

Lost Rabbit Madison, MS
Lots & Land | For Sale

Development Opportunity



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Table of Contents

Property Information

Table of Contents.....	2
Property Description.....	3
Demographics.....	4
Area Map.....	5
Site Map.....	6
Points of Interest.....	7
Schools.....	8
Photographs.....	9, 10

Market Overview

Jackson.....	11
Metro Area.....	12

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Property Description



This property is situated on the western shore of the Ross Barnett Reservoir in The Town of Lost Rabbit, Madison County Mississippi. It includes 49 parcels containing 47 platted lots and 2 parcels containing ±44.72 acres (24.5 and 20.22 acres) of undeveloped or partially developed land. The 2 land parcels contain 23 or more un-platted lots depending on the design and approval of a final plat. These lots have streets, sewer, water and utilities as do all of the platted lots. Streets are paved with curb and gutter. The development has an established HOA with covenants and an architectural review process for new construction.



The Ross Barnett Reservoir is part of the Pearl River Valley Water District (“PRV”) which supplies water for Hinds, Madison, Rankin, Scott and Leake counties. Most property with in one quarter mile of the shoreline is lease hold property managed by the PRV including The Town of Lost Rabbit. The PRV uses lease fees to provide the majority of the district’s funding.

The Town of Lost Rabbit is a Traditional Neighborhood Development (TND). It’s original master plan was developed by Duany Plater-Zyberk & Company (DPZ) a well known planning and urban design firm with over 300 inner city and greenfield projects. The property offers a unique opportunity containing both platted and un-platted lots, and undeveloped land with some improvements in place. The town center area of the property could be built out in commercial, retail, and/or mixed use. This area of the property is adjacent the to the Marina in Lost Rabbit.



Offer Price

~~\$4,500,000~~ \$3,000,000

Location

East end of Hoy Road
Madison, Mississippi

Total Property

49 parcels with 47 recorded lots and ±44.72 acres of land

Utilities

Water, sewer, electrical, gas, and cable

Zoning

Residential and Commercial

Improvements

Paved streets, curb and gutter except undeveloped land

Improvements

Paved streets curb and gutter except undeveloped land

Land

2 Parcels - 1 - 24.5 acre parcel and 1 - 20.22 acre parcel. Within the parcels are un-platted lots with streets, sewer, and utilities.

Leasehold Land

Managed by Pearl River Valley Water District (PRV)

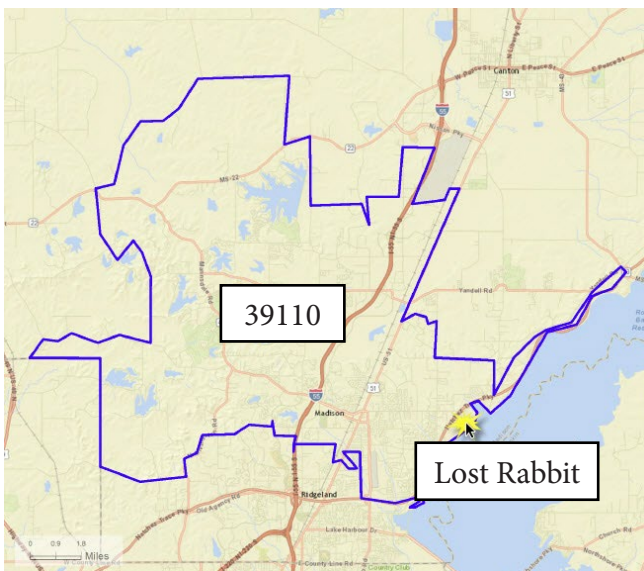
Taxes and Fees

County Taxes
Leasehold Fee (PRV)
Urban Renewal District Fee
Home Owners Association

Demographics

Population	Madison, MS 39110
2000 Population	23,903
2010 Population	35,855
2015 Population	40,186
2020 Population	44,413
2000-2010 Annual Rate	4.14%
2010-2015 Annual Rate	2.20%
2015-2020 Annual Rate	2.02%
2015 Median Age	39.1

Average Household Income	Madison, MS 39110
2015 Average Household Income	\$121,401
2020 Average Household Income	\$139,137
2015 - 2020 Annual Rate	2.76%

