

THE HOME BUILDERS ASSOCIATION OF JACKSON'S

DEVELOPMENT GUIDE

2025 2026

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2025
2026

DEVELOPMENT GUIDE

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
- Arbor Landing
- Blakes Bend
- Bristol Crossing
- Brookfield
- Collier Crossing
- Fallen Oak
- Grace Acres
- Grants Ridge
- Hyde Park
- Indian Creek
- Jasmine Cove
- Lennon Farms
- Les Maisons
- Liberte'
- Long Leaf
- Magnolia Point
- Mullican Place
- New Haven
- Patrick Farms
- Silver Ridge
- Stonebridge
- Tower Ridge
- Vintner's Crossing ★
- Waterpointe

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

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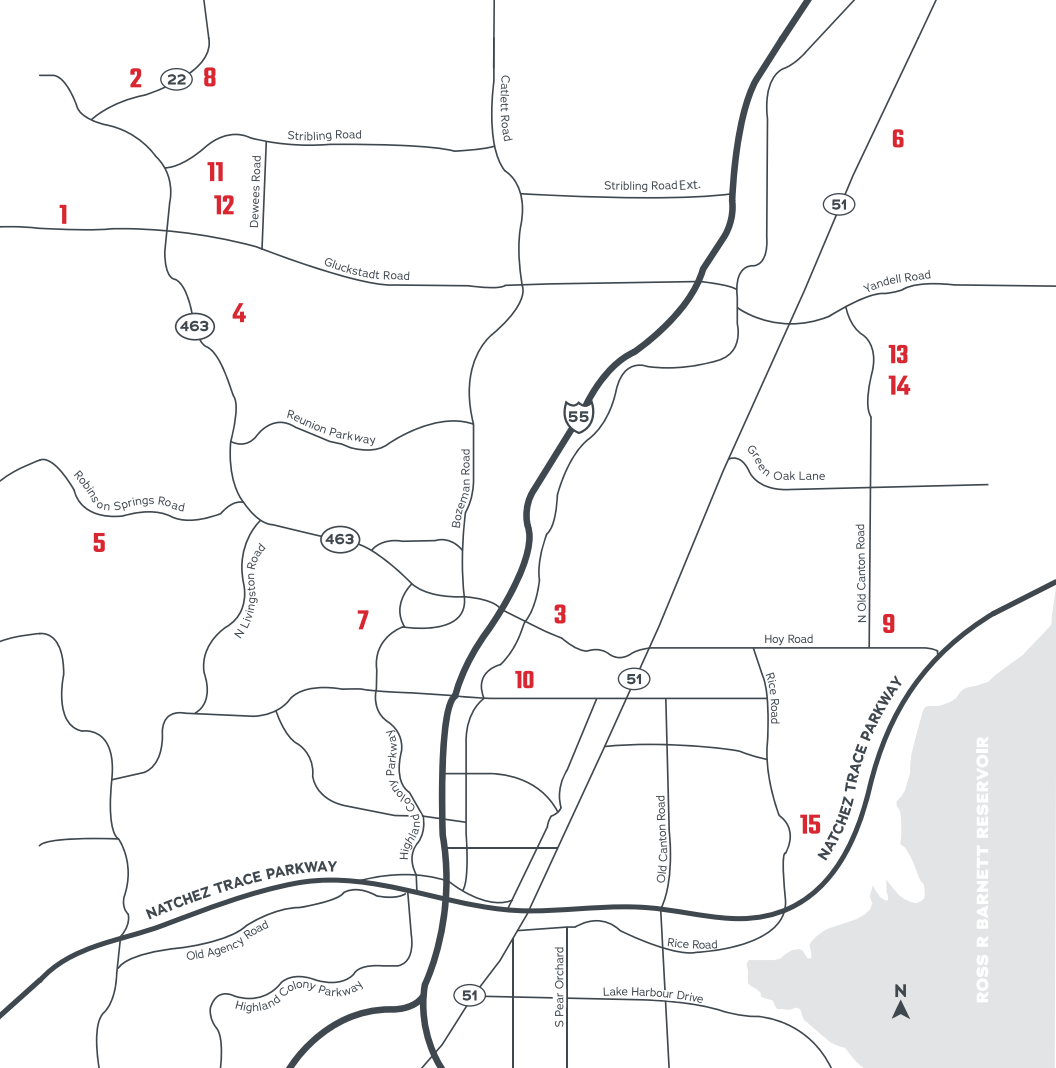
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MADISON COUNTY DEVELOPMENTS

