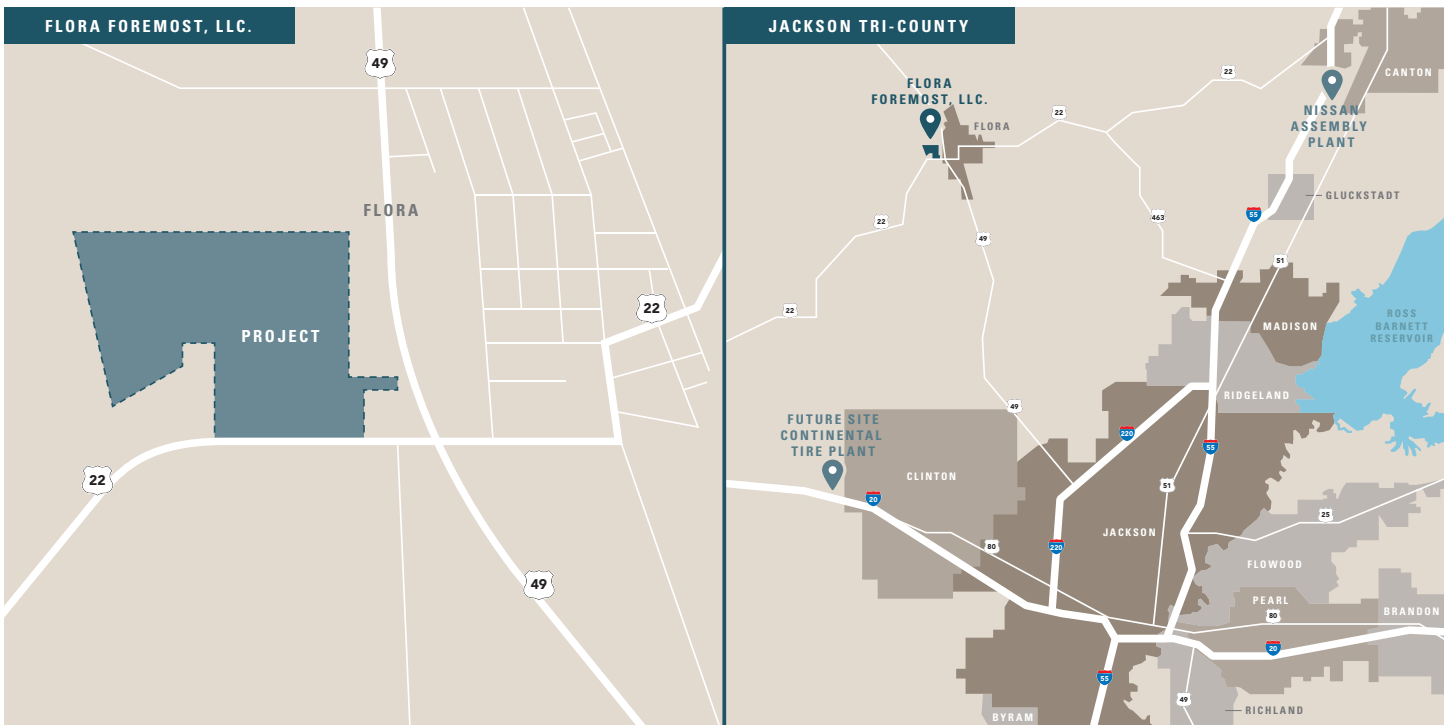


# Commercial & Residential Opportunity in Central Mississippi

## Flora Foremost, LLC. Town of Flora, Madison County, MS

*This offering is a rare opportunity to deliver income generating commercial and residential improvements to a planned and permitted real estate project.*

**Link to Google Map**  
<http://bit.ly/2y3ZnLq>



Located in the friendly town of Flora, Mississippi, Flora Foremost, LLC is available for purchase. Named “a mecca for adventurous eaters” and located in the path of commercial and residential growth in one of the highest scoring public school districts in the state of Mississippi, Flora has several new schools tentatively planned. The Central Mississippi Planning and Development District has designated approximately 20 acres of this commercial property as a potential K-5 site.

Highway 22 is the busy corridor between the new Continental Tire plant on Interstate 20 and the Nissan facility on Interstate 55. Continental Tire is projected to employ 2,500 by 2020 with many ancillary provider opportunities. Nissan employs more than 6,400 people and continues to expand along with their suppliers.

### MULTI FACETED INVESTMENT FOR OUTRIGHT SALE

\$2.16 million, or  
\$1.5 million joint venture for 60% ownership

### IF PURCHASED SEPARATELY, PRICING IS AS FOLLOWS:

88.2 acres Residentially zoned and adjacent to utilities  
\$1,058,400

45.06 acres Commercially zoned with Highway 22 frontage,  
interior paved streets and existing utilities \$2,070,000

17 Residentially developed and immediately buildable lots with  
utilities \$561,000

Retail Price Total: \$3.7 million

\* All offerings subject to total or partial prior sale or withdrawal.  
\*\* All prices are in US Dollars (usd).