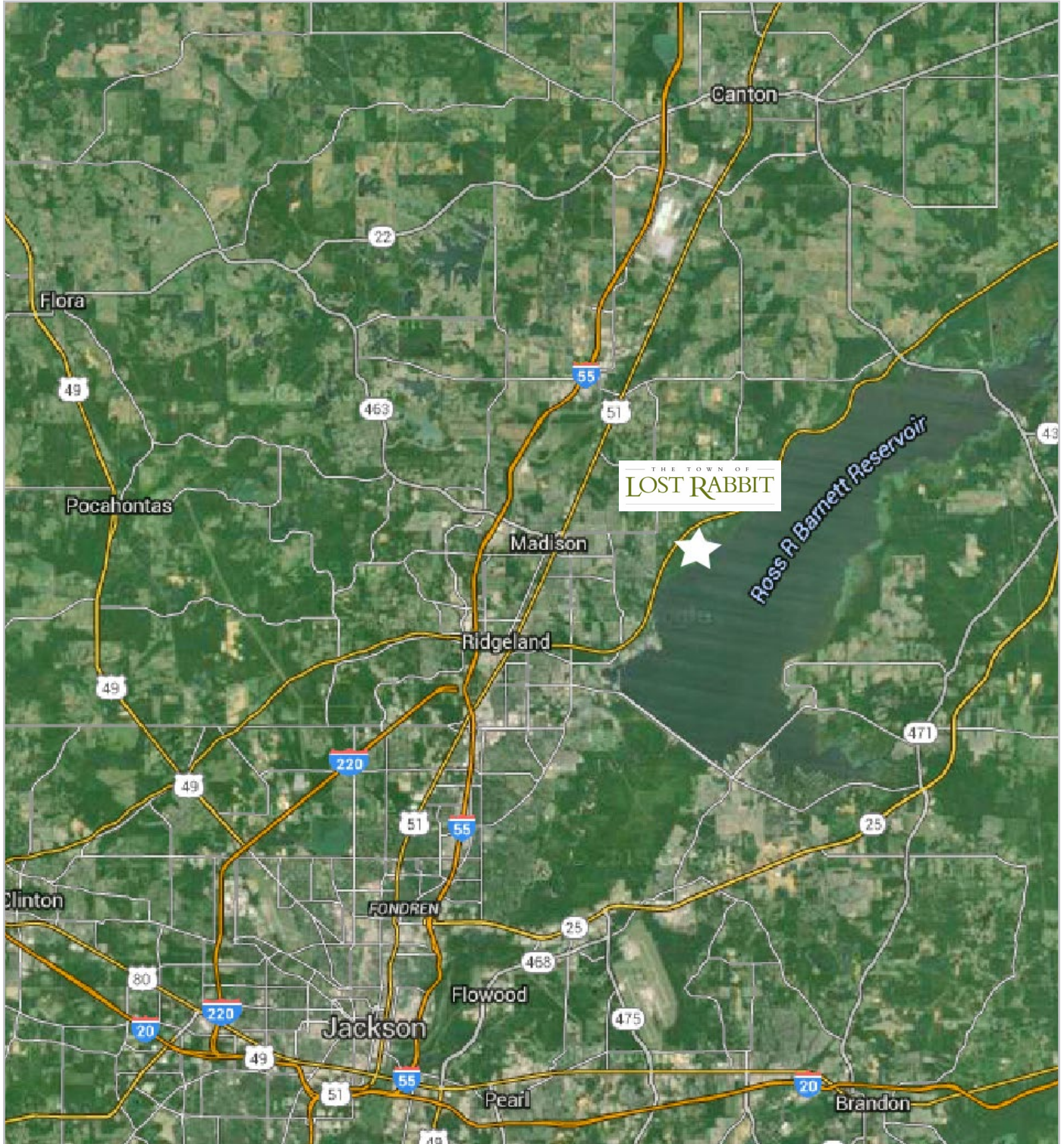


2015 Housing Summary

Housing Units	15,281
2015 - 2020 Percent Change	10.52%
Percent Occupied	95.3%
Percent Owner Households	92.1%
Median Home Value	\$331,757

