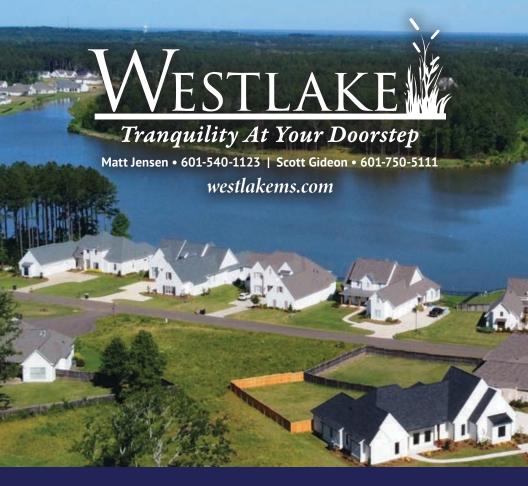
THE HOME BUILDERS ASSOCIATION OF JACKSON'S

DEUELOPMENT 2025 GUIDE 2026

METRO JACKSON AREA



Introducing an all inclusive area WestPointe at Westlake





CHEROREA

BRICK

Est. 1877



478.781.6800

At Cherokee Brick, we believe that every brick tells a story of heritage, craftsmanship, and the people who bring spaces to life.

Homes made of Cherokee Brick are built on a foundation of incredible beauty and durability. With hundreds of styles, colors, and textures to choose from, our bricks are as unique as the families and architects who design with them.

For over five generations, our family-owned company has proudly crafted premium brick from rich Southern clay, building a legacy that spans across the Southeast and beyond. More than just a material, Cherokee Brick is part of the fabric of American homebuilding – a trusted name rooted in tradition, innovation, and timeless design.

Before you build your dream home, check out our dream material. Choose the brick that builds with purpose, strength, and style.

Cherokee Brick. Proudly Made in America.

6 MADISON COUNTY MAP & DEVELOPMENTS

- Canyon Ridge
- Charlton Place
- Fontanelle
- Reunion
- Springwood
- Stapleton
- Stone Lake
- The Shores

- The Town of Lost Rabbit
- The Village at Madison
- Thornberry ★
- Westlake ★
- Wild Oak of Oakfield
- Woodscape of Oakfield
- Wright's Mill

12 HINDS COUNTY MAP & DEVELOPMENTS

- Cedar Hill of Clinton
- Olde Towne of Clinton
- Trace Pointe
- Windsor Plantation

16 RANKIN COUNTY MAP & DEVELOPMENTS

- Anderson Oaks
- Hyde Park
- Indian Creek
- Arbor LandingBlakes Bend
- Jasmine Cove
- Bristol Crossing
- Lennon Farms
- Brookfield
- Les Maisons
- Collier Crossing
- Liberte'
- Fallen Oak
- Long Leaf
- Grace Acres
- Magnolia Point
- Grants Ridge
- Mullican Place

New Haven

- Patrick Farms
- Silver Ridge
- Stonebridge
- Tower Ridge
- Vintner's Crossing *
- Waterpointe



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



Strong Foundations Start Here

Since 1876, Bank of Yazoo has been helping businesses build, grow, and succeed. Our experienced lending team understands the unique challenges of today's markets and offers competitive rates with personal, local service. Whether you need financing for construction projects, land purchases, commercial real estate, equipment, or working capital, we're here to help you take the next step.

BANK OF YAZOO

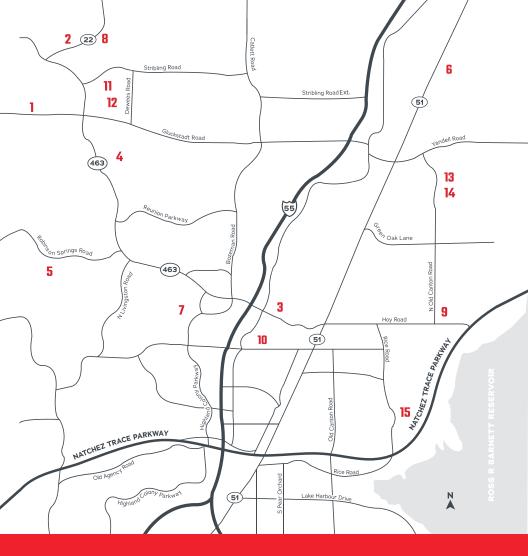
FOUNDED 1876 • MEMBER FDIC

Reach out to John Granger for personalized lending solutions that work as hard as you do.



