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DEVELOPMENT GUIDE

2021 2022

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Ashby Ridge on the left.*

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2021
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DEVELOPMENT GUIDE

8 MADISON COUNTY MAP & DEVELOPMENTS

- Ashby Ridge ★
- Carlton Parke ★
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- Cornerstone
- Coventry ★
- Fontanelle
- Glendale Farms ★
- Glenwild
- Heron's Bay
- Katherine Lake of Caroline
- Magnolia Pointe
- Maison Bleu
- Martinique
- Proprietor's Pointe ★
- Reunion ★
- Silverleaf
- Springwood ★
- Stone Lake
- Sweetbriar Plantation
- The Heritage of Jacobs Farms ★
- The Shores
- Thornberry
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- Westlake ★
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24 HINDS COUNTY MAP & DEVELOPMENTS

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30 RANKIN COUNTY MAP & DEVELOPMENTS

- Arbor Landing ★
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- Fallen Oak ★
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- Kensington
- Les Maisons ★
- Liberté ★
- Long Leaf
- Lost Pine
- Mellomeade ★
- Northshore Landing ★
- Patrick Farms
- River Forest
- Silver Ridge
- Waterpointe
- Woodson Bend

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* Development information may change over time. Contact developer for current numbers and/or prices.

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Donna Harvey 662-571-7384

Rosemary Smith Stovall 601-955-1522

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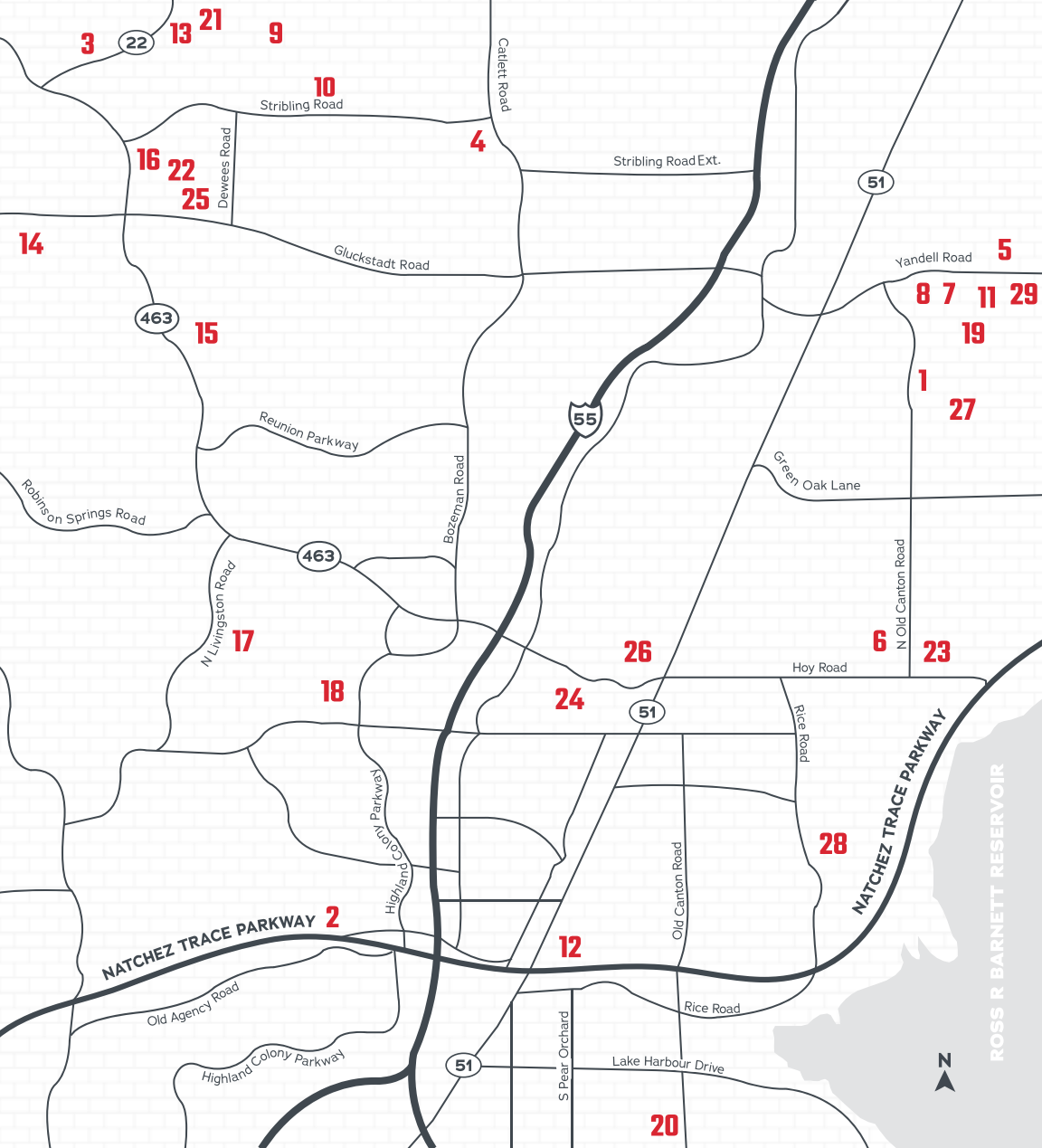
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1. Ashby Ridge ★

