

Prime 33 acre Re-Development at I-20 and I-55 in Jackson, MS!!!

# Jackson Square

2460 Terry Road | Jackson, Mississippi 39204



## Property Highlights

- 33 acres along Frontage Road with excellent visibility from I-55
- Zoned C-3
- Significant GO Zone Tax Incentives!
- Land available for Sale or Build-to-Suit
- All Utilities currently on site
- Perfect location for office, mini-warehouse, hotel, motel, car dealership or industrial use

## Price

- \$100,000 per acre or
- \$300,000 per year NNN Ground Lease

## Demographics (updated 07/06)

	3 miles	5 miles	10 miles
<b>Population:</b>	52,617	108,864	265,402
<b>Daytime Employees:</b>	32,127	89,447	176,896
<b>Median HH Income:</b>	\$28,334	\$30,000	\$40,204
<b>Retail Sales <small>(in millions)</small></b>	\$291	\$616	\$1,777

## Traffic Count (updated 07/06)

Location	Average Daily Traffic
Terry Road	14,000
I-55	65,000

**For more information...**

Steve Patrick  
 Cell: 404.358.2888  
 Fax: 404.364.9095  
[steve@blueridgecapital.com](mailto:steve@blueridgecapital.com)

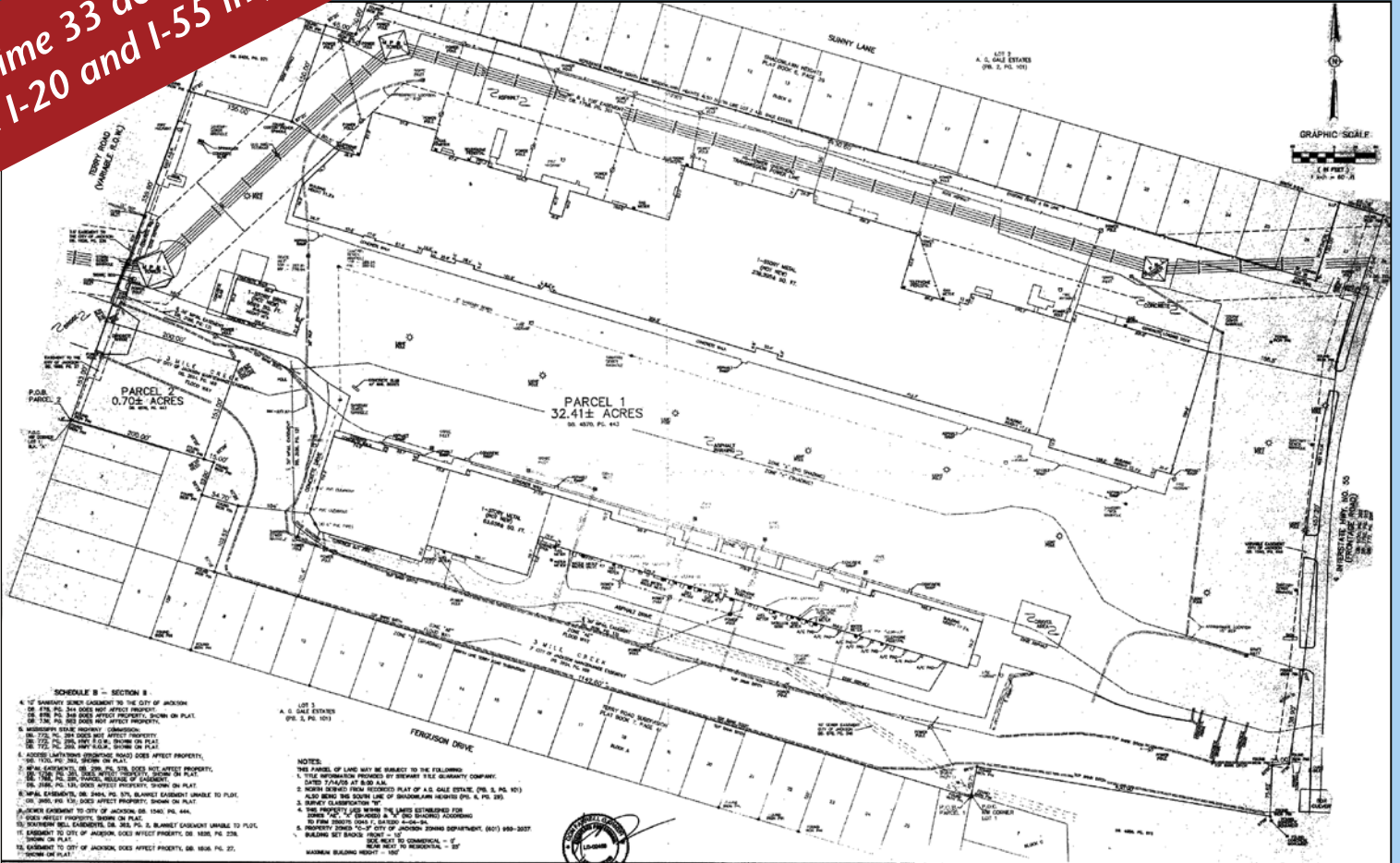
Blue Ridge  
 | Capital

Shopping the Southeast

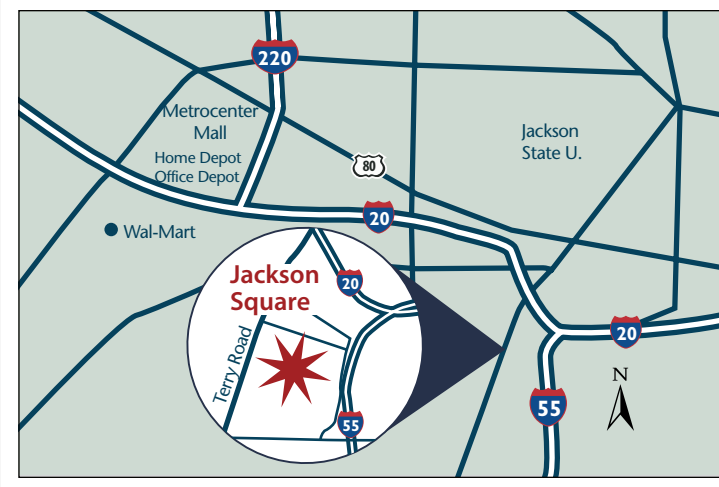
Prime 33 acre Re-Development  
at I-20 and I-55 in Jackson, MS!!!

# Jackson Square

2460 Terry Road | Jackson, Mississippi 39204



<b>H D LANG AND ASSOCIATES, INC.</b> POST OFFICE BOX 10066 JACKSON, MISSISSIPPI 39208 601-362-6808	CLIENT BLUE RIDGE CAPITAL, LLC PISCAN HOLDINGS, LLC GEORGIAN BANK STEWART TITLE GUARANTEE COMPANY	LOCATION SITUATED IN THE SOUTHEAST 1/4 OF SECTION 17, T 5 N - R 1 E, JACKSON, HINDS COUNTY, MISSISSIPPI	DATE: 09-14-04 REVISION: RE - SURVEY BY: D.P.A.	DRAWN BY: DLM SCALE: 1" = 20' DATE: 09-24-04 TOPOGRAPHIC SURVEY PROJECT NO: 88-048
			NOTES: THE PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING: 1. THE INFORMATION PROVIDED BY STEWART TITLE GUARANTEE COMPANY, DATED JANUARY 2004 AT 8:00 AM. 2. RECORDS SHOW RECORDED PLAT OF A.S. GALE ESTATE, (PL. 8, PG. 103) 3. RECORDS SHOW RECORDS OF PROGRESSIVE HEIGHTS (PL. 4, PG. 295) 4. RECORDS SHOW THE SURVEY LINE OF THE LANDS ESTABLISHED FROM THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" 5. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 6. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 7. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 8. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 9. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 10. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 11. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 12. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 13. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 14. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 15. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 16. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 17. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 18. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 19. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 20. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 21. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 22. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 23. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 24. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 25. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 26. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 27. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 28. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 29. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 30. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 31. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 32. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 33. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 34. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 35. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 36. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 37. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 38. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 39. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 40. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 41. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 42. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 43. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 44. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 45. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 46. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 47. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 48. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 49. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 50. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 51. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 52. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 53. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 54. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 55. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 56. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 57. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 58. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 59. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 60. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 61. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 62. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 63. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 64. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 65. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 66. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 67. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 68. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 69. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 70. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 71. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 72. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 73. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 74. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 75. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 76. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 77. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 78. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 79. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 80. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 81. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 82. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 83. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 84. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 85. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 86. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 87. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 88. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 89. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 90. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 91. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 92. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 93. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 94. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 95. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 96. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 97. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 98. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 99. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 100. RECORDS SHOW THE "A.S. GALE ESTATE" AND THE "PROGRESSIVE HEIGHTS" RECORDS. 	DATE: 09-14-04 REVISION: RE - SURVEY BY: D.P.A.



For more information...

Steve Patrick  
 Cell: 404.358.2888  
 Fax: 404.364.9095  
[steve@blueridgecapital.com](mailto:steve@blueridgecapital.com)

Blue Ridge  
 | Capital

Shopping the Southeast