John Granger
Vice President and Loan Officer
Crossgates Branch
601-664-7474
jgranger@bankofyazoo.com
NMLS # 1118215





MADISON COUNTY DEVELOPMENTS

- 1. Canyon Ridge
- 2. Charlton Place
- 3. Fontanelle
- 4. Reunion
- 5. Springwood
- 6. Stapleton
- 7. Stone Lake
- 8. The Shores

- 9. The Town of Lost Rabbit
- 10. The Village at Madison
- 11. Thornberry
- 12. Westlake
- 13. Wild Oak of Oakfield
- 14. Woodscape of Oakfield
- 15. Wright's Mill



1 CANYON RIDGE

(Flora)

Contact: Houston Primos

P: 601-906-9102

Contact: Houston Primos, Jr.

P: 601-906-4467

201 E. Layfair Drive, Suite 205

Flowood, MS 39232

Houstonprimosrealestate.com

Primoslandandhomes.com

Directions: Located off Mt. Leopard Road.

2 CHARLTON PLACE

(Madison)

Contact: Stuart Lane Warren Buck Commander Properties

P: 601-672-6808

113 Executive Dr. • Madison, MS 39110

stuartwarren1980@yahoo.com BuckCommanderProperties.com

Lots Available: 6

Lot Pricing: \$173,500 - \$310,230

Size Minimums: 2,750 SF

Development Amenities: Private gated community, 2 large trophy fishing lakes, many

large private lots, waterfront lots

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

3 FONTANELLE

(Madison)

Contact: Kim Bobbitt
P: 601-707-5555, 601-209-6593
Fontanelle Boulevard • Madison, MS 39110
assistant@psccorp.net

Lots Available: 2 Lot Pricing: \$83,000

Development Amenities: Community

clubhouse, pool, and lake

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

4 REUNION

(Madison)

Contact: Laura Kestenbaum P: 601-605-9797, ext. 2 105 Reunion Boulevard Madison, MS 39110 laura@reunionms.com

Total Lots: 1,198 Lots Available: N/A

Lot Pricing: \$136,000 - \$1,150,000 **Home Pricing:** \$550,000 - \$4,000,000+

Development Amenities: Clubhouse, golf, tennis, dining, fitness, recreational and fishing lakes, sandy beaches, walking trails, two community pools, multi-purpose lawn areas, children's playground, covered marina, community event pavilion, gated entrances

Directions: I-55 to Madison exit 463, east on Highway 463 - approximately 7 miles on right.

5 SPRINGWOOD

(Flora)

Contact: Paul Hopper Hopper Properties P: 601-724-1435 340 Distribution Dr. Madison, MS 39110 paul@hopperms.com

Total Lots: 24, 5 - 20 acre homesites

Development Amenities: 31 acre private lake

Directions: Robinson Springs Road, 3 miles west

of Highway 463.

6 STAPLETON PHASE II

(Gluckstadt)

Contact: Scott May S&S Builders of MS P: 601-966-5803 Florence, MS 39073 ssbuilders.scott@gmail.com

Lots Available: 70

Lot Sizes: 10 - 12,000 SF **Size Minimums:** 1,600 SF

7 STONE LAKE

(Madison)

Contact: Landmark Homes P: 601-932-1972 P.O. Box 12004 Jackson, MS 39236 sales@lmhomes.net stonelake.info

Total Lots: 53

Development Amenities: Lake, sidewalks

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

8 THE SHORES

(Madison)

Contact: Blake Cress P: 601-427-9996

661 Sunnybrook Drive, Suite 120 Ridgeland, MS 39157

blake@cresscre.com

Cresscre.com

Total Lots: 107 **Lots Available:** 6

1 waterfront lot remains! **Lot Pricing:** \$55,000 - \$140,000 **Home Pricing:** \$400,000 - \$800,000

Development Amenities: Clubhouse, community

pool, park, marina, pavilion

Directions: From I-55, take Highway 22 and then

go west 8 miles.

