

**HEAD AUCTIONS AND REALTY  
JACKSON, MS**

**OFFERED FOR AUCTION:**

**15 ac zoned Commercial  
SW quadrant of I-55/Sowell Rd. Interchange  
Canton, MS**

**AUCTION DATE: APRIL 30, 2019  
AUCTION LOCATION: SCROOGE'S RESTAURANT  
5829 RIDGEWOOD RD.  
JACKSON, MS 39211**

**FOR INFORMATION:**

**BENNETT CHOTARD  
HEAD AUCTIONS  
601 209 3020**

4/2/19

Head Auctions and Realty

**Talk To: Bennett Chotard**  
**601 209 3020**

Data Package  
15 ac, I-55 @ Sowell Rd.  
Canton, MS

Auction Date: 4/30/19

Have: 15 ac, undeveloped, zoned Commercial, SW quadrant I-55/Sowell Rd.

Lease: 16<sup>th</sup> Section, Madison School Board Leasehold; Board approval of transfer.  
Two Leases: a) Development Lease, 5 year terms, present term expires 6/30/21.  
\$750/ac per year. Buyer to assume this lease.  
b) User Lease, 40 year term, 25 year renewal. Reappraisal every 10  
years. Lease payment 8% annually of appraised value.  
Appraisals are of undeveloped land, no improvements.  
Prospective Lessee must have financials, development plan, and  
business plan approved by Madison County School Board.  
Information: School Board contact: Letisha Reeves, 601 214 4663

TIF: \$14,000,000 available from City of Canton for 64 acres held by present Lessee. Apply  
toward development cost of utilities, main arteries, drainage, parking areas. Engineer  
applies for funds upon cost estimate.

Activity: South end of 15 acres is opposite north entrance of Germantown High School.  
Northwest quadrant has new John Deere Dealership under construction and out parcels  
developed.

Utilities: None at the site. Available within short distance. (High School, other development.)

Zoning: C3, Canton.

Topography: Gently rolling, high ground. No flood or drainage issues.

Road Frontage: I-55, Sowell Rd., Calhoun Parkway.

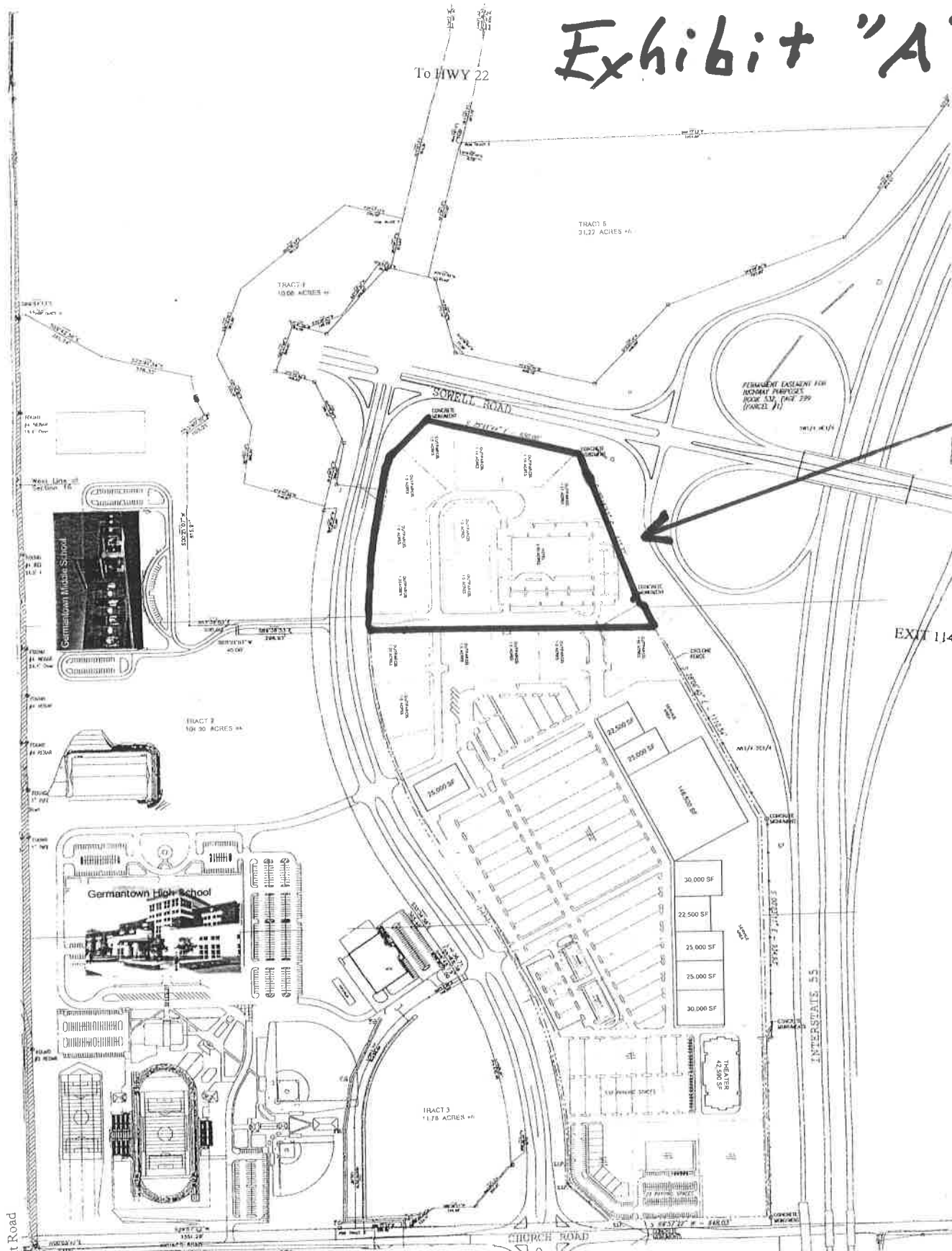
Minerals: None available.