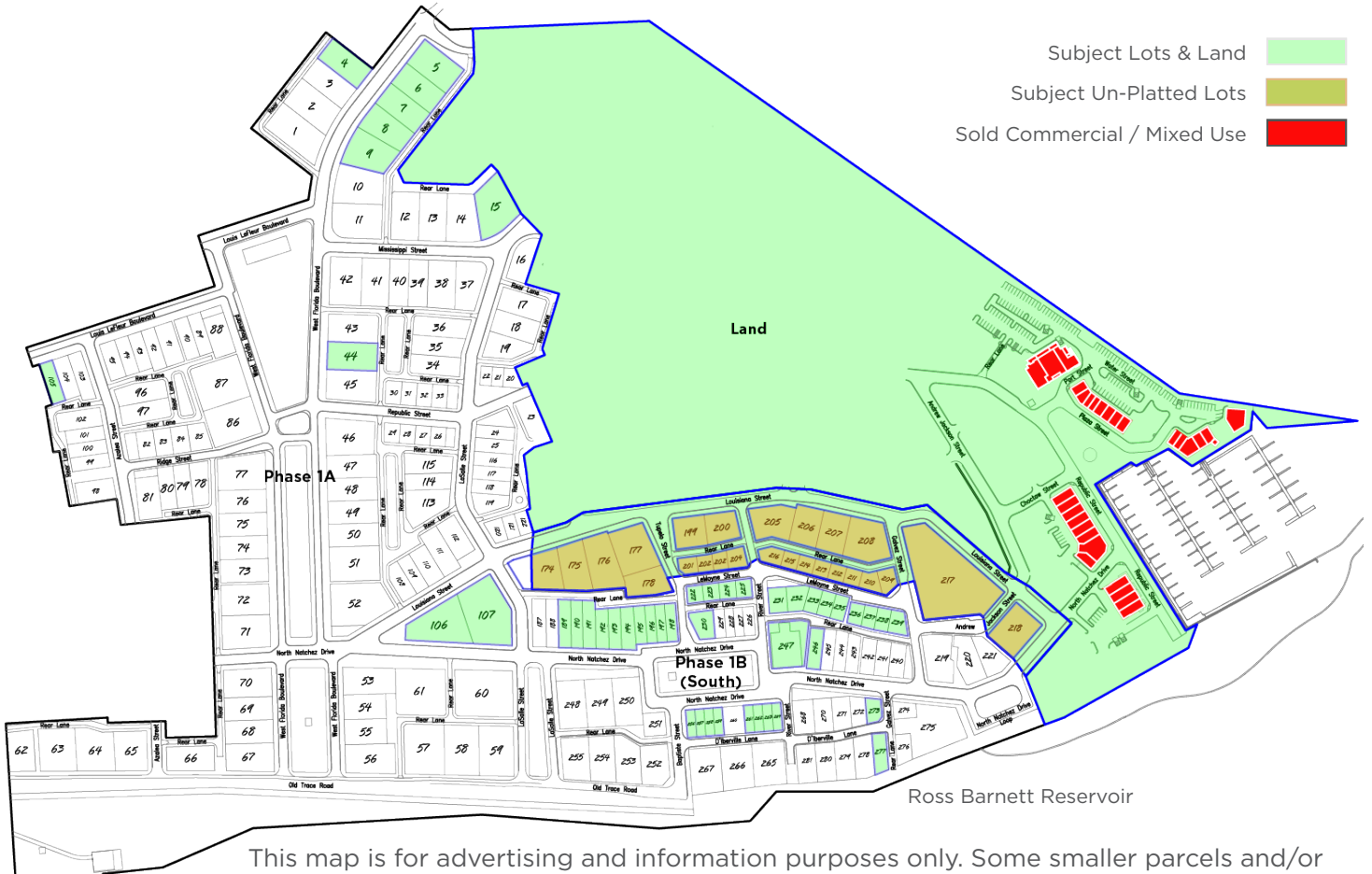
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography. Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Area Map