8

9 THE TOWN OF LOST RABBIT

Contact: Todd Carter P: 601-927-7157 Tcarter567@aol.com CedarstoneMS.com

Lots Available: 8

Lot Pricing: \$75,000 - \$110,000

Development Amenities: Pools, marina, sidewalks, walking trails, reservoir access and views

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

10 THE VILLAGE AT MADISON

Contact: Jessie Haley Haley Properties P: 601-910-9010, 601-559-5354 Jessie@HaleyProperties.com Villageatmadison.com

Contact: Jessie Haley

P: 601-910-9010, 601-559-5354 Jessie@HaleyProperties.com

Total Lots: 83

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.



PARTNERING WITH THE PEOPLE WHO TURN VISIONS INTO VIBRANT COMMUNITIES.

Behind every street, every home, and every new front porch is a dream taking shape. BankFirst partners with the people who make it happen—supporting growth, guiding progress, and helping turn plans into places families will love.

Because building communities isn't just about homes. It's about the future we're creating together.

Chris Smith

LENDER NMLS #1113539

(769) 234-5678

csmith@bankfirstfs.com



11 THORNBERRY

(Madison)

Contact: Matt Jensen P: 601-540-1123 P.O. Box 1274

Madison, MS 39130-1274

Mattbj8@aol.com

Contact: Scott Gideon P: 601-750-5111 P.O. Box 2447 Madison, MS 39130-2447 Gideon2270@gmail.com

Total Lots: 360

Lots Available: 50 (Phase 3) **Home Pricing:** \$435,000-\$525,000

Development Amenities: future pool and cabana

Directions: Gluckstadt Road to right on Dewees Road. Thornberry is located on the left.

12 WESTLAKE

(Madison)

Contact: Matt Jensen P: 601-540-1123 P.O. Box 1274 Madison, MS 39130-1274

Madison, MS 39130-1274 Mattbj8@aol.com

Contact: Scott Gideon P: 601-750-5111 P.O. Box 2447 Madison, MS 39130-2447 Gideon2270@qmail.com

Total Lots: 192

Lots Available: 50 (Phase 2 & 3) Home Pricing: \$575,000 - \$1,000,000+ Development Amenities: 60-acre lake, future

cabana & pool

Directions: Gluckstadt Road to right on Dewees Road. Westlake is located on the left.



13 WILD OAK OF OAKFIELD

(Canton)

Contact: Blake Cress P: 601-427-9996

661 Sunnybrook Drive, Suite 120

Ridgeland, MS 39157 blake@cresscre.com Cresscre.com

Lots Available: New phase opening 2026

Lot Pricing: \$75,000

Home Pricing: \$340,000 - \$390,000

Development Amenities: Pool, playground, park,

and pavilion

Directions: Highway 51 to Yandell Road then right on Clarkdell Road and it's one mile on the left.

14 WOODSCAPE OF OAKFIELD

(Canton)

Contact: Blake Cress P: 601-427-9996

661 Sunnybrook Drive, Suite 120

Ridgeland, MS 39157 blake@cresscre.com Cresscre.com

Total Lots: 207

Lots Available: New phase opening Spring 2026

Home Pricing: \$285,000+

Development Amenities: Community pool, pavilion, playground, recreational area, and

sidewalks

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

15 WRIGHT'S MILL

(Madison)

Contact: Blake Cress P: 601-427-9996

661 Sunnybrook Drive, Suite 120

Ridgeland, MS 39157 blake@cresscre.com Cresscre.com

Total Lots: 248

Lots Available: 3 (Final Phase) Lot Pricing: \$45,000 - \$70,000

Home Pricing: \$328,000 - \$650,000

Development Amenities: Clubhouse, community

pool, pavilion, playground, sidewalks, and

walking trails

Directions: Rice Road just north of Natchez

Trace Parkway.



