

E. DAVID COX

Realtor - Broker

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All information is deemed reliable but is not warranted. All acreage and square foot quotes are best estimates, and subject to survey.

SPRING 2011

Current Exclusive Listings

- #8031 Gludstadt Business Park, Commercial Suite, ready to move in today
- #8023 Gluckstadt Business Park, Commercial Suite, ready to move in today - SOLD
- #8015 Madison County Acreage, Beautiful Land, Trees, \$15per acre 30-50 Acres
- #8014 Madison County Barn House and 8 acres, ready for horses! \$296K
- #8002 15 +- Acres, two home sites, Highland Hills Lane, Madison County
- #7045 Great Lot in Lone Wolf Commercial, #12, Hwy 51 North, Madison!
- #7046A Bell Rd, Yazoo County acreage, just off Hwy 49 – \$1,900 per acre
- #7043 Acreage frontage Hwy 49, Richland, MS, call me today!
- #7042 Fronting Hwy 49, Richland, MS Great Commercial, coming Gateway Tire
- #7010 101+- Acres, Lake, Old Robinson Rd., water, paved road, Madison County
- #6052 8,500 SF lease space/381 Hwy 51/Ridgeland, MS/ \$12SF LEASED!
- #6050 20+- Acres, Madison Co. Schools, back side of Woodland Springs
- #6030 Lot #13 New Castle Subdivision, Westminster Court, hilltop view
- #6015 6 .1+- Acres, Dogwood Park, Lakeover Plaza, Commercial site
- #6000 12+- Acres, Spring Creek Rd, Madison County, has pond on acreage
- #4049 Castle Chapel Rd/Yazoo county, 2 Acres only \$18K, water – OWNER FINANCING
- #4042 3.6 Acres along side Gluckstadt Exit/I 55 N /great location!
- #4026 Park Place, Hwy 463, now connecting Hwy 463
(Mannsdale Rd)to Highland Colony Parkway via Park Place Blvd
- #3005 8.9 Acres, Crystal Lake, Rankin County side, next to Mrs. Foy's Store
NEW Flora Development, Flora Foremost commercial and Tara Subdivision
is now ready for you. Call me today for a tour of the site.

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COMMERCIAL –MADISON, MS

#4075 Warehouse/Office Building, Gluckstadt Business Park, 109 Enterprise Dr. Call today!

LOCATION, LOCATION, LOCATION, LOCATION
PARK PLACE – TENANT READY

MANNSDALE PARK

New to market! great office and retail locations, site locations ready to build just off of Hwy 463, Madison, MS

Don't miss this beautiful opportunity to locate your business in Madison, MS

Visit the Beagle Bagel Café and Circle 7 Outfitters

Properties placed in this flyer are listed exclusively with E. David Cox, contact between cooperating broker.

MADISON COUNTY

BUILDINGS

270 HIGHPOINT – RIDGELAND - \$1,900 PER MONTH – 4,000 SQ. FT.

300 COMMERCE PARK – 25,000 SQ. FT. ONLY \$370,000 / ALSO 4,500 SQ. FT. \$180,000

618 MAGNOLIA STREET – MADISON – 1.9 ACRES – 5,000 SQ. FT. \$450,000

SWAN SEA LOTS

—VERY, VERY EXCLUSIVE—GATED

5,000 SF MINIMUM HUGE ACREAGE LOTS CALL ME FOR A

PERSONAL TOUR!

LAKE FRONT \$198,000

FLORA, MS TARA SUBDIVISION

GREAT NEW SINGLE FAMILY LOTS
JUST OFF OF HWY 49, FLORA, MS
PRICE ONLY \$29,900 PER LOT
TWENTY MINUTES FROM JACKSON OR MADISON, MS AND GREAT COMMERCIAL
SITE AVAILABLE
AT FLORA FOREMOST DEVELOPMENT
\$55,000 PER ACRE
LOCATED HWY 49 FRONTAGE

Flora Commercial Site

#2000

34.86 Acres, Flora, Commercial Fronting Old & New Hwy 49 \$46,000 per acre
Call today!

LET ME SHOW YOU WHERE THE NEXT MADISON COUNTY GROWTH BEGINS!

HINDS COUNTY

#3030 LOT #24, 25 CORNERS OF BRIARWOOD DR., COMMERCIAL BUSINESS – SOLD!

#3033 I-55 SOUTH/ GREAT LOTS FRONTING I-55 FRONTAGE ROAD & GREENWOOD AVE.

#7047 8.90 ACRE LOT, SPRIGRIDGE ROAD, BYRAM, MS – CLOSE TO NEW KROGER

#7048 6.2 ACRE LOT, SPRINGRIDGE ROAD, BYRAM, MS – CLOSE TO NEW KROGER

RANKIN COUNTY

#7043 ACREAGE FRONTING HWY 49, COMMERCIAL, RICHLAND – SOLD

#7042 HWY 49 COMMERCIAL PARCELS @ GATEWAY TIRE FRONTING HWY 49

#3005 8.9 ACRES CRYSTAL LAKE, RANKIN COUNTY SIDE, NEXT TO MRS. FOY'S STORE

Yazoo County

209 Acres – Cabin plus 5K Earth sheltered lodge

#4049 Small acreage home sites on Castle Chapel Road, great location away from city traffic!

#7046 12+ Acre, Bell Rd, Little Yazoo/Hwy 49/Hwy 3 - \$1,900 per acre

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PLEASE CALL 601-898-0181 FOR INFORMATION PACKETS

Thinking of selling or buying?

Call me today and let me market your assets or show you the new properties and new developments that are so exciting to our area. This year will be my 34th anniversary in real estate and I look forward to working with you and for you.

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Contact me at: edavidcox@aol.com

Web site at www.buy-land.com

Packets available for exclusive listings!

1-601-898-0181 Fax 1-601-856-5291

If you are coming to Madison, MS, give me a call and I will buy coffee at the Beagle Bagel next to St. Joseph School on Hwy 463

E. David Cox, Realtor/Broker

Madison, MS 39110

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