



PRIME INDUSTRIAL, COMMERCIAL AND RESIDENTIAL PROPERTY

\$+500/ACRE • \$1) MM

PRESENTED BY

ROB N. STOCKETT, III

MADISON PROPERTIES, INC.

118 NORTHSHORE BLVD. • MADISON, MS 39110

601-853-0032 • RNSTIII@AOL.COM • WWW.MADISONPROPERTIES.NET

2000 +/- acres • desoto county, ms • available for sale



OVERVIEW OF PROPERTY

Location Details

- Church Road and Highway 61
- Desoto County is the fastest growing county in the state of Mississippi and the 26th fastest growing county in the US
- Four (4) miles from Memphis, Tennessee
- In the heart of the south-eastern U.S. and closer by truck to more major metro areas than any other city in the US
- Four (4) miles from casinos in Tunica County, MS that employ 30,000 individuals
- Eight (8) miles from Ross Perot's Hillwood Development, an industrial distribution park
- Five (5) miles from GreenTech electric car plant
- Eight (8) miles from German steel pipe manufacturer (site under construction) which will employ 300 individuals



OVERVIEW OF PROPERTY

Site Details

- 2,000 +/- acre mixed-use industrial site with all utilities (electricity, natural gas, water, and sewer)
- New Elementary School, Middle School and High School adjacent to property. School system rated level 5 (top)
- Appraised at \$20 million; adjacent to 620 acre property for sale at \$43,560 per acre (\$27 million)
- Vacant 1,130 acre tract of land west of Hernando, MS sold in 2008 for \$20 million
- 365,000 sq. ft. building for accessory manufacturer Brentwood Originals in operation within the industrial park

Infrastructure Available:

- All Utilities
- Rail Spur – Illinois Central
- Four Lane Highway (US 61)
- Interstate Access (I-55)
- Mississippi River Port

Distances:

- Memphis, Tennessee – 4 Miles
- Memphis International Airport – 13 Miles
- UPS and Federal Express Hubs
- Mississippi River Port – 4 Miles
- Railroad – Adjacent
- Highway 61 – Adjacent
- 50,000 cars per day
- Interstate 55 – 8 Miles
- Interstate 304/I-69 – 3 Miles
(Designated to be part of Interstate 69 Canada – Mexico)
- Interstate 40 – 8 Miles
- State of Arkansas – 3 Miles
- Tunica, Mississippi Casinos – 4 Miles

Other Features:

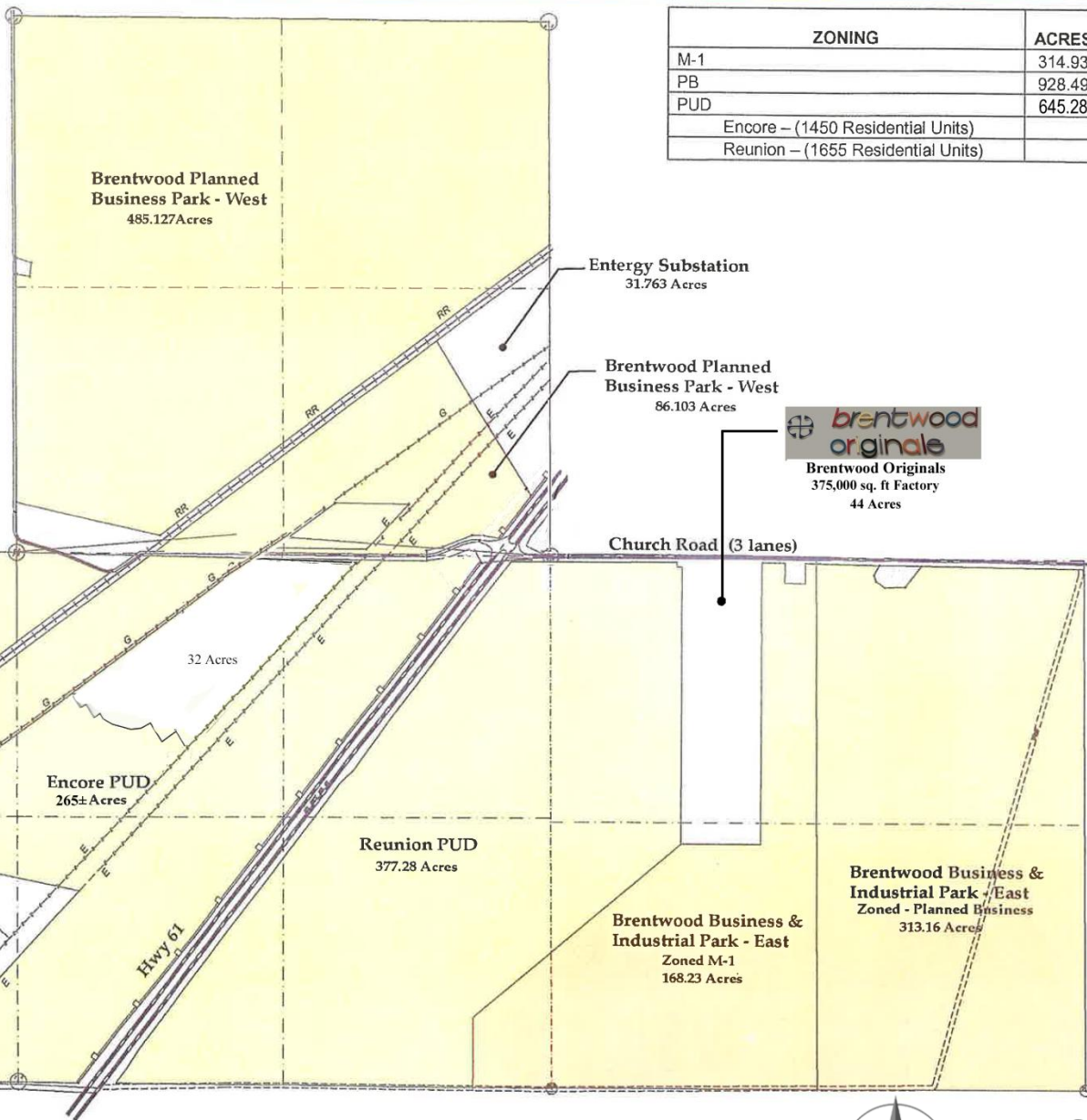
- Topography – Flat
- Positive Business Climate - Freeport Status, No Warehouse Tax, Tax Incentives Available
- Desoto County, Mississippi is the 39th Fastest Growing county in the United States
- Skilled Labor Force in a Right-To-Work State
- Excellent Public Schools (Adjacent to new DeSoto West K-12 Campus)
- Family Oriented Environment
- High Quality of Life
- Zoning in Place
- Pro-Development



LEGEND:

--- --	= section or 1/4 section lines
-G-G-G-	= gas line
— — — —	= railroad
—E—E—E—	= power line
- - - - -	= 1/4 section & section lines
====	= creek or ditch
□	= land for sale

ZONING	ACRES
M-1	314.93
PB	928.49
PUD	645.28
Encore – (1450 Residential Units)	
Reunion – (1655 Residential Units)	