★ DEVELOPMENT ADVERTISER

- | | |
|-------------------|----------------------------|
| 1. Canyon Ridge | 9. The Town of Lost Rabbit |
| 2. Charlton Place | 10. The Village at Madison |
| 3. Fontanelle | 11. Thornberry ★ |
| 4. Reunion | 12. Westlake ★ |
| 5. Springwood | 13. Wild Oak of Oakfield |
| 6. Stapleton | 14. Woodscape of Oakfield |
| 7. Stone Lake | 15. Wright's Mill |
| 8. The Shores | |



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: I-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.

9 THE TOWN OF LOST RABBIT

Contact: Todd Carter
P: 601-927-7157
T: carter567@aol.com
C: 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
E: jessie@haleyproperties.com
C: villageatmadison.com

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



BUILDING WHAT'S NEXT

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Chris Smith

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csmith@bankfirstfs.com

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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

Mattbj8@aol.com

Contact: Scott Gideon

P: 601-750-5111

P.O. Box 2447

Madison, MS 39130-2447

Gideon2270@gmail.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.



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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.

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.

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.



STORY
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Building More

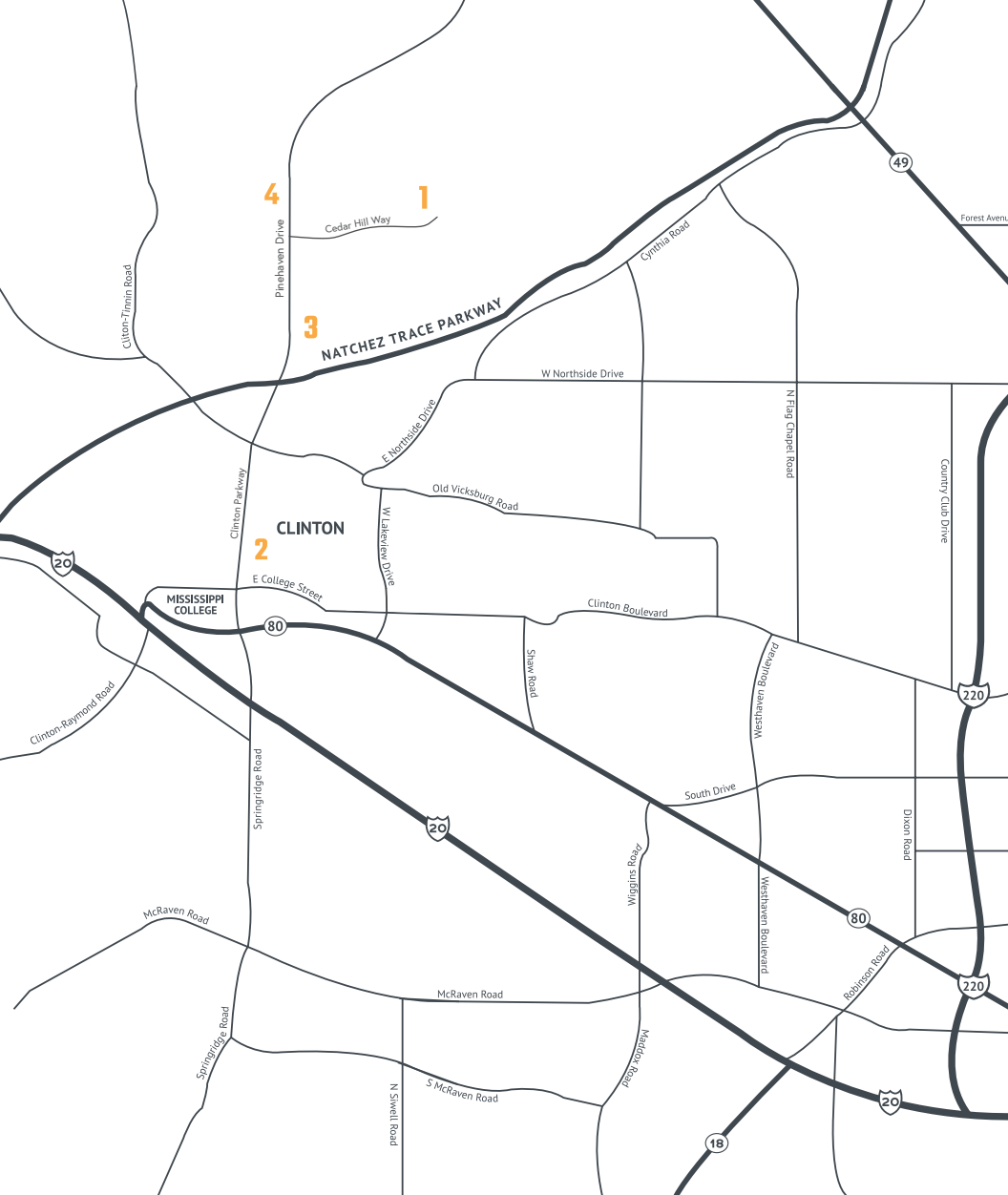
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*Bryan Nixie, Senior Managing Director
Residential Construction Lending*
NMLS #1313977 and JCR Senior Mortgage Lending Specialist
firstcommercialbk.com