At First Commercial Bank, we're building more than dream homes. We're building relationships with our clients that will last a lifetime.

As trusted partners of our clients, both consumers and home builders, First Commercial provides a higher level of service our clients can count on for construction loans, mortgages, personal banking and more.



Bryan Nobit, Smiar Managing Descrer Residential Construction Leading NMLS 434 1977 and 3148 Smiar Managage Leading Specialism first commercial by Lead



HINDS COUNTY DEVELOPMENTS

- Cedar Hill of Clinton
- 2 Olde Towne of Clinton
- 3. Irace Point
- 4. Windsor Plantation



1 CEDAR HILL OF CLINTON

(Clinton)

Contact: Bruce Kirkland, CPB

P: 601-982-7381 602 Steed Road Ridgeland. MS 39157

Total Lots: 30; New in 2026 Lot Pricing: \$100,000 Size Minimums: 2.500 SF+

Development Amenities: Award winning schools, historic downtown, walkable

entertainment, shopping, lake

Directions: Natchez Trace to Pinehaven Drive.

2 OLDE TOWNE OF CLINTON

(Clinton)

Contact: Bruce Kirkland, CPB

P: 601-982-7381 602 Steed Road Ridgeland, MS 39157

Total Lots: 30; New in 2026 Lot Pricing: \$100,000 Size Minimums: 2,500 SF+

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

shopping

Directions: Just off Natchez Trace Parkway

in Clinton.

3 TRACE POINTE

(Clinton)

Contact: Bruce Kirkland, CPB

P: 601-982-7381 602 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.

4 WINDSOR PLANTATION

(Clinton)

Bruce Kirkland, CPB P: 601-982-7381 602 Steed Road Ridgeland, MS 39157

Total Lots: 150 Lot Pricing: \$65,000 Home Pricing: \$300,000+

Development Amenities: Pool, wooded lots, waterfront lots, and community green spaces

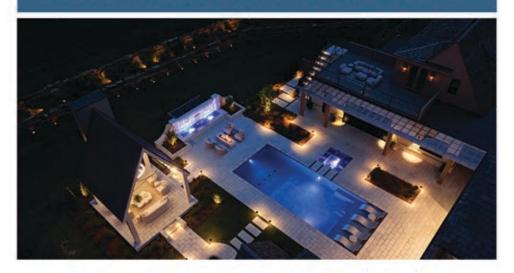
Directions: I-20 to Springridge Road exit, take Springridge Road north which turns into Pinehaven near the Natchez Trace. Windsor

Plantation will be on your left.

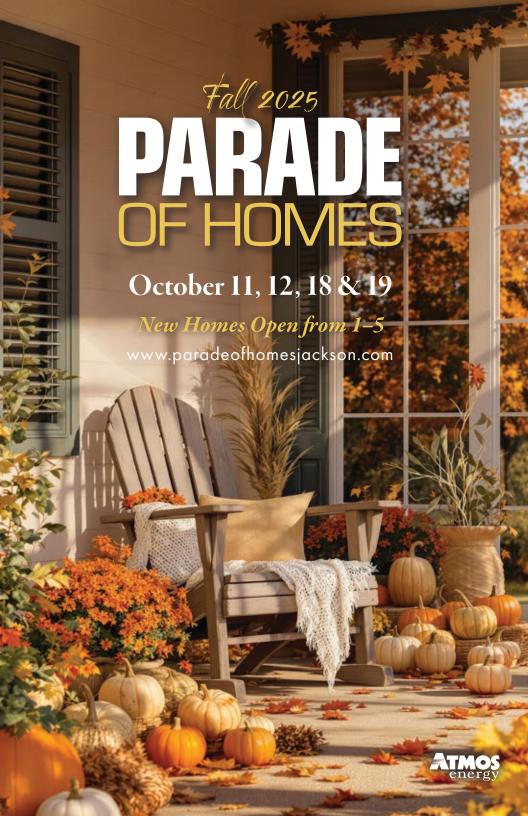
DESIGN | CONSTRUCTION | LIGHTING | CONSULTATION