2. Carlton Parke ★

3. Charlton Place ★

4. Cornerstone

5. Coventry

6. Fontanelle

7. Glendale Farms ★

8. Glenwild

9. Heron's Bay

10. Katherine Lake of Caroline

11. Magnolia Pointe

12. Maison Bleu

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18. Stone Lake

19. Sweetbriar Plantation

20. The Heritage of Jacob's Farms ★

21. The Shores

22. Thornberry

23. Town of Lost Rabbit ★

24. The Village at Madison ★

25. Westlake ★

26. Whittington ★

27. Woodscape of Oakfield

28. Wright's Mill

29. Yandell Farms of Cedar Green

★ DEVELOPMENT ADVERTISER

3463

MADISON
COUNTY



Residential Construction Has Begun at the Village at Madison!

Houses and townhomes are going up at The Village at Madison, the area's newest mixed-use development that will feature 46 stunning homes. Located on Main Street in historic Madison, The Village is the ideal place to live in a neighborhood setting within walking distance of restaurants and retail stores.

Choose your lot now! Visit our website to see a map of available lots and renderings of the home designs. Then contact a member of our builder's guild to get started.



THE VILLAGE
AT MADISON

Villageatmadison.com

01 ASHBY RIDGE (Madison County)

Contact: Tim Weaver

P: 601-853-3344

Total Lots: 887

Lots Available: Call a builder about your custom home

Home Pricing: \$307,000

Development Amenities: Pool and cabana

Directions: Hwy 51 North. East on Yandell. South on Clarkdale. Go through Stop sign East on Oakfield Blvd. Ashby Ridge is 2nd neighborhood on the left.

03 CHARLTON PLACE (Madison County)

Contact: Katie & Stuart Warren

p: (601) 906-5956, (601) 427-5088

P.O. Box 383, Madison, MS 39130

kw12683@yahoo.com • charlton.ms

Total Lots: 80 **Lots Available:** 32

Lot Pricing: \$75,000–\$455,000

Home Pricing: \$495,000–\$2,000,000

Development Amenities: gated, acreage lots, 2 lakes 1 is 58 acres the other is 128 acres

Directions: -55 to Madison Exit Hwy. 463, travel to Hwy. 22, take right on Hwy. 22 and Charlton Place is 1.7 miles east on the neighborhood will be on your left. Gate Code 2468

02 CARLTON PARKE (Ridgeland)

Contact: JonMark Jordan

P: 601-853-1800

607 Highland Colony Parkway, Suite 200

Ridgeland, MS 39157

jonmark.jordan@gmail.com; JonMarkJordan.com

Total Lots: 36

Lots Available: Spring 2022

Development Amenities: Private Gate access of Richardson & Pool Clubhouse

Directions: Steed Rd 1/2 mile from Highland Colony Parkway.

Carlton Parke



- Projected Spring 2022
- Private Gate Access off Richardson Road
- 30,000 sqft lot size minimums

Nestled off Steed Rd, 1/2 mile from Highland Colony Pkwy

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04 CORNERSTONE (Madison County)

Contact: Brian Sartain

p: (601) 720-0376

briansartain60@gmail.com

*** Cornerstone is a 55 year age restricted neighborhood**

Total Lots: 30 **Lots Available:** 30

Lot Pricing: \$65,000–\$69,000

Home Pricing: \$300,000+

Development Amenities: age restricted to 55+, patio homes, gated, walking trail, outdoor gazebo

Directions: Gluckstadt Road to Catlett road. 1.2 miles north on Catlett. Cornerstone on left.

05 COVENTRY (Madison County)

Contact: Tim Weaver

p: 601-853-3344

tim@jamesweaverco.com • weaverdevelopments.com

Total Lots: 49

Lots Available: Call a builder about your custom home

Home Pricing: \$352,000

Directions: Hwy 51 N to Yandell Road, east on Yandell Road, Coventry is 2 miles on the left.

06 FONTANELLE (Madison)

Contact: Bethany Culley

p: (601) 941-5285

7708 Old Canton Road, Madison, MS 39110

bethanyculley@gmail.com

Total Lots: 277 **Lots Available:** 52

Lot Pricing: \$75,000+

Home Pricing: \$400,000+

Development Amenities: clubhouse,
community pool, lake

Directions: I-55 to Madison, exit east on Hwy 463,
left on Galleria Parkway, in 1 mile turn right onto
Fontanelle Boulevard.

08 GLENWILD (Madison County)

Contact: Arthur Noble

p: (601) 953-6987

3258 Hwy 22, Madison, MS 39110

nre@arthurnobleproperties.com

Total Lots: 220

Home Pricing: \$275,000 - \$350,000

Development Amenities: Swimming pool, playground

Directions: Highway 51 to Yandell Road.

07 GLENDALE FARMS

Contact: JonMark Jordan

P: 601-853-1800

607 Highland Colony Parkway, Suite 200

Ridgeland, MS 39157

jonmark.jordan@gmail.com; JonMarkJordan.com

Total Lots: Phase 1 - 85

Lots Available: Winter 2021

Directions: On Yandell Rd, 1.5 miles from Hwy 51



On Yandell Road, 1.5 miles from HWY 51.

