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119 Entitled Acres

With 4,900 Ft. of Frontage Along GOODMAN RD. (Hwy. 302)

SOUTHAVEN

DESOTO COUNTY • MISSISSIPPI

Next to Silo Square
A beautiful, mixed-use community with 700± planned homes, retail shops, parks, restaurants, offices, entertainment, walking trails & more

Within 3 Miles of 100± Major Retailers
Target, Kroger, TJ Maxx, Hobby Lobby, Academy Sports, Ulta Beauty and also within 5 miles of hundreds more!

Diagonally Across from Snowden Grove Park
America's Premier Sports Destination with 17 baseball fields, 8 soccer fields 12 tennis courts, 4 pickle ball courts and even an amphitheater*

***Bank Plus Amphitheater**
A 9,800 seat amphitheater inside of Snowden Grove Park which draws big names like Chris Stapleton, Journey & Teddy Swims



Southaven's Most Popular Area

Fastest Growing District



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PROPERTY FEATURES

119.2± AC
4,900± ft. direct frontage along Goodman Road (Hwy. 302)
Directly adjacent to Silo Square (mixed-use community)
Diagonally across from Snowden Grove Park & Bank Plus Amphitheater
Across from Top of the Sipp & The Crossover (mixed-use communities)
Located in the PUD zoning district
100+ retailers within 3 miles of Snowden Farms

Entry monuments with landscaping & roundabout
Located in the highly rated DeSoto Central School District
Electric: provided by Entergy Mississippi
Gas: provided by Atmos Energy
Water & sewer: provided by City of Southaven
Permitted uses: residential (single family, townhome, apartment, senior living), bed & breakfast, medical & general office, daycare, retail (including big box) & restaurants

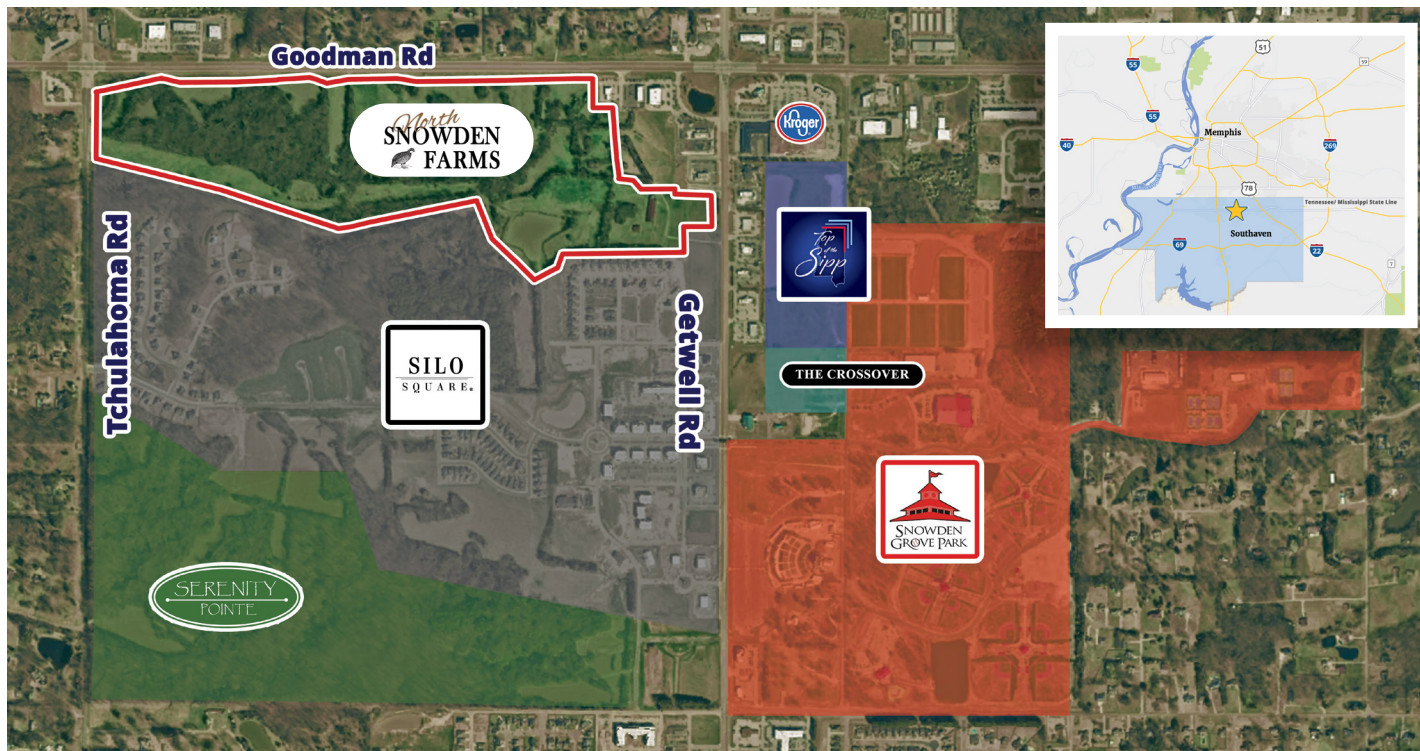


Traffic Counts

Over **39,000 VPD** on Goodman Road*

Over **20,000 VPD** on Getwell Road

***Goodman Road**, also known as Highway 302, is a major east-west artery running across DeSoto County.



Distances to Highways & Interstates



5.7 miles



6.9 miles



7.9 miles



11.7 miles



12.1 miles



12.2 miles

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SILO
S Q U A R E .

Silo Square, when completed, will have . . .

