

The Pinelands Development Overview



Lakeland Drive - Flowood, Mississippi

Area Highlights

- Lakeland Dr. Traffic Count 35,000+ CPD
- Average Household Income: \$146,000
- College Education or Higher: 76%
- Pro-business Mayor and Board
- Zoned Commercial: C-1 & C-3
- Proposed Future TIF That Includes a 2 Mile Bike Trail Connecting 23,000 Houses to Development within 5 miles

Daytime Population

- City of Flowood 24,600
- 5 Mile Radius 76,000
- 10 Mile Radius 254,000

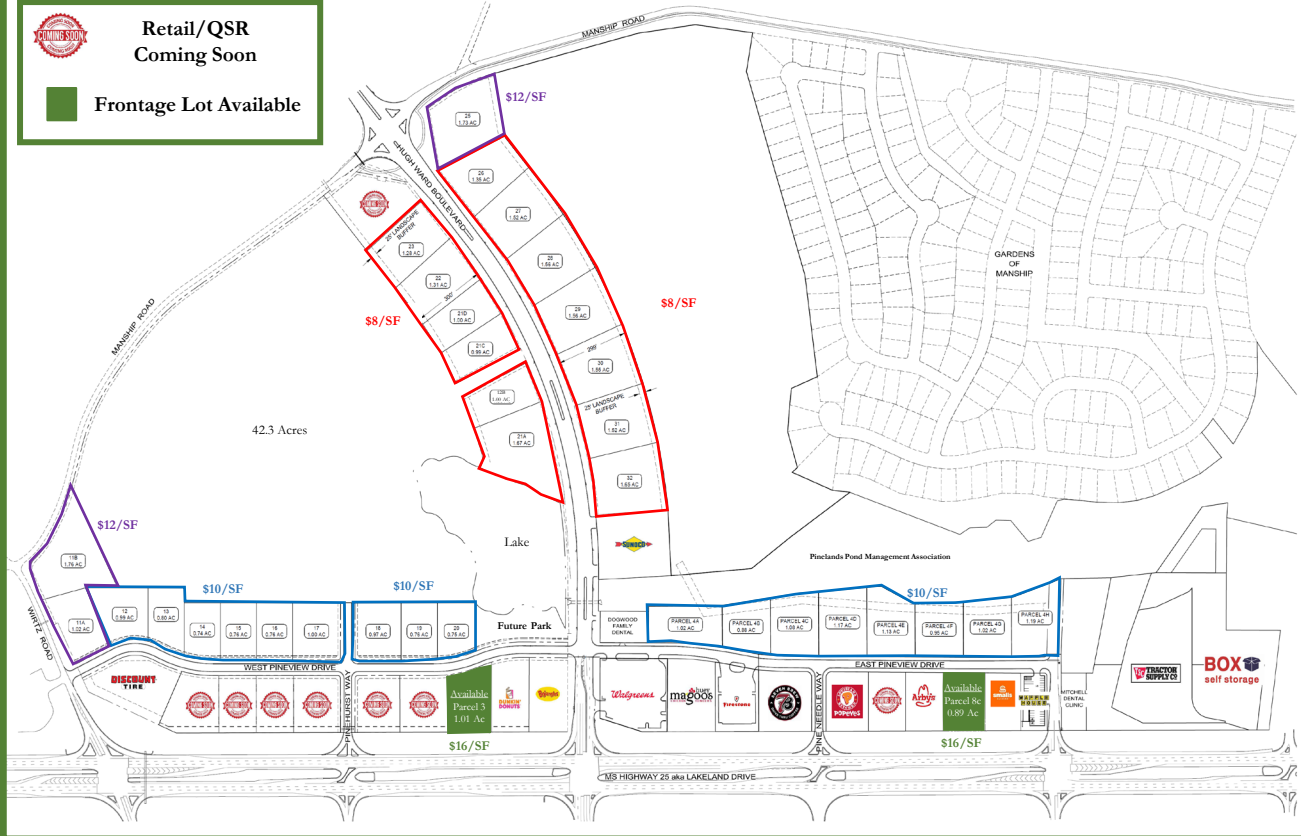
Adjacent Retailers



5 National QSR's Currently Under Contract

Retail/QSR Coming Soon

Frontage Lot Available



Population

- 1 Mile Radius 5,000
- 5 Mile Radius 57,000
- 10 Mile Radius 221,000

Households

- 1 Mile Radius 2,000
- 5 Mile Radius 23,000
- 10 Mile Radius 89,000

Contact Information

Justin Mahfouz
 jmahfouz@partridgeinc.com
 601.987.4910 (o)

West Pineview Drive

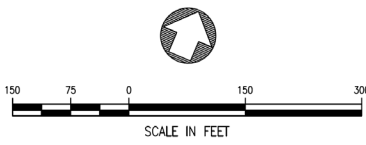


Contact Information

Justin Mahfouz
 jmahfouz@partridgeinc.com
 601.987.4910 (o)

Frontage Lot Available

PINELANDS COMMERCIAL WEST
 PARCEL SUBDIVISION EXHIBIT
 CITY OF FLOWOOD
 RANKIN COUNTY, MISSISSIPPI



East Pineview Drive



Contact Information

Justin Mahfouz
 jmahfouz@partridgeinc.com
 601.987.4910 (o)

Frontage Lot Available

**PINELANDS COMMERCIAL EAST
 PARCEL SUBDIVISION EXHIBIT**
 CITY OF FLOWOOD
 RANKIN COUNTY, MISSISSIPPI