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09 HERON'S BAY (Madison County)

Contact: Beth Lindsey

p: (601) 856-0009

f: (601) 898-0474

607 Highland Colony Pkwy, #200, Ridgeland, MS 39157

blindsey@marksjordan.com • marksjordan.com

Lots Available: 18

Lot Pricing: \$65,000 - \$150,000

Development Amenities: common green area,
sidewalks

Directions: I-55 to Madison, exit west on Hwy 463,
north at Bozeman Road and Colony Crossing, left on
Stribling to entrance to Caroline at Belle House, right
on Caroline Crossing, left at Villages of Hampton.

10 KATHERINE LAKE OF CAROLINE (Madison County)

Contact: John Michael Rainey

p: (601) 613-5242

jm@tailoredsouthhomes.com

Lots Available: 53

Lot Pricing: \$65,000+

Home Pricing: \$350,000+

Development Amenities: Home Owner's Association
amenities including 3 swimming pools, tennis courts,
fishing lake, boat ramps, clubhouse, access to member
golf course and neighborhood restaurant.

Directions: I-55 to Gluckstadt exit. Catlett to Stribling
to Lake Caroline first entrance. Left on Caroline
Boulevard. Right on Hampton Crossing. Right on Lake
Ridge. Katherine Lake is on the left.

11 MAGNOLIA POINTE

(Madison County)

Contact: Katie & Stuart Warren
p: (601) 906-5956, (601) 427-5088
P.O. Box 383, Madison, MS 39130
kw12683@yahoo.com • charlton.ms

Total Lots: 50
Lot Pricing: \$50,000
Home Pricing: \$215,000–\$285,000

Directions: Take Hwy 51 to Yandell Road – go approximately 1.5 miles and Magnolia Pt will be on your right before you get to N. Old Canton Rd.

12 MAISON BLEU (Ridgeland)

Contact: Brad Williams
p: (601) 714-1200; (601) 259-1778
150 Fountains Blvd., Ste. A, Madison, MS 39110
brad@selectededge.com

Total Lots: 82 **Lots Available:** 11 (Phase I)
Lot Pricing: \$49,900
Development Amenities: gated, covenants, walking trail, Natchez Trace access

Directions: Hwy 51 and Jackson Street, go east on Jackson Street, subdivision is on left side.

13 MARTINIQUE (Madison County)

Contact: Blake Cress
p: (601) 427-9996
f: (601) 853-4748
661 Sunnybrook Dr. Suite 120 Ridgeland, MS
blake@cressrealty.com • cresscre.com

Total Lots: 100 **Lots Available:** 6 (Final phase open)
Lot Pricing: \$45,000
Home Pricing: \$210,000–\$350,000
Development Amenities: clubhouse, community pool, sidewalks, beach, boat launch, pavilion

Directions: I-55 North to Hwy 22, 8 miles west on Hwy 22.



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14 PROPRIETOR'S POINTE

(Madison County)

Contact: Rosemary Stovall

p: (601) 853-0414; (601) 955-1522

Contact: Terri Morgan

p: (601) 906.3931

Contact: John Rea

p: (601) 715-6548

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7720 Old Canton Road, Ste., C1, Madison, MS

Lots: Each lot 8-13 Acres

Development Amenities: Each parcel has water frontage and can have a pier/boathouse, each parcel has private gated entrance, equestrian property-highly productive soil and hay production, 40 acres of trophy bass and bream in two separate lakes.

Directions: Take Gluckstadt Road to Hwy 463, go straight until you reach the corner of Cedar Hill Road and Mt. Leopard Road.

15 REUNION (Madison)

Contact: Laura Kestenbaum

p: (601) 605-9797, Ext. 2

105 Reunion Boulevard, Madison, MS 39110

herman@reunionms.com • reunionms.com

Total Lots: 1035 **Lots Available:** 175

Lot Pricing: \$117,000-\$500,000

Home Pricing: \$450,000-\$4,000,000

Development Amenities: 2 community pools, pavilion, gated entrance, 400 acre lake, sidewalks, playground, walking trails

Members: 32,000 sq ft Country Club (rated #1 by Golf Inc.), 18 hole golf course, fitness & tennis center, equestrian center

Directions: I-55 to Madison exit 463, east on Hwy 463 about 7 miles, Reunion will be on the right.

16 SILVERLEAF (Madison County)

Contact: J.K. McBrayer, CPB

p: (601) 624-6173

P.O. Box 2689, Madison, MS 39130

jkmcbayer@aol.com • mcbrayerproperties.net

Total Lots: 40 Lots Available: 3

Lot Pricing: \$87,500+

Home Pricing: \$450,000+

Directions: Hwy 463 to right on Bozeman. Left on Gluckstadt Road. Right on Dewees. Left on Stribling. Entrance to Silverleaf is on the left.

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SPRINGWOOD
Spring 2022
21 Large Acreage Homesites
32[±] Acre Private Lake



Robinson Springs Rd, 3 Miles West of Hwy 463.