Source: Google Maps

Site Map

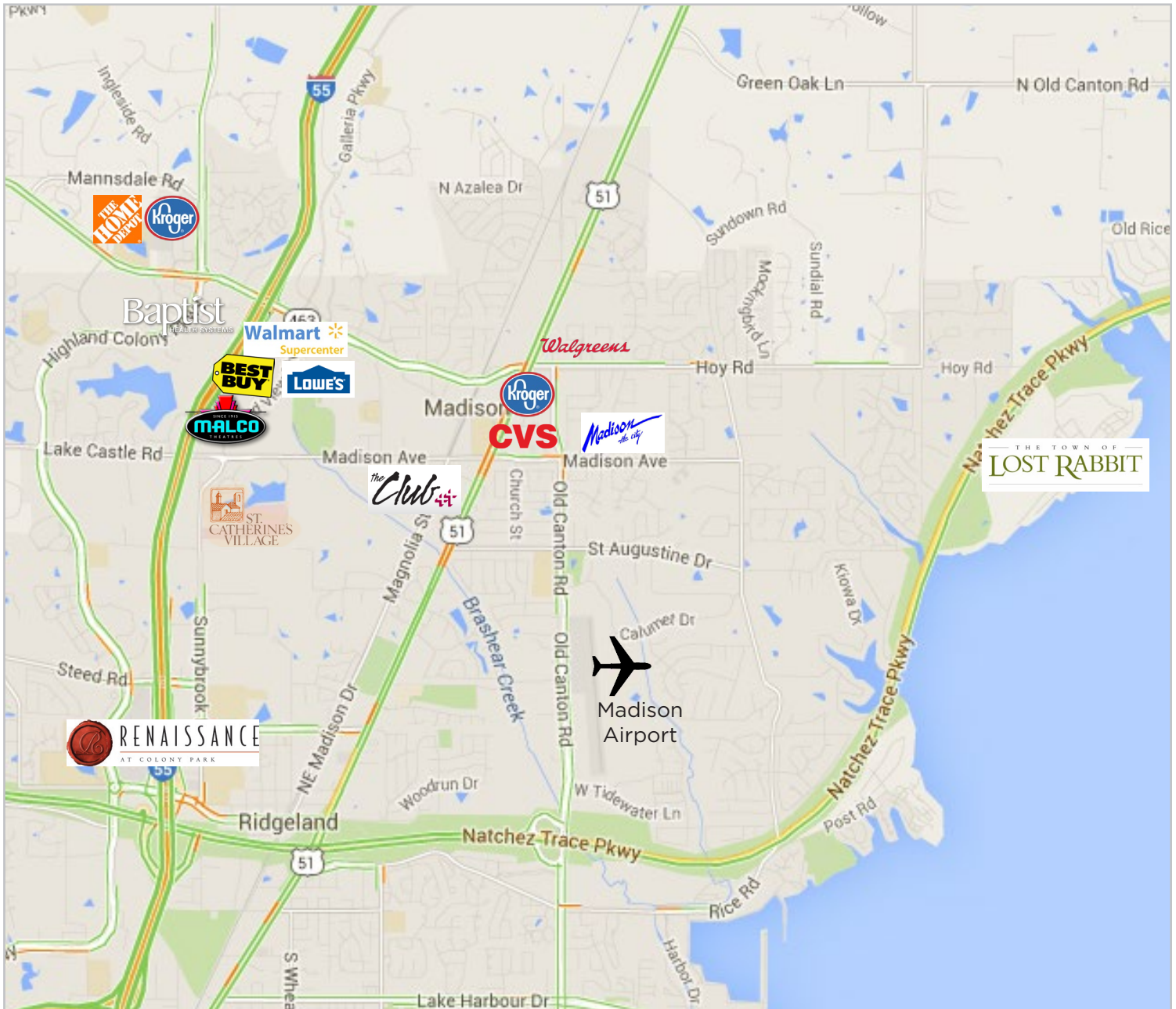


This map is for advertising and information purposes only. Some smaller parcels and/or lots may have been combined. Accuracy is not guaranteed.