HINDS COUNTY DEVELOPMENTS

- 1. Cedar Hill of Clinton
- 2. Olde Towne of Clinton
- 3. Trace 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

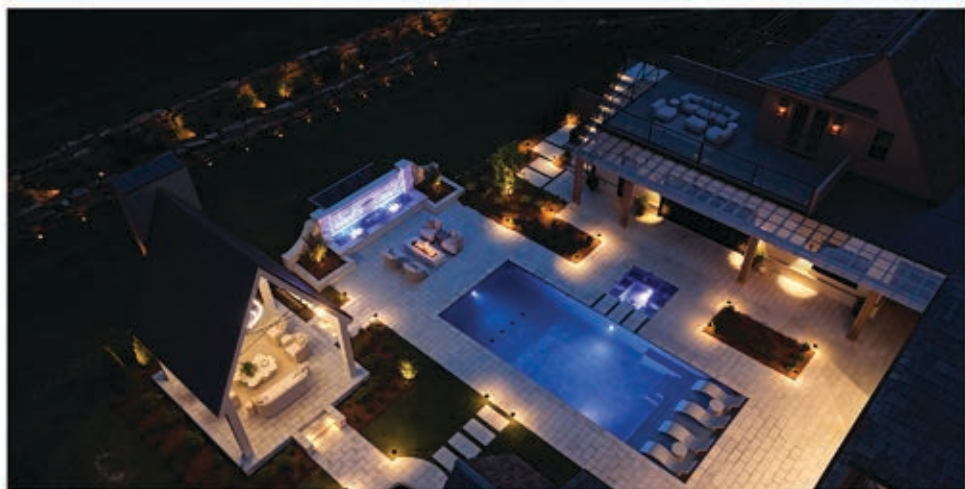
Directions: I-20 to Springridge Road exit, take Springridge Road north which turns into Pinehaven near the Natchez Trace. Windsor Plantation will be on your left.