JonMarkJordan.com

17 SPRINGWOOD (Madison County)

Contact: JonMark Jordan

p: (601) 853-1800

607 Highland Colony Parkway, Suite 200

Ridgeland, MS 39157

jonmark.jordan@gmail.com; JonMarkJordan.com

Total Lots: 21 Lots Available: Spring 2022

Lots: 10-15 Acre Homesite

Development Amenities: 32 [±] Acre Private Lake

Directions: Robinson Springs Rd, 3 miles west of Hwy 463

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18 STONE LAKE (Madison)

Contact: Landmark Homes, Inc.

p: (601) 932-1972

f: (601) 932-1949

P.O. Box 12004, Jackson, MS 39236

sales@lmhomes.net • stonelake.info

Total Lots: 53 **Lots Available:** 36

Lot Pricing: \$110,000–\$225,000

Home Pricing: \$700,000

Development Amenities: lake, sidewalks

Directions: Highland Colony to Lake Castle, turn on Lake Castle, Stone Lake is on the right.

19 SWEETBRIAR PLANTATION

(Madison County)

Contact: Amy Neel Boteler

p: (601) 940-3444

f: (601) 948-3178

Contact: Jeff Salmons

c: (601) 238-9591

Contact: Steven Smith

c: (601) 383-3773

P.O. Box 1626, Jackson, MS 39215

amyneel@gmail.com • jeff@houseworksco.com

charterbuilders@gmail.com

sweetbriarplantation.com

Total Lots: 132

Lots Available: 25 to choose your home site

Home Pricing: \$300,000+

Development Amenities: community pool, fishing lake, sidewalks, public access gated entry, playground

Directions: From Yandell Road, take a right onto Johnson Lane and then right into Sweetbriar Plantation.

20 THE HERITAGE OF JACOBS FARM (Ridgeland)

Contact: Brad Williams

p: (601) 714-1200; (601) 259-1778

150 Fountains Blvd., Ste. A, Madison, MS 39110

brad@selectedge.com; heritagerridgeland.com

Total Lots: 61 **Lots Available:** September 1, 2021

Final Phase opening soon with new waterfront lots!

Lot Pricing: Varies

Home Pricing: \$325,000–\$600,000

Development Amenities: gated community, community garden, stocked pond, walking trail, picnic island, nearby Ross Barnett Reservoir

Directions: Located just off Old Canton Road in Ridgeland.

21 THE SHORES (Madison County)

Contact: Blake Cress

p: (601) 427-9996

f: (601) 853-4748

661 Sunnybrook Dr. Suite 120 Ridgeland, MS

blake@cressrealty.com • cresscre.com

Total Lots: 107 **Lots Available:** 20

Final Phase opening soon with new waterfront lots!

Lot Pricing: \$55,000–\$130,000

Home Pricing: \$325,000–\$600,000

Development Amenities: clubhouse, community pool, park, marina, pavilion, beach

Directions: From I-55 take Hwy 22 west 8 miles.

22 THORNBERRY (Madison County)

Contact: Matt Jensen

p: (601) 540-1123

PO Box 1274, Madison, MS 39130-1274

mattbj8@aol.com

Contact: Scott Gideon

p: (601) 750-5111

PO Box 2447, Madison, MS 39130-2447

Gideon2270@gmail.com

Total Lots: 360 **Phase I Lots Available:** 95

Home Pricing: \$375,000–\$440,000

Development Amenities: pool and cabana

Directions: Take Gluckstadt Road, then right on Dewees Road, Thornberry will located on the left.

23 TOWN OF LOST RABBIT

(Madison County)

Contact: Amanda Acy

p: (601) 910-3006

147 Republic Street, Ste. 103, Madison, MS 39110

amanda@rrcoa.com • lostrabbit.com

Total Lots: 200 **Lots Available:** 75

Lot Pricing: \$55,000–\$300,000

Home Pricing: \$300,000–\$3,000,000

Development Amenities: Town Center, community pool, marina, reservoir, sidewalks, walking trails, reservoir access and views, commercial district, future developments coming soon

Directions: From Hwy 51 in Madison, go east on Hoy Road until you enter Lost Rabbit.

24 THE VILLAGE AT MADISON (Madison)

Contact: Mark Castleberry

p: (662) 244-7099

600 Russell St, Starkville, MS

mark@casprop.net; Villageatmadison.com

Total Lots: 46

Development Amenities: Mixed use development within walking distance to restaurants and retail stores.

Directions: Off Main Street in Madison, just past the Historic Madison arch.

25 WESTLAKE (Madison County)

Contact: Matt Jensen

p: (601) 540-1123

PO Box 1274, Madison, MS 39130-1274

mattbj8@aol.com

Contact: Scott Gideon

p: (601) 750-5111

PO Box 2447, Madison, MS 39130-2447

Gideon2270@gmail.com

Total Lots: 192 **Phase I Lots Available:** 82

Home Pricing: \$550,000–\$1,000,000+

Development Amenities: 60 acre lake, cabana, pool

Directions: Take Gluckstadt Road, then right on Dewees Road, Westlake will located on the left.

Whittington Phase 3 Lots For Sale



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26 WHITTINGTON (Madison)

Contact: Mark Warren

p: (601) 856-2222

f: (601) 956-6648

1070 Lake Village Circle, Brandon, MS 39047

mark@markwarrenre.com • WhittingtonOfMadison.com

Total Lots: 155 Lots Available: 48

Lot Pricing: \$85,000+

Home Pricing: \$450,000-\$1,000,000+

Development Amenities: community pool, pavilion,
sidewalks, private community, gated, large green spaces

Directions: I-55 to Main Street (Madison), left (north)
on Welch Farms Road to Locust Lane.

