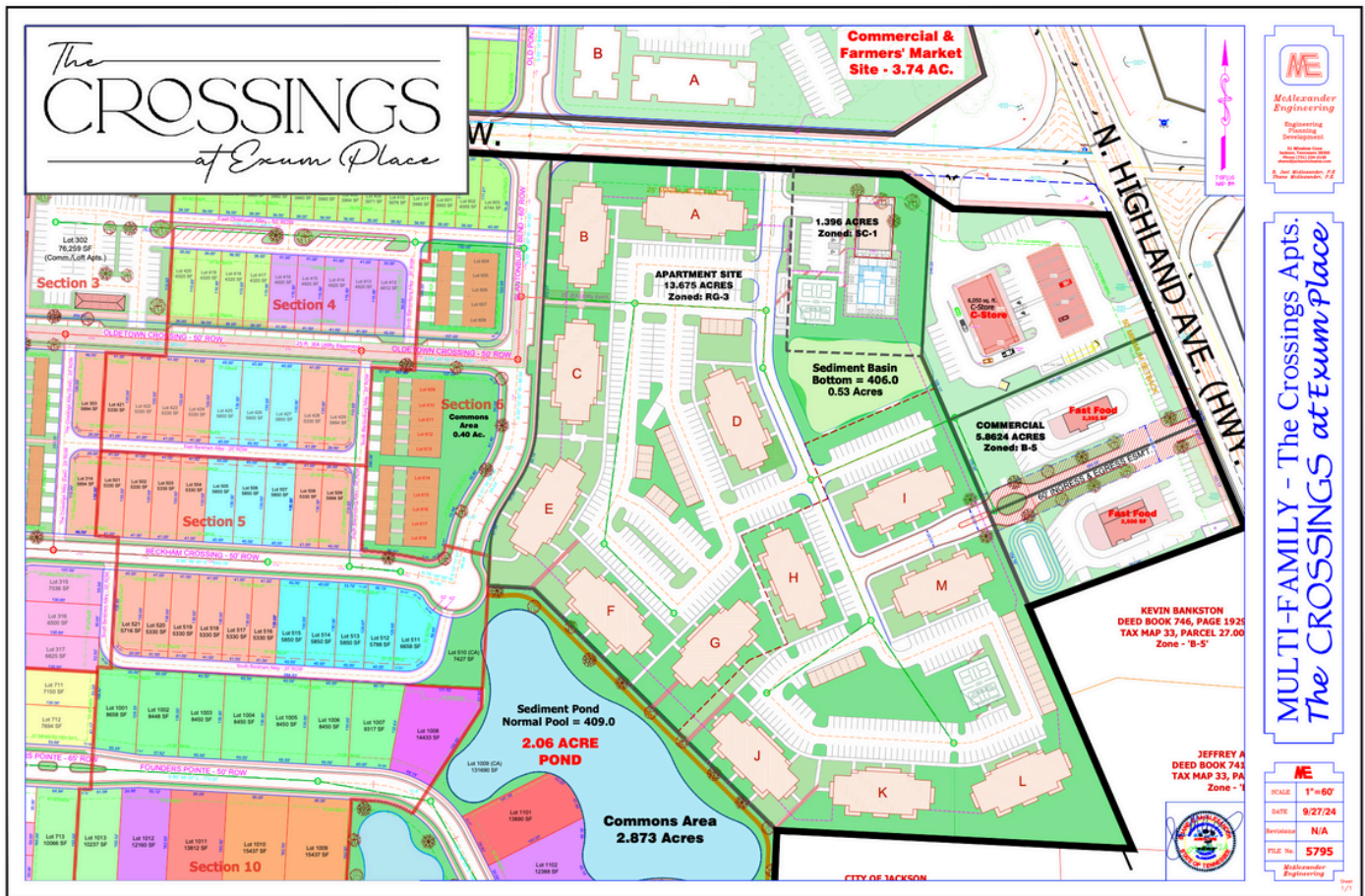
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COMMERCIAL & MULTI-FAMILY

Mixed Use Development : Apartment & Comm Site Plan

TheCrossingsatExumPlace.com



PROPERTY DESCRIPTION

The Crossings is a Master planned 212 acre Mix Use development located between North Jackson's two main traffic corridors (45 Bypass and Highland Ave) connected by Ashport Road. This Mixed-Use Development will be focused on Live - Work and play, concept incorporating pedestrian connectivity to the development with ample green space. This Mixed Use plan will incorporate over 200,000 sq ft of Commercial development focused on Healthy living, walkability for today's (Live/Work environment), all convenient access to Grocery, restaurants, financial institutions, personal and professional services and a Farmers Market that (incorporates a pavilion, entertainment area and food truck park with the latest in EV support all residential (Multifamily and Single Family) accessible and all of West Tennessee.