Survey: Seller will provide. Drawing attached.

This information, while taken from sources deemed reliable, is not warranted by Head Auction and Realty.

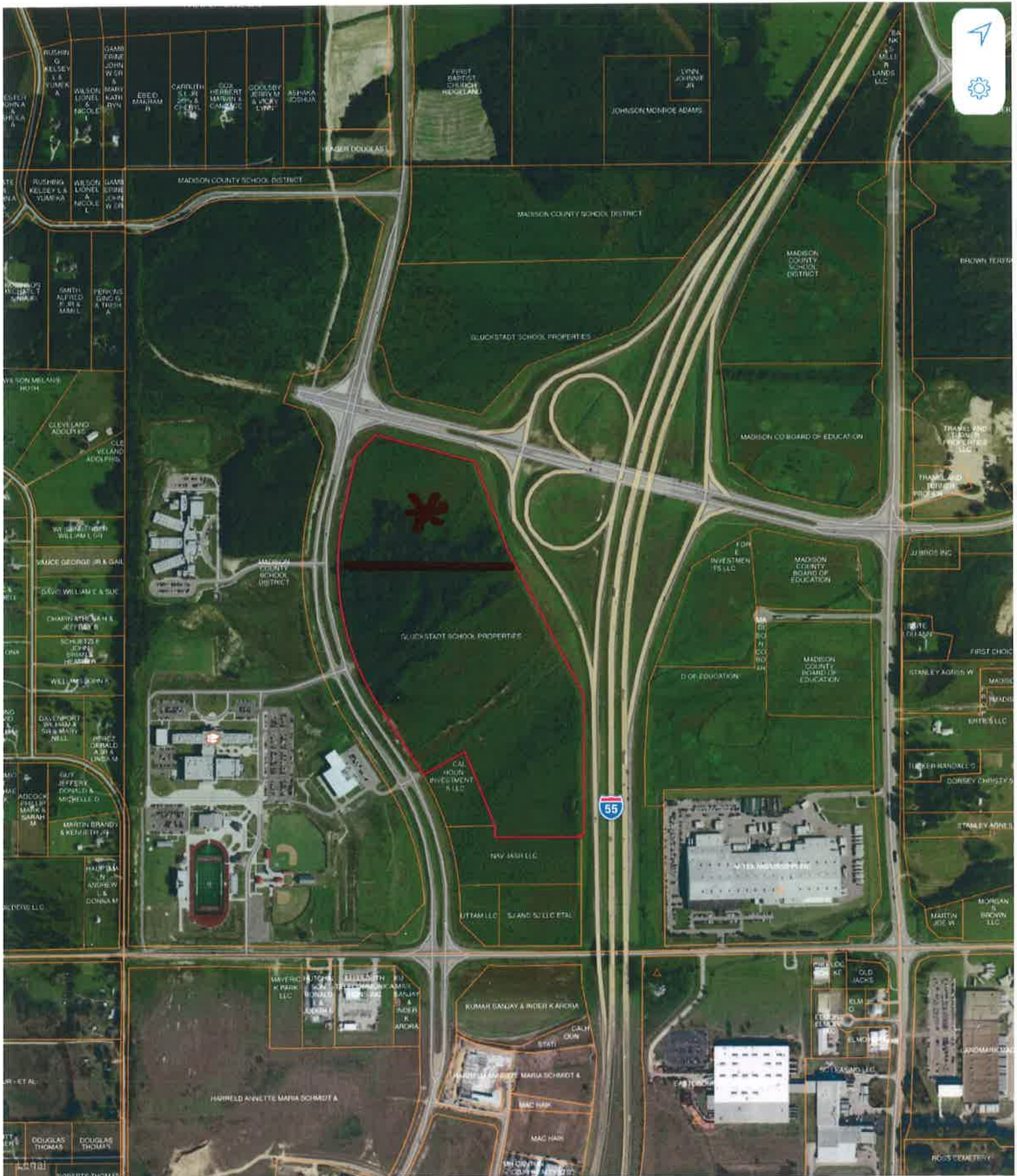
Exhibit "A"

Property



To Gluckstadt Road

To Carlett Road



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