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27 WOODSCAPE (Madison County)

Contact: Blake Cress

p: (601) 427-9996

f: (601) 853-4748

661 Sunnybrook Dr. Suite 120 Ridgeland, MS

blake@cressrealty.com • cresscre.com

Total Lots: 148 **Lots Available:** Coming Sept. 2021

Home Pricing: \$200,000–\$225,000

Development Amenities: community pool, pavilion, recreational area, sidewalks

Directions: Take Hwy 51 to Yandell Road, go east 1 mile to Clarkdell Road, south on Clarkdell Road for 1 mile. Woodscape is on your left.



601.898.9710

designstudioplans.com

745 Avignon Dr., Suite A
Ridgeland, MS 39157

Plan # 4613

28 WRIGHT'S MILL (Madison County)

Contact: Blake Cress

p: (601) 427-9996

f: (601) 853-4748

661 Sunnybrook Dr. Suite 120 Ridgeland, MS

blake@cressrealty.com • cresscre.com

Total Lots: 248 **Lots Available:** 4 (Final Phase)

Lot Pricing: \$45,000–\$70,000

Home Pricing: \$328,000–\$650,000

Development Amenities: clubhouse, community pool, pavilion, playground, sidewalks, walking trails

Directions: Rice Road just north of Natchez Trace Parkway.

29 YANDELL FARMS OF CEDAR GREEN (Madison County)

Contact: Chad Robinson

p: (601) 983-2320

f: (601) 373-2266

keystonerealtycorp@yahoo.com • keystonerealtycorp.com

Lots Available: 280

Lot Pricing: \$46,000+

Directions: Go Yandell Road past Deerfield on the left and the subdivision will be right.



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01 CEDARS OF BYRAM ESTATES (Byram)

Contact: Chad Robinson

p: (601) 983-2320

f: (601) 373-2266

kestonerealtycorp@yahoo.com • kestonerealtycorp.com

Lots Available: 350

1650-1700 sf ft.

Home Pricing: \$ 220,000 –\$235,000

Directions: Take Hwy 55 south to Byram, turn right onto Siwell Rd, take a left at Terry Rd, (towards Terry) go 2.7 miles, subdivision will be on the right. Turn on Fairway Ave and go to the back of the subdivision to the new part.

02 DUNTON HILL OF BRUENBURG (Clinton)

Contact: Beth Lindsey

p: (601) 856-0009

f: (601) 898-0474

607 Highland Colony Pkwy, #200, Ridgeland, MS 39157

blindsey@marksjordan.com • marksjordan.com

Lots Available: 3

Lot Pricing: \$59,900

Development Amenities: bathhouse, community pool, sidewalks, pavilion, walking trails

Directions: I-20 west to Clinton, exit at Clinton Raymond Road, turn west on Frontage Road and look for BruenBurg sign.

03 HORSESHOE BEND (Clinton)

Contact: Bruce Kirkland, CPB

P: 601-982-7381

602 Steed Road, Ridgeland, MS 39157

Total Lots: 350

Lot Pricing: \$60,000

Home Pricing: \$300,000+

Development Amenities: award winning schools, historic downtown, walkable entertainment and shopping

Directions: Natchez Trace to Pinehaven Drive.

04 OAKMONT OF OAKHURST (PART II) (Clinton)

Contact: Chad Robinson

p: (601) 983-2320

f: (601) 373-2266

kestonerealtycorp@yahoo.com • kestonerealtycorp.com

Lots Available: 25

Lot Pricing: \$61,000

Home Pricing: \$330,000–\$360,000

Development Amenities: clubhouse, walking trails, community pool, sidewalks

Directions: Take I-20 west to Clinton, take Clinton Raymond Road exit, go south 0.5 miles to Oakhurst entrance on the left.

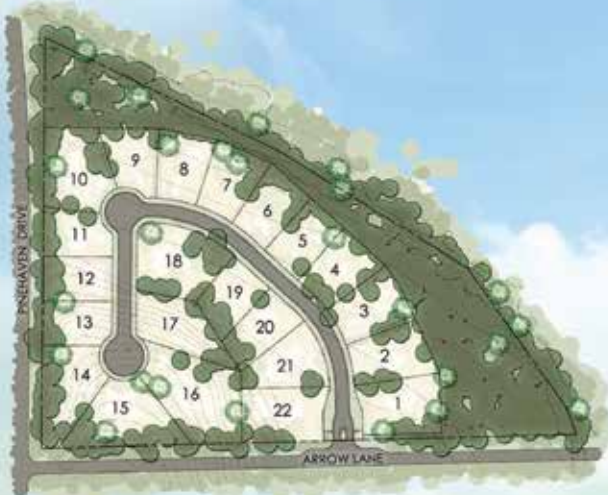
Horseshoe Bend (Located just off Pinehaven Dr.)
Starting at 1600 sf mins



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POINTE

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(Located on the corner of Pinehaven Dr. & Arrow Dr.)
Starting at 1600 sf mins

05 SALUS RIDGE OF BRUENBURG (Clinton)

Contact: Beth Lindsey

p: (601) 856-0009

f: (601) 898-0474

607 Highland Colony Pkwy, #200, Ridgeland, MS 39157

blindsey@marksjordan.com • marksjordan.com

Lots Available: 5

Lot Pricing: \$57,500

Development Amenities: bathhouse, community pool, sidewalks, pavilion, walking trails

Directions: I-20 west to Clinton, exit at Clinton Raymond Road, turn west on Frontage Road and look for BruenBurg sign.