brentwood originale
 Brentwood Originals
 375,000 sq. ft Factory
 44 Acres

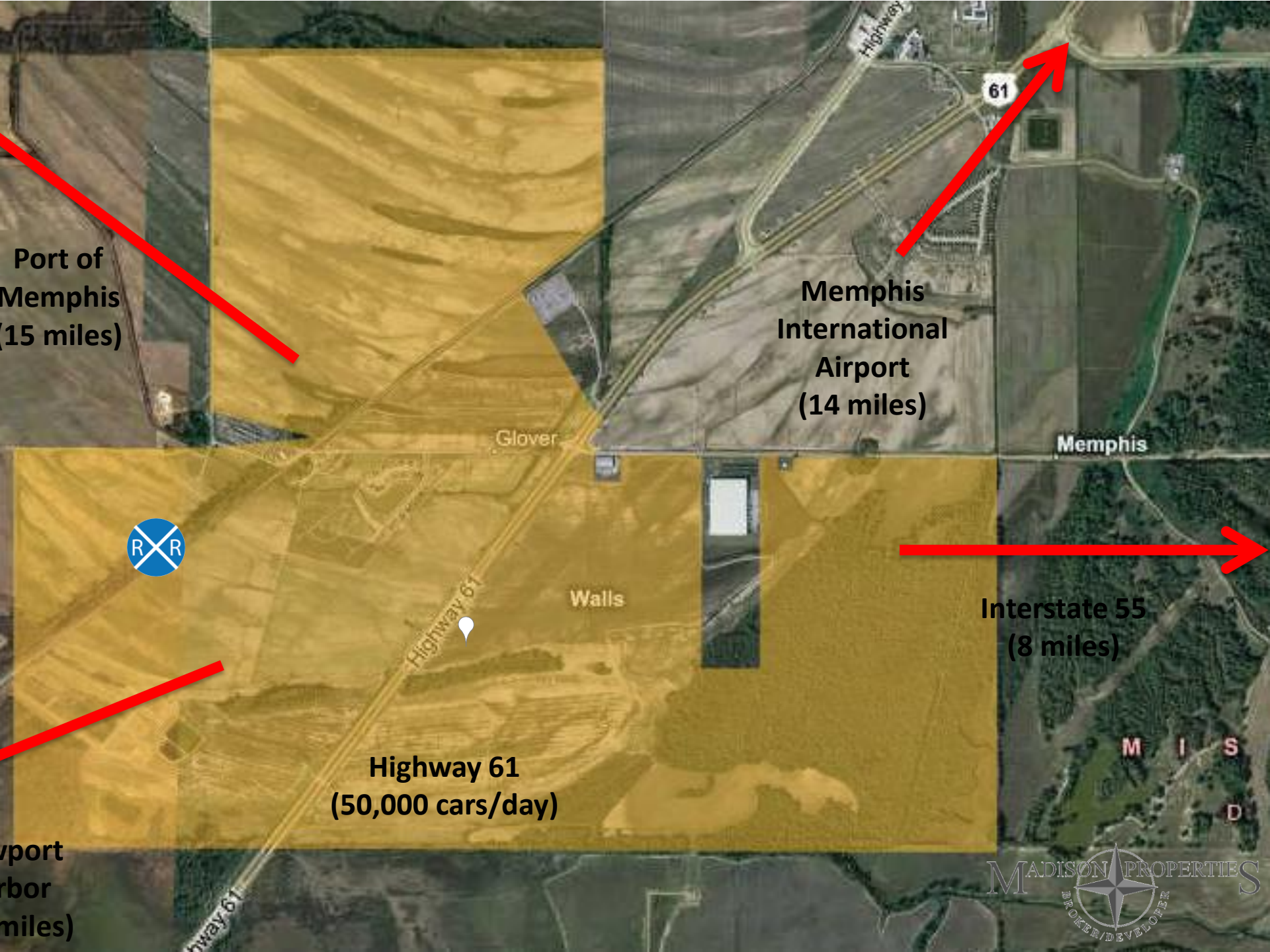
Port of Memphis
(15 miles)

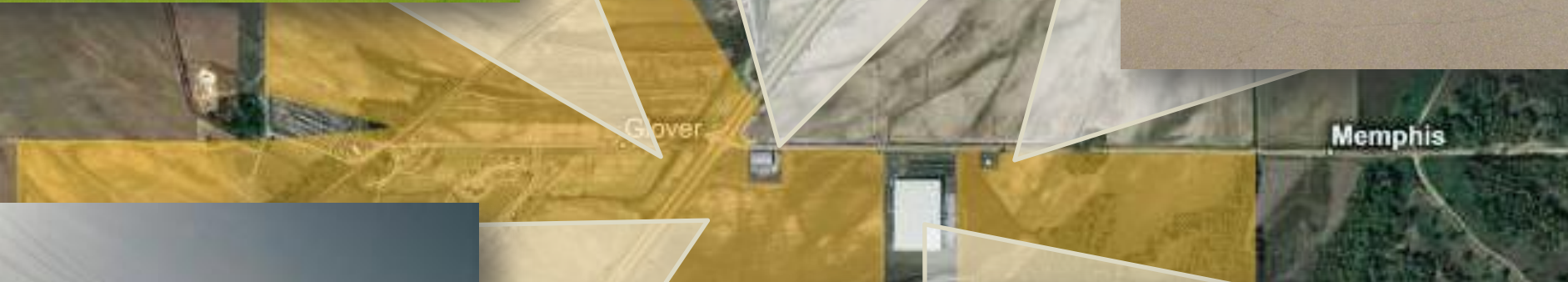
Memphis International Airport
(14 miles)