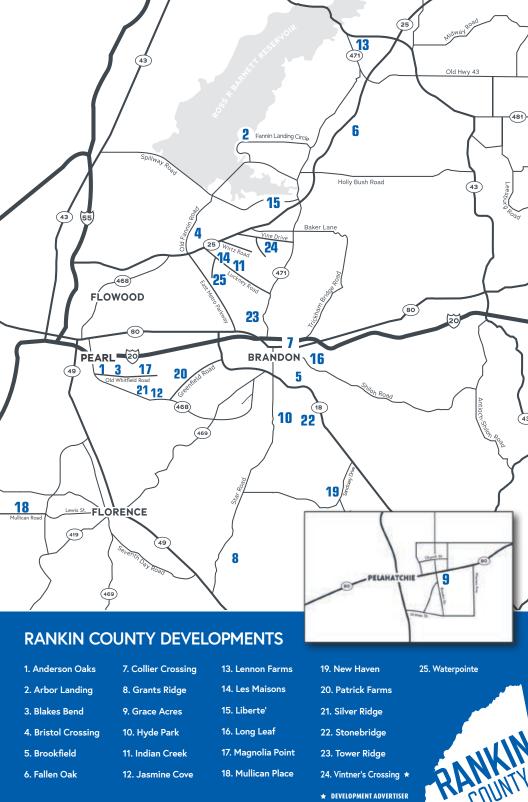


CREATIVELY TAILORED JUST FOR YOU



208 W. Jackson Street, Suite 200 | Ridgeland, MS 601-383-0597





1 ANDERSON OAKS

(Pearl)

Contact: Scott May S&S Builders of MS P: 601-966-5803 Florence, MS 39073 ssbuilders.scott@qmail.com

Total Lots: 21

Lot Pricing: \$309,900 Lot Sizes: 12,000 SF Size Minimums: 1.800 SF

2 ARBOR LANDING

(Brandon)

Contact: Stuart Lane Warren
Buck Commander Properties
P: 601-672-6808
113 Executive Dr. • Madison, MS 39110
stuartwarren1980@yahoo.com
BuckCommanderProperties.com

Lots Available: 31

Lot Pricing: \$79,900 - \$250,000 **Size Minimums:** 2,200 SF

Development Amenities: Boating, fishing, hunting, camping, exquisite water views, charming coastal architecture, walking trails, lakeside living, ample green space, large clubhouse, community pool, and private marina

Directions: From the Spillway and Spillway Rd., travel north on Northshore Parkway. After crossing over the Reservoir, take your first left turn on Fannin Landing Circle. Travel 1.8 miles, turn left into Arbor Landing.

3 BLAKES BEND

(Pearl)

Contact: Scott May S&S Builders of MS P: 601-966-5803 Florence, MS 39073 ssbuilders.scott@gmail.com

Total Lots: 100 (50 townhouses, 50 houses)

Lot Pricing: To be determined

COMING SUMMER 2026

4 BRISTOL CROSSING

(Flowood)

Contact: Brent Clark
P: 601-879-4001
PO Box 320489
Flowood, MS 39232
NNFDevelopmentLLC@qmail.com

Home Pricing: \$400,000+

Development Amenities: Resort style pool, community clubhouse, sidewalks, large

greenspaces

5 BROOKFIELD

(Brandon)

Contact: Scott May S&S Builders of MS P: 601-966-5803 Florence, MS 39073 ssbuilders.scott@gmail.com

Total Lots: 34

Lot Pricing: \$345,000 Lot Sizes: 12,000 SF Size Minimums: 1.800 SF

6 FALLEN OAK

(Brandon)

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

Home Pricing: \$550,000+

Development Amenities: 2 - 4 acre lots, pool

Directions: Hwy 25 North, just north of Holly

Bush Road on the right.