Source: Google Maps; Madison County; Pickering Incorporated

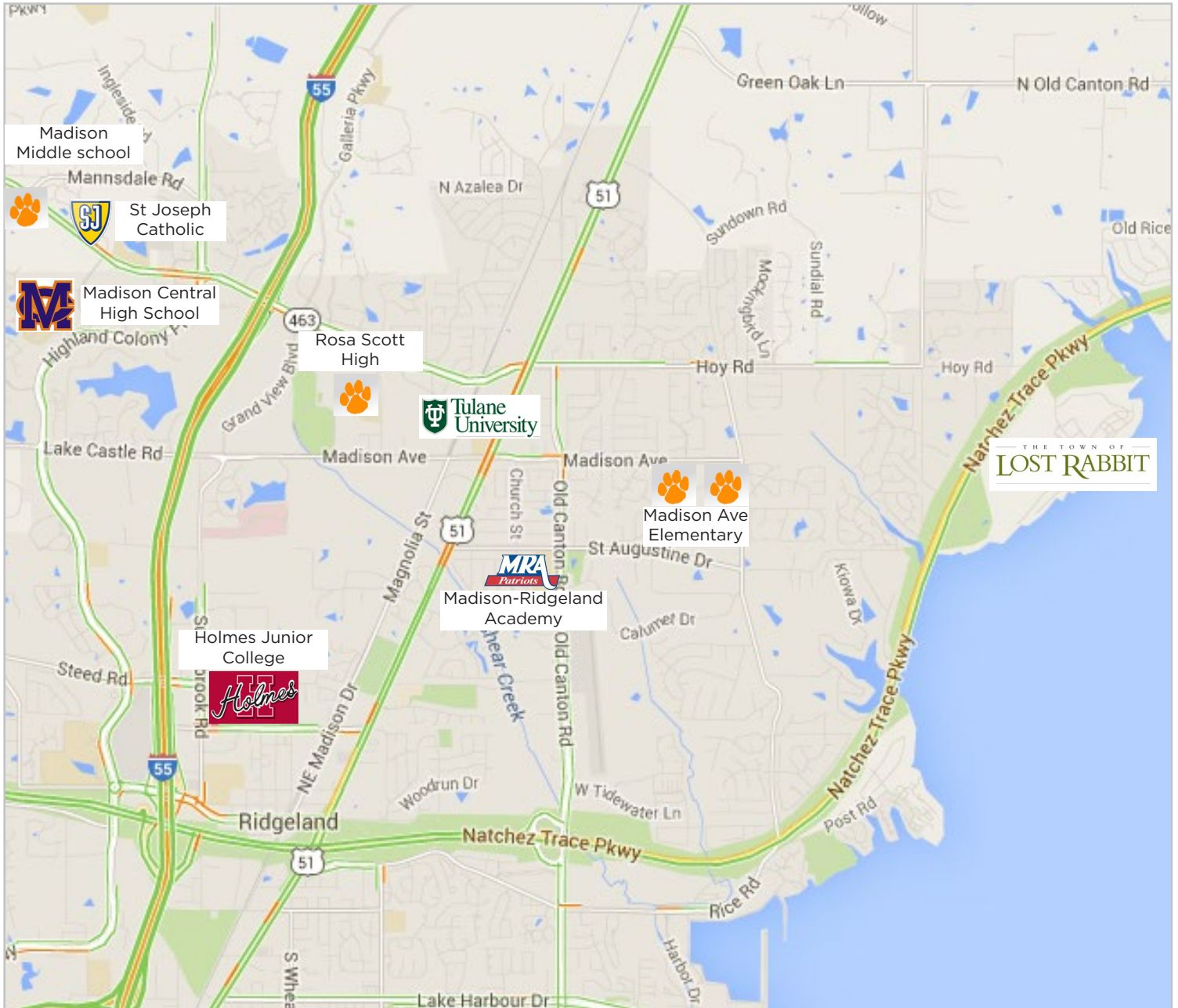
Points Of Interest



- Kroger (Largest in Mississippi) 3.0 miles
- Madison Airport 4.5 miles
- Super Wal-Mart 4.6 miles
- Lowes 4.6 miles
- Malco Theater 4.6 miles
- Best Buy 4.6 miles
- Madison City Hall 3.5 miles
- The Club 4.0 miles
- I-55 Interchange 5.0 miles
- Baptist Heath Complex 5.2 miles
- St Catherine's Village..... 5.0 miles
- Renaissance at Highland Colony 7.8 miles

Source: Google Maps

Schools



- Madison Avenue Elementary 1.1 miles
- Tulane University 3.5 miles
- Madison Ridgeland Academy 4 miles
- Rosa Scott 4.5 miles
- Holmes Junior College 6.0 miles
- St Joseph Catholic School 5.6 miles
- Madison Central High 5.6 miles
- Madison Middle School 6.8 miles

Source: Google Maps

Photographs



Photographs



Jackson The Capitol City

HISTORY AND CULTURE

The first name given to the Jackson area was Parker'ville. Louis Lefleur first set up a trading post in the area that is now Lefleur State Park off Riverside Drive. The trading post was also connected with the historic Natchez Trace trade route. In 1820 the Choctaw ceded land under the Treaty of Doak's Stand, and the US formally opened the area for settlement by non-native American settlers.



Old Capitol Downtown Jackson 1839 - 1903

On November 28, 1821 the newly established city was designated by the assembly in Natchez to become the permanent seat of government for the new state of Mississippi. Jackson is named after Andrew Jackson the seventh President of the United States. In 1840 Jackson was chartered as a city and the railway from Jackson to Vicksburg opened.