06 STONEBURNE IV OF BRUENBURG (Clinton)

Contact: Beth Lindsey

p: (601) 856-0009

f: (601) 898-0474

607 Highland Colony Pkwy, #200, Ridgeland, MS 39157

blindsey@marksjordan.com • marksjordan.com

Lots Available: 2

Lot Pricing: \$49,500

Development Amenities: bathhouse, community pool, sidewalks, pavilion, walking trails

Directions: I-20 west to Clinton, exit at Clinton Raymond Road, turn west on Frontage Road and look for BruenBurg sign.

07 STONEBURNE V OF BRUENBURG (Clinton)

Contact: Beth Lindsey

p: (601) 856-0009

f: (601) 898-0474

607 Highland Colony Pkwy, #200, Ridgeland, MS 39157

blindsey@marksjordan.com • marksjordan.com

Lots Available: 2

Lot Pricing: \$49,500

Development Amenities: bathhouse, community pool, sidewalks, pavilion, walking trails

Directions: I-20 west to Clinton, exit at Clinton Raymond Road, turn west on Frontage Road and look for BruenBurg sign.

08 TRACE POINTE (Clinton)

Contact: Bruce Kirkland, CPB

p: (601) 982-7381

f: (601) 982-9454

605 Steed Road, Ridgeland, MS 39157

Total Lots: 22

Lot Pricing: \$65,000

Development Amenities: Award winning schools, historic downtown, walkable entertainment and shopping

Directions: Natchez Trace to Pinehaven Drive.



09 WINDSOR PLANTATION

(Clinton)

Contact: Bruce Kirkland, CPB

p: (601) 982-7381

f: (601) 982-9454

605 Steed Road, Ridgeland, MS 39157

Total Lots: 150

Lot Pricing: \$55,000+

Home Pricing: \$300,000+

Development Amenities: pool, wooded lots, waterfront lots, community green spaces.

Directions: I-20 to Springridge Road exit, take Springridge Road north which turns into Pinehaven near the Natchez Trace. Windsor Plantation will be on your left.

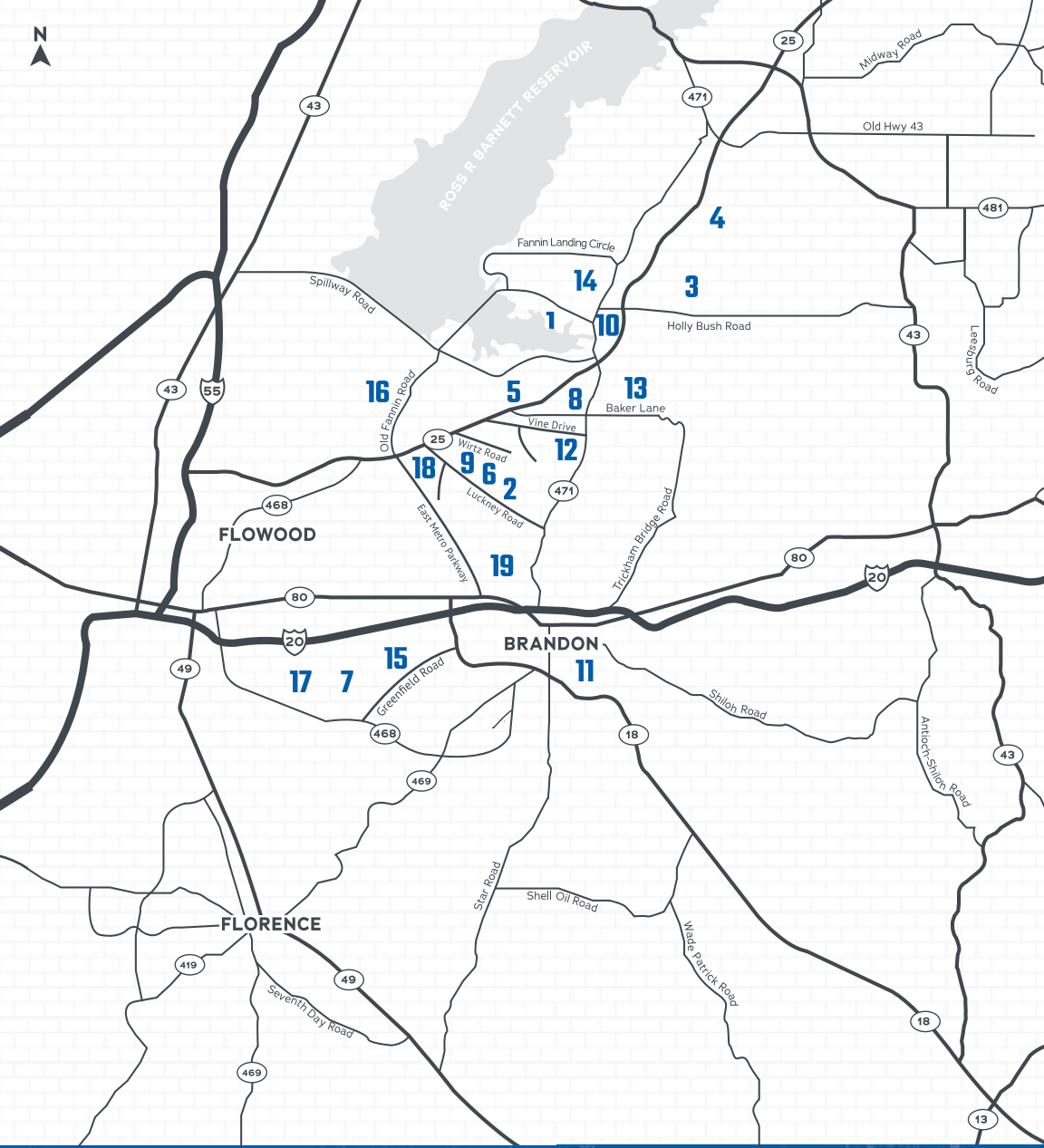
A vertical banner for First Bank featuring a background of wooden beams. The First Bank logo is at the top, with 'MEMBER FDIC' and an 'EQUAL HOUSING LENDER' icon below it. The text 'LOANS BUILT to last!' is prominently displayed in the center. At the bottom, the name 'Andrew Johnson' and 'CONSTRUCTION LENDING' are listed, followed by the NMLS number and phone number.