7 COLLIER CROSSING

(Brandon)

Contact: Victoria Prowant Southern Homes Real Estate P: 601-750-7151, 601-438-4663 115 Laurel Park Cove, Ste 210 Flowood MS, 39232 victoriaprowant@yahoo.com southernhomesms.com

Total Lots: 80

Lot Pricing: Subject to change **Home Pricing:** \$349,900+

Development Amenities: Green space, sidewalks

Directions: From Hwy 18 in Brandon, turn onto S. College St. Subdivision will be half mile down on your right. From Government St in Brandon, turn onto S. College St. approx 6 miles down Collier Crossing will be on the left.

8 GRANTS RIDGE

(Brandon)

Contact: Scott May S&S Builders of MS P: 601-966-5803 Florence, MS 39073 ssbuilders.scott@gmail.com

Total Lots: 64

Size Minimums: Range from 1,600 SF to 2,200 SF

Development Amenities: Mixed use neighborhood - varying lot sizes

9 GRACE ACRES

(Pisgah)

Contact: Scott May S&S Builders of MS P: 601-966-5803 Florence, MS 39073 ssbuilders.scott@gmail.com

Total Lots: 17 Lots Available

Lot Pricing: \$470,000 **Size Minimums:** 2,300 SF

Development Amenities: Wide frontage lots

(most are 300') 1.5 acres and larger

10 HYDE PARK

(Brandon)

Contact: Brent Clark P: 601-879-4001 PO Box 320489 Flowood, MS 39232

NNFDevelopmentLLC@gmail.com

Home Pricing: \$295,000+

Directions: Hwy 18 to Star Brandon Rd. Turn Right. Entrance is 1/4 mile on the left.

11 INDIAN CREEK

(Flowood)

Contact: Robert Blackmon
P: 601-932-8630
201 E. Layfair Drive, Suite 205
Flowood, MS 39232
R blackmon@ymail.com

Total Lots: 90

Indiancreekhomes.org

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 .8 miles and Indian Creek will be on your left behind Dogwood Place.

12 JASMINE COVE

(Brandon)

Contact: Brent Clark
P: 601-879-4001
PO Box 320489
Flowood, MS 39232
NNFDevelopmentLLC@qmail.com

Home Pricing: \$295,000+

13 LENNON FARMS

(Pisgah)

Contact: Scott May S&S Builders of MS P: 601-966-5803 Florence, MS 39073 ssbuilders.scott@gmail.com

Total Lots: 15 Lots Available

Lot Pricing: \$455,000 **Size Minimums:** 2,200 SF

Development Amenities: Wide frontage

lots 1.5 acres and larger

14 LES MAISONS

(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

Lot Pricing: \$105,000+ **Home Pricing:** \$650,000+

Directions: Conveniently located minutes from

Dogwood Festival.

15 LIBERTE'

(Flowood)

Contact: Victoria Prowant Southern Homes Real Estate P: 601-GET-HOME

P: 601-GET-HOME C: 601-750-7151

P.O. Box 14246 • Jackson, MS 39236 victoriaprowant@yahoo.com

victoriaprowant.com

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

Home Pricing: \$360,000+

Development Amenities: Community pool, clubhouse, gated community, walking trails, and

gardening area

Directions: Lakeland Drive/Highway 25 past Pinelake Church immediately across from BJ Tile.



16 LONG LEAF

(Brandon)

Contact: Brad Burleson

UList Realty P: 601-832-2020 1093 Old Fannin Road Brandon, MS 39047 brad@Ulistms.com

ulistms.com

Lots Available: 5

Size Minimums: 1,800 SF

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

17 MAGNOLIA POINT

(Pearl)

Contact: Scott May S&S Builders of MS P: 601-966-5803 Florence, MS 39073 ssbuilders.scott@gmail.com

Total Lots: 44

Homes Available: 7 homes left just completing

construction

Size Minimums: 1.800 SF

18 MULLICAN PLACE

(Florence)

Contact: Scott May S&S Builders of MS P: 601-966-5803 Florence, MS 39073 ssbuilders.scott@qmail.com