Interstate 55
(8 miles)

Highway 61
(50,000 cars/day)

Port
Harbor
(miles)







DEMOGRAPHICS

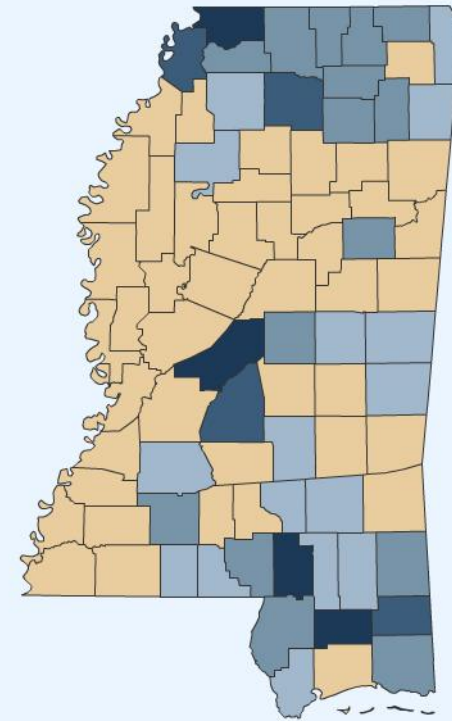
- Population Details
 - DeSoto County
 - 2000: **107,199**
 - 2010: **161,252**
 - Between 2000 and 2010, DeSoto County experienced a **50.4%** increase in population
- Median Household Income
 - 2010: **\$60,117**
- Education Level
 - High School Graduate, age 25+: **81.6%**
 - Bachelor's degree or higher, age 25+: **14.3%**
- Labor Force
 - DeSoto County has the highest growth rate of its labor force (**19.2%**) in a 7-county area according to a May 2010 Labor Market Assessment, released by the DeSoto County Economic Development Council

2010 CENSUS RESULTS

Mississippi STATE POPULATION: 2,967,297

POPULATION CHANGE BY COUNTY: 2000-2010

LOSS 0-5% 5-15% 15-25% 25% +



United States[™]
Census
Bureau

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LOGISTICS

Transportation

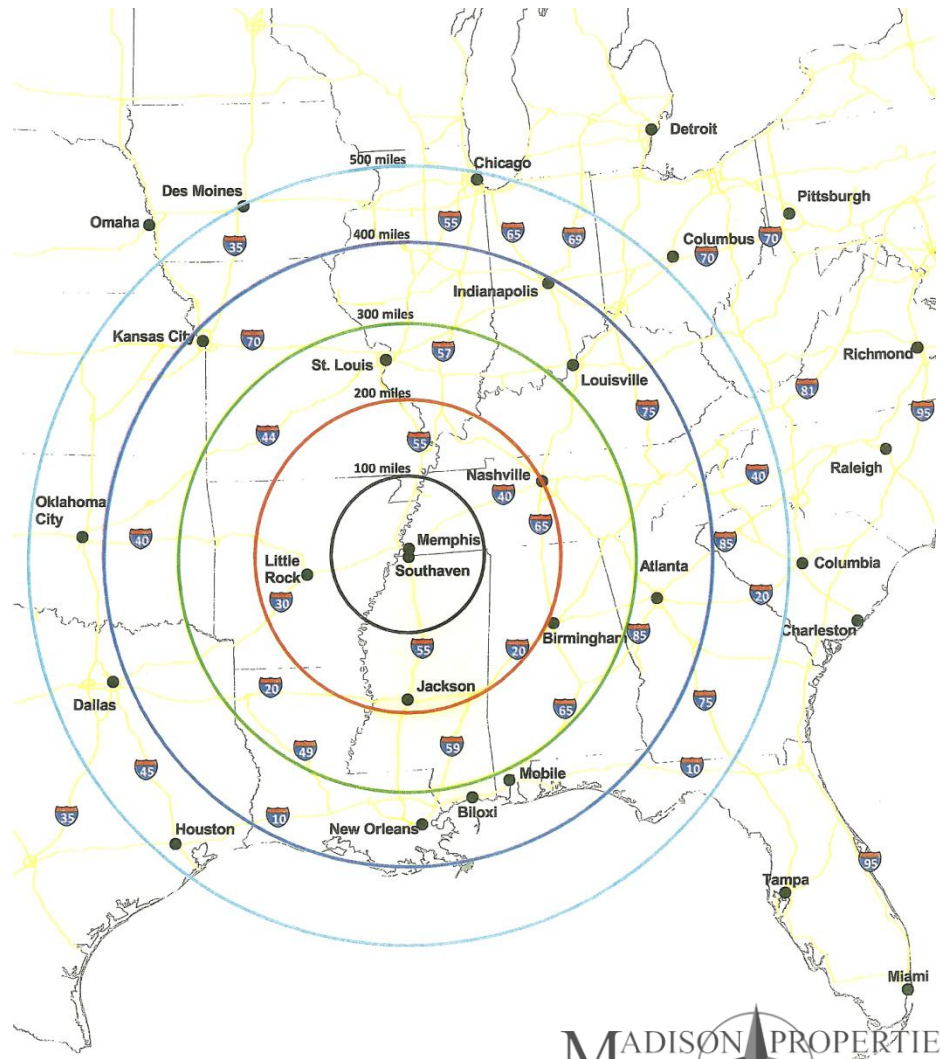
- Highways
 - **Interstate 55** (north/south)
 - **US Highways 51, 61, 78 (I-22)**
 - **Highway 304 (I-69)**
 - DeSoto County is within 500 miles of 70% of the nation's population.
 - It is the only North MS county located within the Memphis Commercial Freight Zone, which has more than 400 motor freight carriers
- **Rail**
 - CN/Grenada Railway (2 miles of track run within the property)
 - Burlington Northern
- **Water**
 - Newport Harbor 3-4 miles away
 - Port of Memphis 15 miles away in TN
 - More than 30 international freight forwarders operate in Memphis
- **Air**
 - Memphis International Airport
 - Number **ONE** cargo hub in the world