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13. Mellomeade ★

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15. Patrick Farms

16. River Forest

17. Silver Ridge

18. Waterpointe

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 [LesMaisonsofFlowood](#)



01 ARBOR LANDING (Rankin County)

Contact: Katie & Stuart Warren
p: (601) 906-5956, (601) 427-5088
P.O. Box 383, Madison, MS 39130
kw12683@yahoo.com • charlton.ms

Total Lots: 105 **Lots Available:** 86
Lot Pricing: \$65,000–\$275,000
Home Pricing: \$450,000–\$1,600,000
Development Amenities: Pool, club house, playground, waterfront on the Reservoir

Directions: Northshore Blvd from Spillway Rd. Go over causeway then left on Fannin Landing Circle, then left into Arbor Landing

02 BILTMORE COVE (Rankin County)

Contact: Tye Densford Southern Homes Real Estate
p: (601)454-9373; (601)438-4663
115 Laurel Park Cove, Ste. 210 Flowood MS 39232
sold@tyedensford.com • biltmorecove.com

Total Lots: 13 **Lots Available:** 5
Lot Pricing: \$65,000–\$275,000
Home Pricing: \$475,000 and up
Development Amenities: gated

Directions: Lakeland to Cooper Rd

03 CROSSVIEW PLANTATION (Rankin County)

Contact: Brian Burkley
p: (601) 720-1978
P.O. Box 5825, Brandon, MS 39047
brian@deepsouthcustomhomes.com

Total Lots: 37 **Lots Available:** 25
Lot Pricing: TBD; Phase II to be completed soon
Home Pricing: \$450,000–\$650,000
Development Amenities: ACREAGE LOTS: +/-1 acre to +/-2.5 acres

Directions: From Hwy 25, proceed east on Holly Bush Road, pass McClain Lodge and Crossview Plantation will be on the left.

04 FALLEN OAK (Rankin County)

Contact: Victoria Prowant,
Southern Homes Real Estate
p: (601) GET-HOME
c: 601-750-7151
victoriaprowant@yahoo.com • victoriaprowant.com

Total Lots: 82 **Lots Available:** 16
Lot Pricing: \$85,000–\$105,000
Home Pricing: \$400,000–\$650,000
Development Amenities: 2-4 acre lots, pool, clubhouse in Phase 3

Directions: Hwy 25 North, just north of Holly Bush on the right.



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05 HAMLET (Brandon)

Contact: Bruce Kirkland

p: (601) 982-7381

605 Steed Road, Ridgeland, MS 39157

Total Lots: 28

Home Pricing: \$275,000+

Development Amenities: Gated community, convenient to shopping and Northwest Rankin schools.

Directions: Spillway Road to entrance of Bellegrove subdivision.

06 INDIAN CREEK (Flowood)

Contact: Robert Blackmon

p: (601) 932-8630

f: (601) 936-2578

201 E. Layfair Drive, Ste. 205, Flowood, MS 39232

r_blackmon@ymail.com • indiancreekhomes.org

Total Lots: 90

Lot Pricing: \$79,500+

Development Amenities: lake, green space, community pavilion, playground, architectural covenants

Directions: From Jackson, take Lakeland Drive east and turn right at Luckney Road just past Dogwood Festival. At stop sign, turn right onto Cooper Road and travel 0.8 miles and Indian Creek will be on your left behind Dogwood Place.

07 JASMINE COVE (Pearl)

Contact: Brad Burleson, Ulist Realty

p: 601-832-2020

brad@ulistsms.com

Total Lots: 40+

Lot Pricing: \$290,000+

Directions: From Brandon, take Hwy 18, then turn onto Hwy 468 and Jasmine Cove will be on the left.

