

# FOUR ENTITLED COMMERCIAL LAND PARCELS WITHIN AN OPPORTUNITY ZONE

McCOMB, MISSISSIPPI





## ONLINE AUCTION PLUS® OVERVIEW

This online Auction Plus event is for four (4) separate auctions for entitled commercial land parcels within a qualified Opportunity Zone in McComb, Mississippi.

The Future of Real Estate's **Auction Plus®** sale format allows buyers to include any contingencies along with their bid(s).

This seller is highly motivated and has set the minimum bids as low as **\$180,000**.

Bid deadlines for these auctions is **September 19, 2019** (5pm CDT).



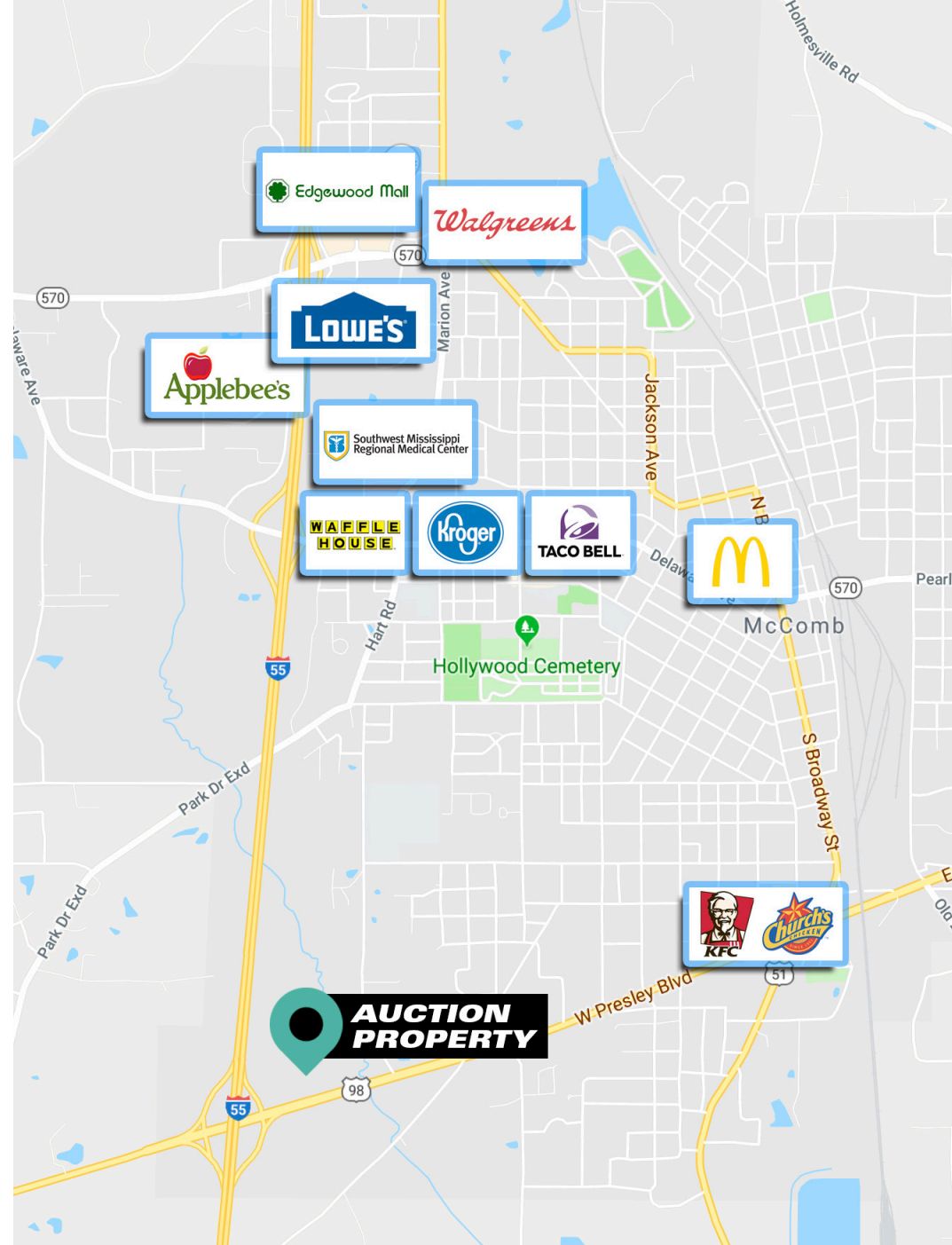
## EXECUTIVE SUMMARY

The Future of Real Estate FRE is pleased to present the Online Auction Plus event for four (4) entitled commercial land parcels within the McComb Crossing mixed-use development.

The development is strategically located on the intersection of I-55 & US Hwy 98, which both serve as the main thoroughfares throughout the state of Mississippi and the greater Southeast region.

The properties range in size from 1 Acre to 85 Acres, with entitlements and improvements completed on each property allowing for quick shovel-ready construction.

McComb Crossing is also located in a qualified Opportunity Zone, which will allow for a buyer to take advantage of various tax incentives and benefits.





## **McCOMB CROSSING MIXED-USE DEVELOPMENT**

McComb Crossing is a 185-acre mixed use development which has been meticulously planned and developed over the last several years.

Completed projects within McComb Crossing include a 192-unit, class A apartment complex which is now 92% leased, a larger state-of-the-art luxury assisted living and memory care facility, a Wendy's restaurant, and a Market Max gas station and convenience store.

Scheduled for construction are several other single-tenant retail and commercial properties including a Pike National Bank.

