

**FOR SALE**

**AIRPORT PARK: +/- 196 ACRES (DIVISIBLE)  
FLOWOOD AND 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 Airport Park, a +/- 196 Acre development site located in the City of Flowood and the City of Pearl, Rankin County, Mississippi. The site is available in whole or in part.

Situated in Rankin County, Airport Park is comprised of six tax parcels that are located in the City of Flowood and 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, N Fox Hall Road, and the proposed Airport Parkway. Although adjacent to the airport, the site is not located in a flight path.

The proposed Airport Parkway Corridor will create non-stop direct access between Downtown Jackson and the airport. In 2006, the Airport Parkway Commission completed a sale of 36.22 Acres of the total Airport Park site for the Airport Parkway Corridor right of way, leaving approximately 196 acres for development.

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

## LOCATION

In addition to being located adjacent to the Jackson-Evers International Airport, Airport Park 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, 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

<b>Property Name:</b>	Airport Park Flowood and Pearl, MS
<b>Sale Price:</b>	Subject to Offer
<b>Site Size:</b>	+/- 196 Acres (Divisible)
<b>Zoning:</b>	I-1 (Flowood) C-2 (Pearl)
<b>Utilities:</b>	All utilities to the site
<b>Frontage:</b>	Airport Road: Approx. 2,500 frontage feet with a dedicated cross over Old Brandon Rd.: Approx. 4,000 frontage feet Fox Hall Rd.: Approx. 4,000 frontage feet
<b>Traffic Counts:</b>	21,000 ADT (Airport Rd. and Old Brandon Rd.)

## FEDERAL OPPORTUNITY ZONE DESIGNATION

Airport Park 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.

# CONCEPTUAL SITE PLANS



Airport Park Product Type	
Office Flex/Commerce Cntr.	73.53 Ac.
Flex/Distribution	68.73 Ac.
Hotel/Convention	9.84 Ac.
Quad/Retirement	15.10 Ac.
Retail	7.65 Ac.

Legend	
	FEMA Floodway
	FEMA 100 Year Floodplain
	Existing Water Courses
	Existing Sewer / Sewer Easement
	Existing Gas / Gas Easement
	Proposed Pedestrian Path