08 KENSINGTON (Rankin County)

Contact: Jennifer Murray, Front Gate Realty

p: (601) 951-1156

jmurraysellshomes@gmail.com

Total Lots: 40

Home Pricing: \$360,000+

Development Amenities: Gated community with pool, clubhouse, pond

Directions: Take Hwy 25 to Marshall Road. Gate for neighborhood is on the right.



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09 LES MAISONS (Flowood)

Contact: Kelli Foster

p: 601-829-3628

P.O. Box 321473, Jackson, MS 39236

becky@soma.ms • Facebook Address:

LesMaisonsofFlowood

Directions: Conveniently located minutes from Dogwood Festival.

10 LIBERTÉ (Brandon/Flowood)

Contact: Victoria Prowant

Southern Homes Real Estate

p: (601) GET-HOME

c: 601-750-7151

P.O. Box 14246, Jackson, MS 39236

**victoriaprowant@yahoo.com • victoriaprowant.com
liberteliving.com**

Total Lots: 26 - 4 units per lot (quadplexes)

Home Pricing: \$329,900+

Development Amenities: Community pool, club house, gated community, walking trails, gardening area.

Directions: Lakeland Drive/HWY 25 past Pinelake Church immediately across from ACME Brick and BJ Tile.

11 LONG LEAF (Brandon)

Contact: Brad Burleson, Ulist Realty

p: 601-832-2020

brad@ulistms.com

Total Lots: 540+

Home Pricing: \$315,000+

Directions: Take I-20 East to Hwy 80 Brandon exit, take right on College Street, take left on Sunset to Busick Wells Road, right on Busick Wells Road to Long Leaf on the right.

12 LOST PINE (Flowood)

Contact: Chris Bond

p: (601) 672-7582

P.O. Box 14246, Jackson, MS 39236

chris@bondproperties.net

Total Lots Phase I: 50 **Lots Available:** 13

Lot Pricing: \$50,500

Home Pricing: \$300,000-\$360,000

Development Amenities: clubhouse, community pool

Directions: Take Lakeland Drive east, turn right (south) on Vine Drive, subdivision on the left.

13 MELLOMEADE (Rankin County)

Contact: Katie & Stuart Warren

p: (601) 906-5956, (601) 427-5088

P.O. Box 383, Madison, MS 39130

kw12683@yahoo.com • charlton.ms

Total Lots: 110 **Lots Available:** 67

Lot Pricing: \$80,000–\$140,000

Home Pricing: \$450,000–\$800,000

Development Amenities: gated, on 2 plus acre lots

Directions: From Hwy 471, turn on Baker Lane.

Proceed about two miles and Mellomeade will be on your left. The new homes and lots of Phase 2 will be straight ahead.

14 NORTHSHORE LANDING

(Rankin County)

Contact: Kelli Foster

p: (601) 829-3628

P.O. Box 321473, Flowood, MS 39232

becky@soma.ms • Facebook Page:

NorthshoreLandingBrandon

Development Amenities: pool, clubhouse, playground, multi-sport court.

Directions: Cross Spillway or from Spillway/Old Fannin

Road travel on Northshore Blvd, cross Causeway and go straight. Northshore Landing will be on your left.



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15 PATRICK FARMS (Pearl)

Contact: Landmark Homes, Inc

p: (601) 932-1972

f: (601) 932-1949

P.O. Box 12004, Jackson, MS 39236

sales@lmhomes.net • landmarkhomes.ms

Home Pricing: \$210,000 +

Development Amenities: community pool, golf course

Directions: I-20 E to Crossgates exit. Right on

Crossgates to Greenfield Road. Right on Greenfield.

Patrick Farms entrance on left.

16 RIVER FOREST (Rankin County)

Contact: Keith Waggoner

p: 214-876-5218

6704 Woodland Drive, Dallas, TX 75225

keith@behindeverydoor.org

Total Lots: 189

Lot Pricing: TBD

Home Pricing: TBD

Development Amenities: Park and possible
Community Center in Phase III

Directions: West side of intersection of Old Fannin
Road and Vernon Jones Road.

17 SILVER RIDGE (Pearl)

Contact: Brad Burleson, Ulist Realty

p: 601-832-2020

brad@ulistms.com

Total Lots: 43

Home Pricing: \$245,000 and up

Directions: I-20 to Hwy 468 in Pearl, Entrance is on
the left.

18 WATERPOINTE (Flowood)

Contact: Leigh Jones, NextHome Realty Experience

p: 601-214-0207

1139 Old Fannin Rd, Suite K

LylesSignatureHomes.com

Total Lots: 184 plus 31 townhomes

Lots Available: 29 released, less 19 under contract

Home Pricing: \$550k - \$700k

Development Amenities: traditional neighborhood
development with town center, walkable to dining,
shopping and entertainment, front porch lifestyle,
resort styled pool, 34 acre lake, parks

Directions: From Lakeland Dr, onto E Metro Pkwy,
turn left into Waterpointe

19 WOODSON BEND (Pearl)

Contact: Chris Bond

p: (601) 672-7582

P.O. Box 14246, Jackson, MS 39236

chris@bondproperties.net

NEW PHASE OPEN

Home Pricing: \$210,000-\$240,000

Development Amenities: walking trail

Directions: From Lakeland east, turn right on Luckney,
then right on Cooper, left on Henderson, subdivision
will be on the left.

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