Jackson was an important manufacturing and railroad center during the American Civil War. Jackson was captured twice by Union forces. During the second siege and capture, Jackson was burned to the ground. For a time Jackson became known as Chimneyville, because only chimneys were left standing after the war.

Although less than 8,000 people lived in the Jackson area at the turn of the century, its population began accelerating rapidly after 1900, and it is now one of the dynamic growth areas of the Sunbelt. In 1990, the population of the Metropolitan area rose to 395,396.

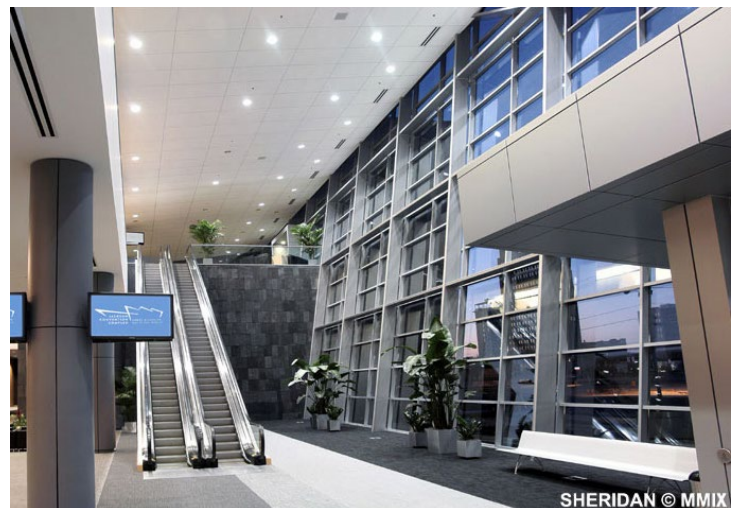
Today, the Metro Jackson Area has a population of over 500,000. It is a major distribution center with a prime

location equal distance between Memphis and New Orleans, north-south, and between Dallas and Atlanta, east-west.

As a major distribution center, efficient transportation facilities are a must. Four major air carriers -- American Airlines, Delta, US Airways, and United -- provide service in the Jackson-Evers International Airport. Amtrak provides daily passenger service to Chicago and New Orleans. The Illinois Central Gulf Railroad and scores of major truck lines provide freight service to all parts of the nation.

A new, state-of-the-art convention center, the Jackson Convention Complex, opened in January 2009 in downtown Jackson. The JCC offers conferencing technology, a 380-seat theatre, and more than 110,000 square feet of prime meeting and exhibit space. The complex is near Jackson's arts district, hotels, entertainment and restaurants.

Eleven hospitals, including the nationally renowned University of Mississippi Medical Center, provide diagnoses and treatment for thousands of patients in the region.



Jackson Convention Complex

Source: www.VisitMississippi.org.com; www.renaissanceeatcolonypark.com

The Metro

AREA ATTRACTIONS

If you're looking for a diverse variety of attractions, food and fun in a concentrated area, the capital city and central Mississippi are ready for you. In Jackson, visit the home of Pulitzer Prize-winning author Eudora Welty. Don't forget to try some famous Mississippi catfish at Cock of the Walk on the Ross Barnett Reservoir. For haute cuisine, try the acclaimed Parlor Market, BRAVO! or Walker's Drive-In.



The Marina At Lost Rabbit On The Reservoir

The City of Madison is just west of Lost Rabbit. Voted by Family Circle as a top 10 "Towns for Families" in 2007. Madison is known for its friendliness, schools, great shopping, and restaurants. The "Renaissance At Colony Park" in Ridgeland is a premier shopping mall just minutes from Lost Rabbit.



Bike Riding The Natchez Trace



Shopping At Renaissance At Colony Park

Movie buffs will love seeing the settings of popular movies such as "The Help" and "A Time to Kill" in Jackson and nearby Canton. Called the "Movie Capital of Mississippi," Canton greets visitors with a historic and charming downtown courthouse square.



Annual Dragon Boat Races At The Reservoir

Outdoor enthusiasts will find plenty to do in the Metro area. Its woodlands are renowned for hiking and bird watching on trails that wind through untouched wilderness. Cycling along the 444-mile Natchez Trace Parkway is popular year-round for beginners and experienced riders.

Source: www.VisitMississippi.org.com; www.renaissanceatcolonypark.com; www.madisonthecity.com