LOGISTICS

Distribution

- Over 60 Distribution Companies in DeSoto including:
 - FedEx Ground, General Electric, Nissan, Valvoline, Williams-Sonoma, Dollar Tree, Conair, UPS
- Desoto County is an ideal transportation and logistics center, located within two day's drive of 45 of the 48 continental US.





LOGISTICS

Industry Incentives

- Right-To-Work State
- No sales tax on purchases of raw materials, processing chemicals, or packaging materials.
- Partial (50%) sales tax exemptions for purchases of construction materials, machinery and equipment in DeSoto.
- Perpetual exemptions of all property taxes on finished goods distributed outside of the state through a Free Port Warehouse Law.
- Customized industrial training programs provided through the Northwest Mississippi Community College
- State income tax credits for five years of 2.5% of payroll with the creation of 20 or more jobs



PROPERTY PRICING DETAILS

Property Zoning	Acres	Pricing	
Residential, Industrial, Commercial	2000 ±	\$8,500/acre	\$.19 sq. ft.
Residential*	500	\$16,000/acre	\$.36 sq. ft.
Industrial	1350	\$10,000/acre	\$.22 sq. ft.
Commercial	130	\$20,000/acre	\$.46 sq. ft.

In addition to the above pricing details, developer will include \$800,000 in sewer credits and 53 completed single family lots with utilities, street, curb and gutters.

*Residential Zoned Property Details:

Single Family Units

1800; various minimum sq. footage ranging from 1250-1400 sq. ft.

Apartment Zoned Land

1200 entitled units



Where the jobs are

7. DeSoto County, MS

48.2%

Jobs are heading down the Mighty Mississippi to DeSoto County. Located just below the Tennessee border, the area is attracting businesses with lucrative tax breaks and incentives.

Distribution centers are a popular venture here. Pharmaceutical giant McKesson is building a \$120 million hub in Olive Branch (moving 300 jobs from nearby Memphis). Appliance maker Hamilton Beach also is setting one up, relocating more than 100 jobs from Memphis. Then there's lighting tech manufacturer Siemens Industry, which brought about 150 jobs to a new center.

DeSoto County likes to brag that it's become home to more than 200 new and expanding businesses with more than 10,000 added jobs over the last ten years. That's helped keep unemployment in the county at an impressively low 8.3%, well under the state's 11% overall jobless rate.



COURTESY: CITY OF SOUTHAVEN