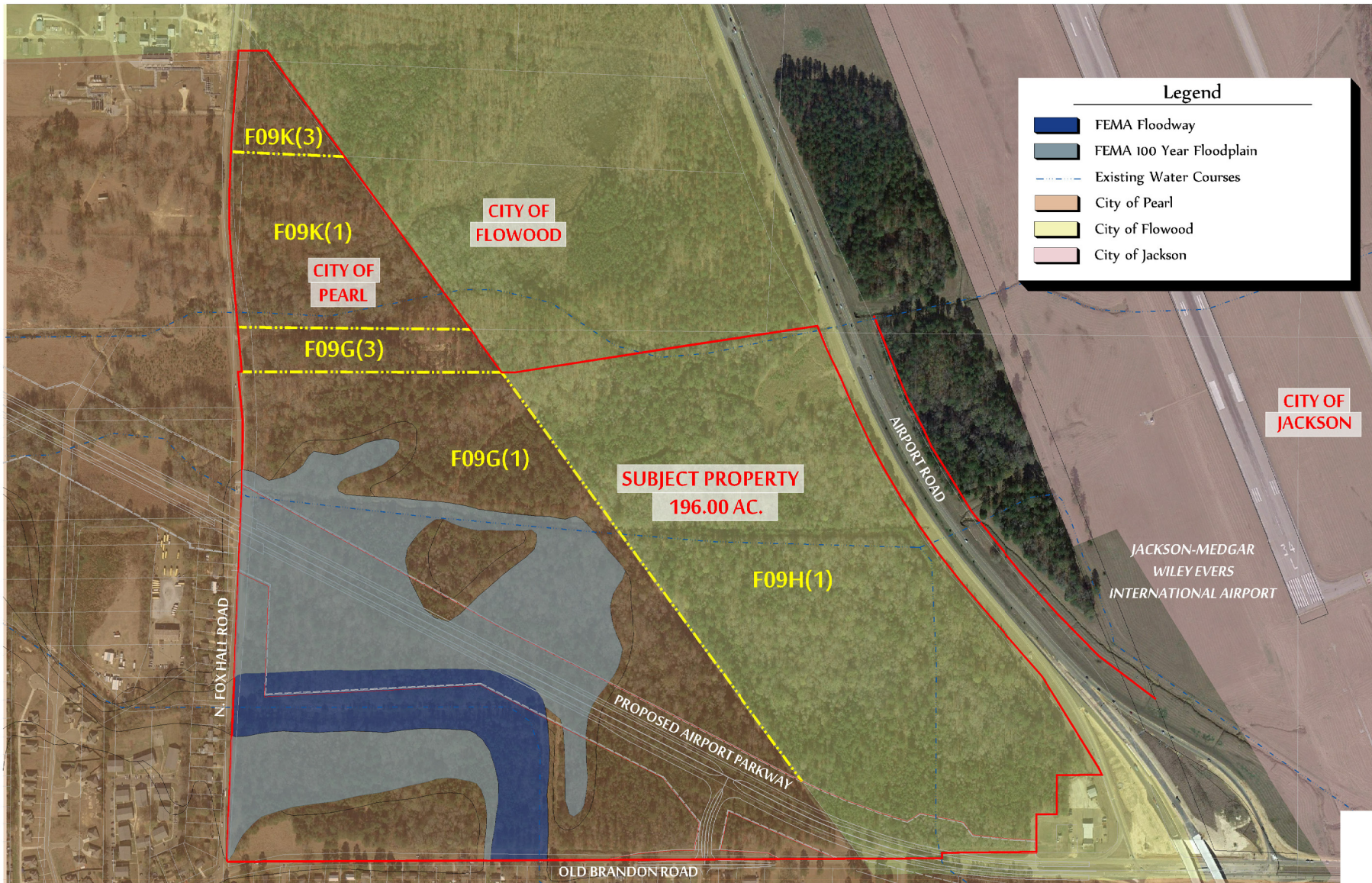
JACKSON-MEDGAR  
WILEY EVERS  
INTERNATIONAL AIRPORT



Conceptual Site Plan  
**Airport Park**  
Rankin County, Mississippi

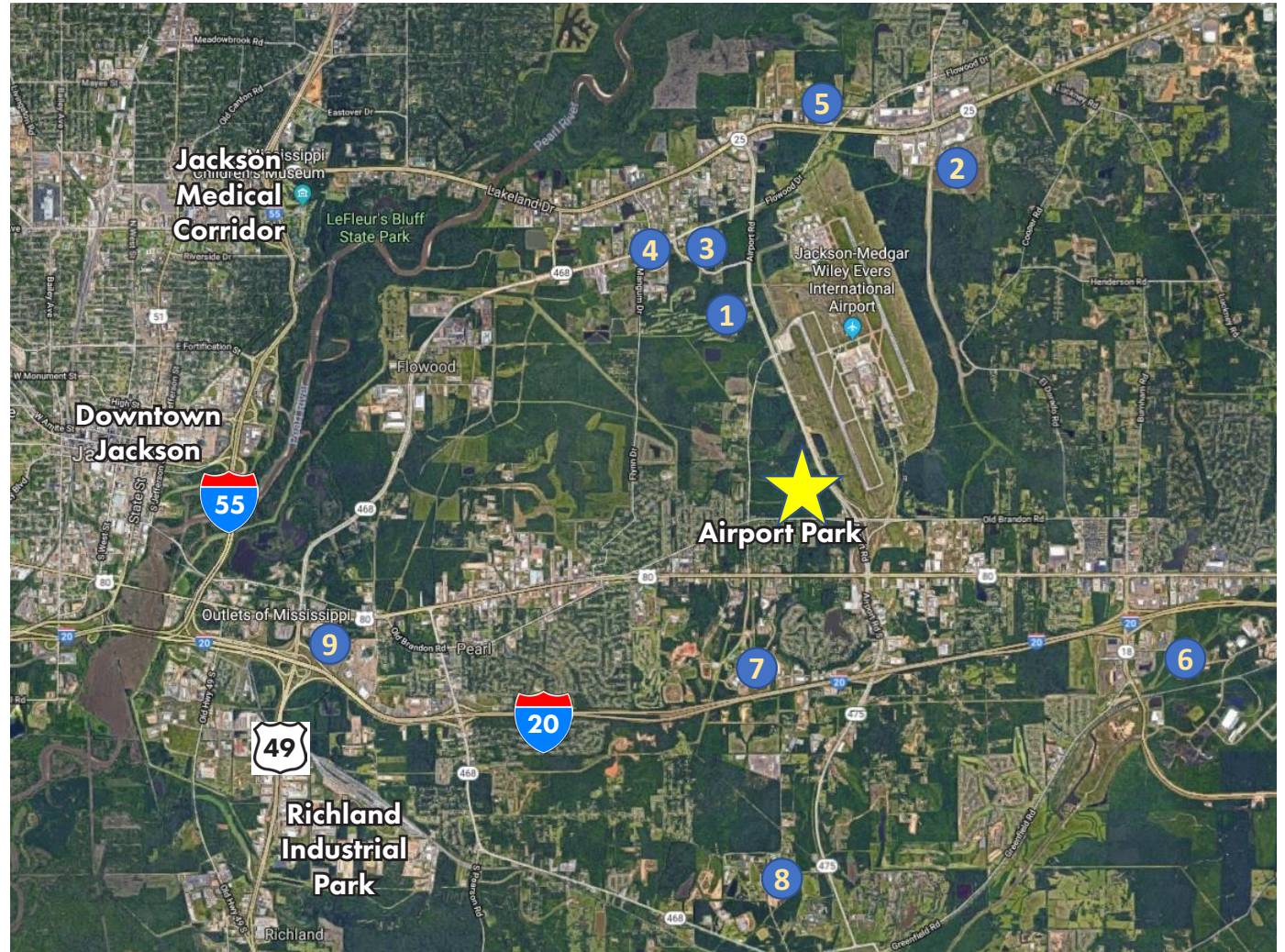
LAND PLANNING  
**UrbanInsites**  
7035 Tumbling Creek Dr. - Millington, TN 38003  
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www.UrbanInsites.net