Lots Available

Lot Pricing: \$410,000+ Size Minimums: 2,000 SF

Development Amenities: Acreage lots,

2 - 5 acres

19 NEW HAVEN PHASE II

(Brandon)

Contact: Scott May S&S Builders of MS P: 601-966-5803 Florence, MS 39073 ssbuilders.scott@qmail.com

Total Lots: 30

Lot Pricing: \$349,000+ Size Minimums: 1,800 SF

Development Amenities: Acreage lots,

1.5 - 25 acres

20 PATRICK FARMS

(Pearl)

Contact: Brent Clark P: 601-879-4001 PO Box 320489 Flowood, MS 39232

Home Pricing: \$295,000+

NNFDevelopmentLLC@gmail.com

21 SILVER RIDGE

(Pearl)

Contact: Brad Burleson UList Realty P: 601-832-2020 1093 Old Fannin Road Brandon, MS 39047 brad@Ulistms.com ulistms.com

Lots Available: 50

Size Minimums: 1,500 SF

Directions: I-20 to Highway 468 in Pearl. The

entrance is on the left.

22 STONEBRIDGE

(Brandon)

Contact: Brent Clark
P: 601-879-4001
PO Box 320489
Flowood, MS 39232
NNFDevelopmentLLC@qmail.com

Home Pricing: \$275,000+

23 TOWER RIDGE

(Pearl)

Contact: Brad Burleson UList Realty P: 601-832-2020 1093 Old Fannin Road Brandon, MS 39047 brad@Ulistms.com ulistms.com

Lots Available: 30 Size Minimums: 1,800 SF

Directions: Take Metro Parkway to Eldorado Road. Turn right at Old Brandon Road 4-way stop.

24 VINTNER'S CROSSING

(Brandon)

Contact: Kevin Lofton P: 601-540-6712 kevinlofton@att.net

Lots Available: 36

Home Pricing: \$399,000+ Size Minimums: 2,000 SF

Directions: Behind Northwest Rankin Middle

School off Vine Drive.

25 WATERPOINTE

(Flowood)

Contact: Jessie Haley Haley Properties P: 601-910-9010, 601-559-5354

Jessie@HaleyProperties.com

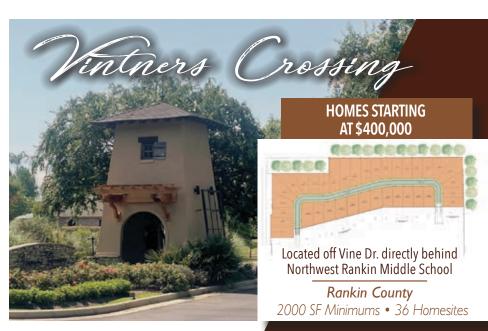
Total Lots: 184 plus 31 Townhomes **Development Amenities:** Traditional

neighborhood development with town center, walkable to dining, shopping and entertainment, front porch lifestyle, resort styled pool, 34-acre

lake, parks

Directions: From Lakeland Drive onto E. Metro

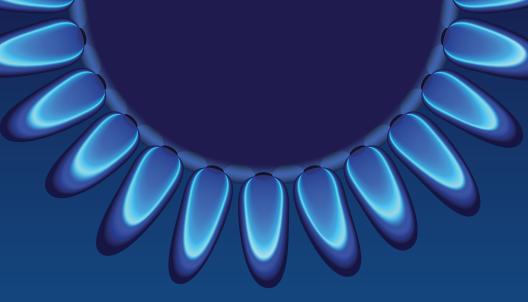
Parkway, turn left into Waterpointe.



KEVIN LOFTON

601-540-6712 • kevinlofton@att.net





Modern homes fueled by reliable natural gas.

Choosing a home with natural gas is the smart choice that saves homeowners time and money. Whether it's heating water, keeping a home warm, or cooking for family and friends, natural gas is efficient, affordable, and reliable energy for today and generations to come.

Homeowners choose natural gas.



atmosenergy.com/whychoosegas