

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.

WINTER 2009

CURRENT EXCLUSIVE LISTINGS

- #8032 Flowood Drive, 2.5 Acres, Excellent commercial site.
- #8031 Gludstadt Business Park, Commercial Suite, ready to move in today
- #8026 Hinds County/Terry Rd next to Rite Aid, 41,567 SF ready to build!
- #8025 Ridgeland Park Lot # 5, 117 E State St. Business site ready for you!
- #8024 Just listed New Castle Lot #17, beautiful home site
- #8023 Hinds County/Briarwood Drive Lot, Commercial/Application
- #8021 Rankin County 1 acre & Shop, great start up business opportunity!
- #8019 15+- Acres, Highlands, Madison County, Beautiful home site!
- #8016 Sanctuary Lot #7, just off Hwy 22, Madison County, Lake Front!
- #8015 Madison County Acreage, Beautiful Land, Trees,\$15per acre 30-50 Acres
- #8014 Madison County Barn House and 8 acres, ready for horses! \$296K
- #8006 Hinds County, 12+- Acres, Methodist Children's Road
- #8003 Lot #10 Gluckstadt Business Park, new road frontage/155 visibility
- #8002 15 +- Acres, two home sites, Highland Hills Lane, Madison County
- #7045 Great Lot in Lone Wolf Commercial, #12, Hwy 51 North, Madison!
- #7046 20 Acres, fronting Hwy 51/Gluckstadt Rd.
- #7046A Bell Rd, Yazoo County acreage, just of Hwy 49
- #7043 Acreage frontage Hwy 49, Richland, MS, call me today!
- #7042 Fronting Hwy 49,Richland, MS Great Commercial, coming Gateway Tire
- #7030 23 +- Acres Livingston Vernon/Kearney Park
- #7025 382 Acres in Madison County, beautiful Estate, call me today!
- #7020 5 Acres, Waldrup Rd, Hwy 22, Flora, Ms
- #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
- #6035 Madison County Acreage, Crosswinds only \$7,500 call me today!!!
- #6030 Lot #13 New Castle Subdivision, Westminster Court, hilltop view
- #6015 6 .1+- Acres, Dogwood Park, Lakeover Plaza, Commercial site
- #6002 5 +- Acres, just off the Byram Exit, Commercial, Hinds County
- #6000 12+- Acres, Spring Creek Rd, Madison County, has pond on acreage
- #4049 Castle Chapel Rd/Yazoo county, 2 Acres only \$18K, water
- #4042 3.6 Acres along side Gluckstadt Exit/I 55 N /great location!
- #4026 Park Place Development, Hwy 463, now connecting Hwy 463 (Mannsdale Rd) to Highland Colony Parkway via Park Place Blvd
- #4014 40-80 Acre Site, Hwy 51 North, 1 mile east of Nissan, Development
- #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!
- #4079 Webster Hall, Set for Corporate Offices, Top Floor, 1,500 SF in Madison! Leased!
- #8033 Commercial Site, Ridgeland, MS , Lot #9 next to Craft Croswell,
ready to build! **SOLD!**

LOCATION, LOCATION, LOCATION, LOCATION!

NEW TO MADISON MARKET !!!

PARK PLACE DEVELOPMENT

COME SEE WHAT IS NEW ON PARK PLACE BOULEVARD!

HAVE YOU BEEN WAITING TO LOCATE IN MADISON, MS?

WE HAVE A PLACE FOR YOU!!!

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

Coming soon gated residential in Mannsdale Park!

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

SUBDIVISIONS

Woodland Springs

ONLY ONE LOT LEFT!!! LOT #24

ONLY 5 MINUTES FROM I-55 EXIT

South Madison County, 2+ acres . Off Greens Crossing Rd.

\$46,000 per lot, Gated subdivision, beautiful wooded lots.

Madison County School District Call today for more information!

(additional acreage (5-20 acres) available across bridge!)

NEW CASTLE SUBDIVISION

Lot #17 BEAUTIFUL HOME SITE, PRIVATE

Lot #13 DRAMATIC HILLTOP ON THE CUL DE SAC

SWAN SEA LOTS

—VERY, VERY EXCLUSIVE—

5,000 SF MINIMUM HUGE ACREAGE LOTS

CALL ME FOR A PERSONAL TOUR!

FLORA, MS TARA SUBDIVISION

GREAT NEW SINGLE FAMILY LOTS

JUST OFF OF HWY 49, FLORA, MS

PRICE ONLY \$37,000 PER LOT

TWENTY MINUTES FROM JACKSON OR MADISON, MS

AND GREAT COMMERCIAL SITE AVAILABLE

AT FLORA FOREMOST DEVELOPMENT

LOCATED HWY 49 FRONTAGE

Flora Commercial Site

#2000

34.86 Acres, Flora, Commercial Fronting Old & New Hwy 49

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 PENDING!
- #8023 Three commercial lots fronting Briarwood Dr. Call me today!
- #3033 I-55 South/ Great Lots fronting I-55 Frontage Rd.& Greenwood Ave
- #7047 8.90 Acre Lot, Springridge Rd, Byram, MS Close to New Kroger
- #7048 6.2 Acre Lot, Springridge Rd., Byram, MS Close to New Kroger
- #8026 Terry Rd Lot, great location next to Rite Aid, .954 Acres, 41,567 ready for your commercial site

RANKIN COUNTY

- #8022 1 Acres and Shop, great start up business location!
- #7043 Acreage fronting Hwy 49, Commercial, Richland, MS
- #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
- #4052 27 Acres Recreational/Investment – Flowood \$160,000.00 TOTAL
- #4077 13.46 Acres, Old Brandon Rd. \$Make Firm Offer!! Wetlands on site!

YAZOO COUNTY

- #3016 9+- Acres, fronting Hwy 3, ready to build! Beautiful site.
- #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

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PLEASE CALL 601-898-0181 FOR INFORMATION PACKETS
OR STOP BY OUR OFFICE TODAY!! OFFICE LOCATED JUST
OFF OF I-55, EXIT 108, THREE RED LIGHTS & TURN LEFT
ON TO HIGHLAND COLONY PARKWAY, TURN ON THE FIRST RIGHT OFF
OF HIGHLAND COLONY PARKWAY, 208 KEY DRIVE, MADISON, MS.

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 30th anniversary in real estate and I look forward to working with you and for you.

FIND OUT WHY EVERYONE WANTS TO LIVE IN MADISON, MS!!!

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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 1-601-898-0185

If you are coming to Madison, MS, call or stop by our office, we will help you find that special dream home site or that special recreation property for family fun.

*E. David Cox, Realtor/Broker
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Madison, MS 39110*

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