# TAX PARCELS



# DEVELOPMENT MAP

Map #	Location
1	<b>The Refuge:</b> Flowood, MS Conference Center, Hotel, and 18 hole golf course
2	<b>Waterpointe:</b> Recently delivered Community Bank HQ <b>Market Street</b> <b>Dogwood Festival Market</b> <b>Lakeland Commons</b>
3	<b>Capital Ortho:</b> 45,000 SF facility 2018 Delivery
4	Merit Health River Oaks Hospital
5	<b>Mississippi Sports Medicine:</b> 60,000 SF facility
6	<b>Brandon Amphitheater:</b> 8,300 seat outdoor venue Opened in April 2018
7	<b>Hinds Community College</b> <b>Pearl High School</b>
8	<b>FedEx Ground DC:</b> 250,000 SF build-to-suit Delivered October 2017
9	<b>Outlets of Mississippi</b> <b>Bass Pro Shop</b> <b>Mississippi Braves AA Baseball Team</b>



## NEARBY DEVELOPMENT

### The Refuge

In 2021, the 200-room Sheraton Hotel and 54,000 square foot conference center delivered in Flowood. As part of the project, the City of Flowood made significant upgrades to the 18 hole The Refuge golf course, which is adjacent to the new hotel and conference center. The hotel includes a resort style pool, a 15-acre lake with walking paths, an event lawn adjacent to the lake, and a spa and culinary school.



### Waterpointe

Waterpointe is a \$500M mixed-use development planned on 240 acres located off East Metro Parkway and Lakeland Drive, south of Dogwood Festival Market. Phase I includes 150 of the planned 500 homes, Community Bank's new corporate 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

<b>Rankin Population (2023):</b>	160,079
<b>Rankin Projected Population (2028):</b>	163,821
<b>Jackson MSA Population (2023):</b>	610,257
<b>Rankin Median Household Income</b>	\$69,995
<b>Rankin County Households (2023):</b>	60,888
<b>Jackson MSA Cost of Living Index:</b>	88.5

### RANKIN COUNTY MAJOR EMPLOYERS

<b>Rankin County School District:</b>	2,000
<b>KLLM Trucking:</b>	1,400
<b>Hudspeth Regional Center:</b>	950
<b>Merit Health River Oaks:</b>	728
<b>Blue Cross Blue Shield of MS:</b>	657
<b>Sanderson Farms, Food Division:</b>	300
<b>US Foods:</b>	350
<b>Siemens:</b>	300
<b>Ergon, Inc.:</b>	275
<b>Nucor:</b>	275
<b>Brown Bottling Group:</b>	200
<b>FedEx:</b>	200

**RANKIN COUNTY LOCATION MAP**