- Lush landscapes, courtyards, fountains & open lawns
- 450± planned single family & 250± loft homes
- Retail shops, restaurants & grocery store
- Medical & business offices
- Town square
- Pedestrian bridge connecting Snowden Grove to Silo Square
- Year-round events & activities
- Community park, gated dog park & walking trails



Planned for Top of the Sipp:

- Lush landscapes, courtyards, fountains, open lawns & tree-lined walkways
- High-end retail shops & restaurants
- Class A offices
- Parks & bike paths
- Ample parking
- Entertainment venues & concert stage
- Open spaces for festivals & events



Snowden Grove Park's features include . . .

- State-of-the-art, award winning status
- Been home to the Dizzy Dean World Series tournament & others
- 17 baseball fields, 7 soccer fields, 12 tennis & 4 pickle ball courts
- BankPlus Sports Center - a sports complex with an indoor soccer arena, baseball & softball practice facilities, batting cages, retail store & outdoor miniature golf
- BankPlus Amphitheater - a 9,800-seat venue which draws big names such as Chris Stapleton, Journey & Teddy Swims
- Strike Zone Bowling Lanes - a 32-lane facility with arcade, concessions & pro-shop

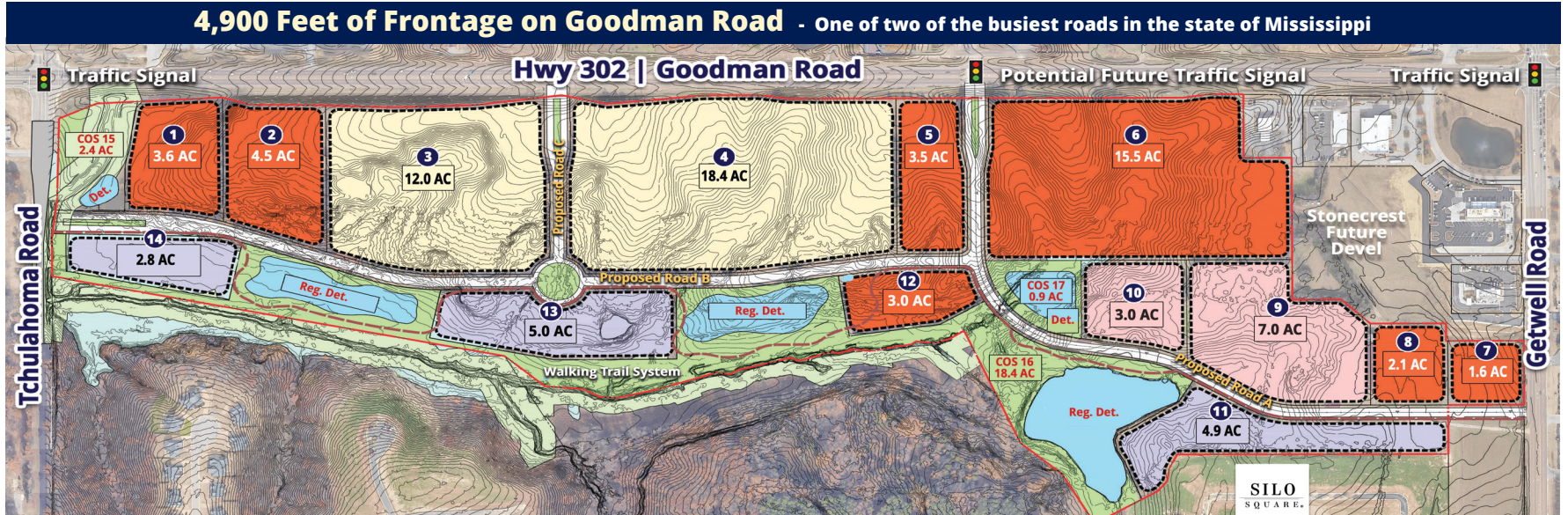
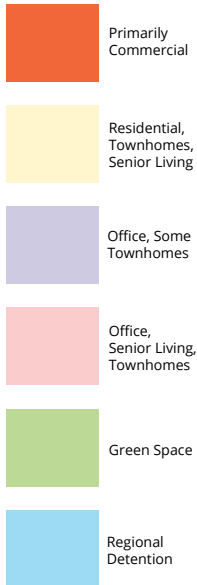


Planned for Serenity Pointe:

- Lush landscapes with park-like setting, common spaces & walking trails
- Gated communities with metal picket fences with brick columns & security shack entrance
- Assisted living, townhomes, condos, single family & grand homes
- Retail shops

THE CROSSOVER

The Crossover, when completed, will be a 12 acre, mixed-use development with retail shops, offices, restaurants, 184 apartments, dog park & elevated pool system.



Permitted Uses	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	Area 9	Area 10	Area 11	Area 12	Area 13	Area 14
Uses permitted with the planned commercial (C-4) district	•	•			•	•	•	•				•		
Bed & breakfast	•	•			•	•	•	•				•		
Not specifically listed in code: catering establishment, coffee kiosks, merchandise showroom, news stand	•	•			•	•	•	•				•		
Nursery school, daycare, preschool	•	•			•	•	•	•				•		
Pet daycare	•	•			•	•	•	•				•		
Restaurants with indoor seating & drive-thru (Goodman Rd. Frontage) (drive-thru subject to SUP)	•	•			•	•	•	•				•		
Veterinary clinic with boarding & daycare service	•	•			•	•	•	•				•		
Big box categories A & B (with maximum allowed at 50,000 SF)*						•								
Doctor or medical office	•	•			•	•	•	•	•	•	•	•		•
Loft apartments (max - 50 lofts in PD)	•	•			•	•	•	•				•		
Senior living			•	•		•			•	•			•	
Townhomes (2,000 SF lot) (max - 100 townhomes in PD)			•	•					•	•	•		•	•
Single family detached			•	•									•	

*Up to 25,000 SF by right, and 25,001-50,000 by CUP