

# 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.

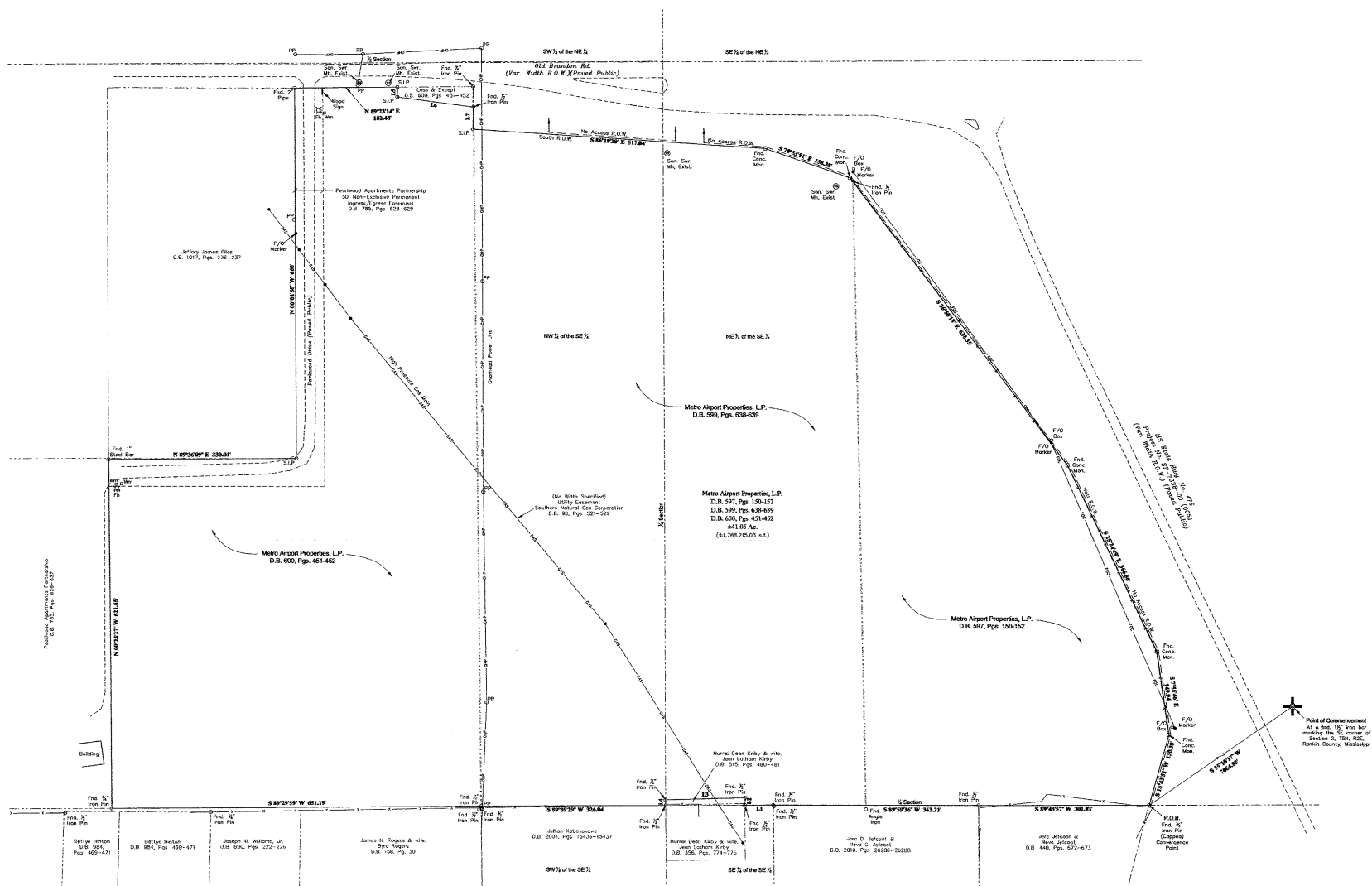
## PROPERTY SUMMARY

<b>Property Name:</b>	Metro Airport Site Pearl, MS
<b>Sale Price:</b>	\$1,950,000
<b>Site Size:</b>	+/- 41.09 (Divisible)
<b>Zoning:</b>	C-2
<b>Utilities:</b>	All utilities to the site
<b>Frontage:</b>	Airport Road: Approx. 1,200 frontage feet Old Brandon Rd.: Approx. 1,200 frontage feet
<b>Traffic Counts:</b>	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.

## SURVEY





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## 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 connecting 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.





**RANKIN COUNTY LOCATION MAP**