LOCATION DESCRIPTION

Premier North Jackson Mixed Use Development. Two red light corners, Hwy 45 Bypass visibility and North Highland Avenue connected by Ashport Road.



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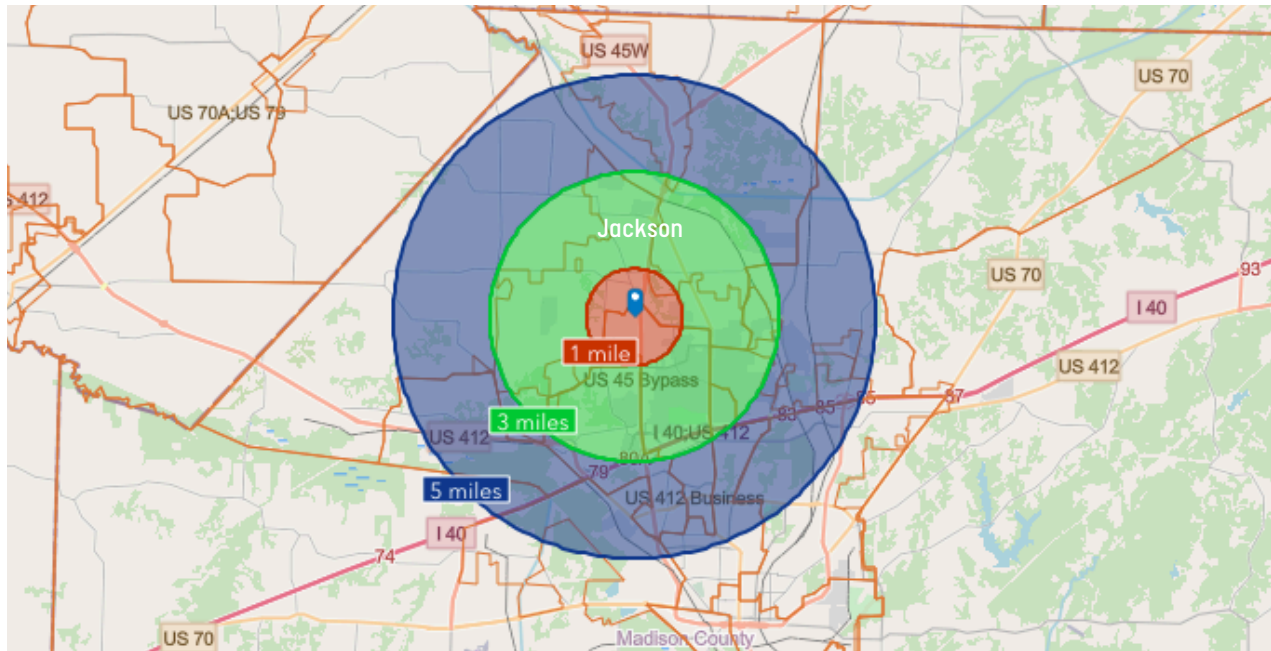
FOR SALE

COMMERCIAL & MULTI-FAMILY

Mixed Use Development Master Plan

The Crossings At Exum Place - Jackson, TN 38305

DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
5,390	Population	36.6	24,806	Population	37.9	21,265	Population	38.9
2.3	Average Household Size	\$58,707	2.5	Average Household Size	\$61,124	2.4	Average Household Size	\$49,371
78%	White Collar	0.5%	73%	White Collar	2.5%	65%	White Collar	5.4%
11%	Blue Collar	11%	16%	Blue Collar	11%	23%	Blue Collar	12%
11%	Services		11%	Services		12%	Services	
\$58,707	Median Household Income	\$28,732	\$61,124	Median Household Income	\$31,293	\$49,371	Median Household Income	\$25,061
\$93,851	Per Capita Income	\$93,851	\$151,479	Median Net Worth	\$151,479	\$76,930	Median Net Worth	\$76,930



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