## OPPORTUNITY ZONE

According to the Mississippi Development Authority (MDA), the entire McComb Crossing development is located within a qualified Opportunity Zone – LIC Census Tract: 28113950500.

Established through the Tax Cuts and Jobs Act of 2017, private investors can earn substantial tax relief through investments made in a designated Opportunity Zone.

Opportunity Zone designations encourage long-term investments in low-income and rural communities through Qualified Opportunity Funds. The Opportunity Funds will provide a tax incentive for investors to re-invest their unrealized capital gains.



## AVAILABLE PROPERTIES FOR AUCTION

### FRE 290-1

± 56.75 Acres in McComb, Mississippi

**Minimum Bid: \$1,500,000**

- Fully entitled retail development
- Ideal for Big Box Site
- Entitlements & Improvements include: 4 Way Signal, Turning Lane & Crossover, 1' Topo Survey, Wetlands Mitigated, Corp. Permit, MS DEQ Grading Permit
- Utilities: Power – Entergy; Water & Sewer: City of McComb; Gas: CenterPoint Energy; Telephone: AT&T; Cable: Cable One
- Traffic Count: 35,000 AADT along I-55, 15,000 AADT along Hwy 98

### FRE 290-2

± 85 Acres in McComb, Mississippi

**Minimum Bid: \$1,500,000**

- Ideal for multiple commercial uses including retail, office, and industrial
- City of McComb has completed a thorough study of the site to be built out as a movie theater
- Located within a Qualified Opportunity Zone

### FRE 290-3

± 1.6 Acres in McComb, Mississippi

**Minimum Bid: \$180,000**

- Located on the corner of US Hwy 98 and Parklane Road with 388 apartment units and 1,000 student school within ¾ mile of subject property
- Perfect for single-tenant retail, quick-service restaurant, bank, office
- Utilities: Power – Entergy; Water & Sewer: City of McComb; Gas: CenterPoint Energy; Telephone: AT&T; Cable: Cable One
- Zoning: C-2 Highway Commercial

### FRE 290-4

± 1 Acre in McComb, Mississippi

**Minimum Bid: \$69,000**

- Located along south side of Hwy 98, about ¼ mile east of Parklane Road
- Perfect for multiple commercial uses



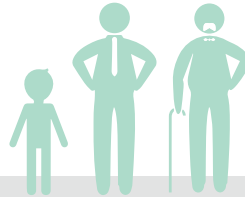
## DEMOGRAPHICS McCOMB, MISSISSIPPI

2016 statistics



POPULATION

**12,620**



MEDIAN AGE

**34.5**



MEDIAN HOUSEHOLD INCOME

**\$29,489**



MEDIAN PROPERTY VALUE

**\$88,500**

## TOP EMPLOYMENT BY OCCUPATION

Sales: **19.1%**

Production: **13.4%**

Administrative: **9.2%**

Food Preparation: **8.5%**

Management: **6.5%**

Transportation: **5.8%**



## TOP EMPLOYMENT BY INDUSTRY

Manufacturing: **18.5%**

Retail Trade: **17.3%**

Accommodation & Food Service: **14.6%**

Healthcare & Social Assistance: **9.5%**

Educational Services: **6%**

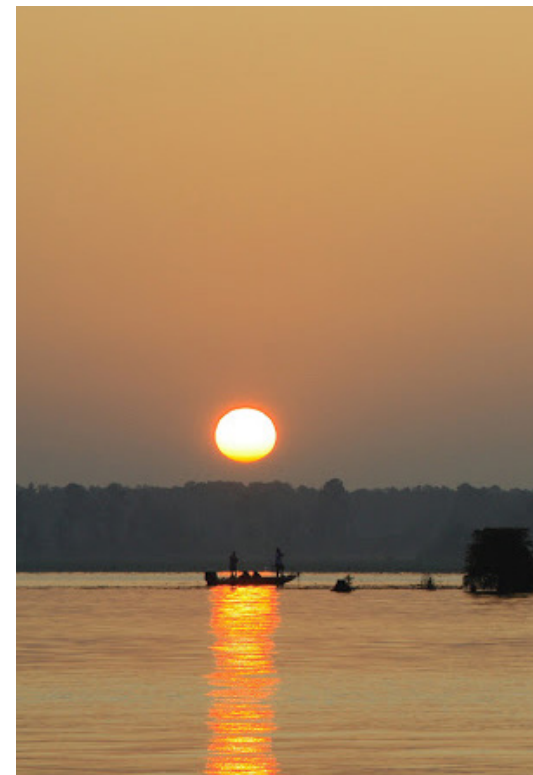
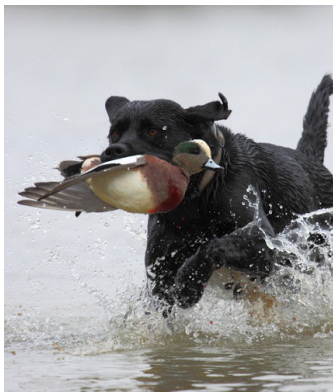
## MAJOR EMPLOYERS INCLUDE

Sanderson Farms, Croft Metals, Inc.,  
Georgia Pacific





## McCOMB, MISSISSIPPI YEAR-ROUND ACTIVITIES







# ONLINE AUCTION PLUS®

**Four Entitled Commercial Land Parcels within an Opportunity Zone**

McComb, Mississippi

Bids Starting at just **\$69,000**  
Bid Deadline **September 19, 2019**

for more information & auction details  
visit **[www.FRE.com/290](http://www.FRE.com/290)**