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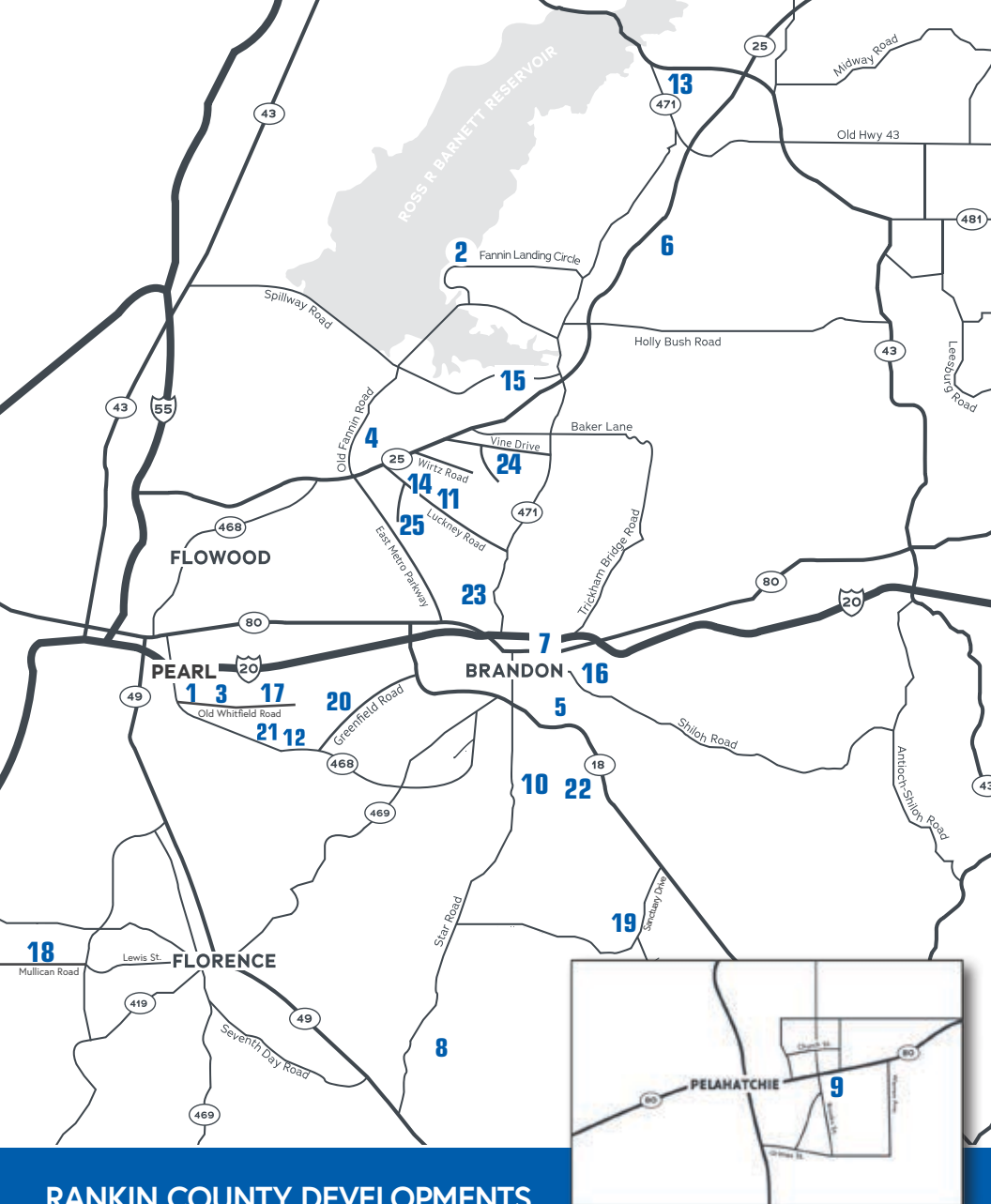
A photograph of a front porch decorated for autumn. In the center is a wooden Adirondack chair with a tan cushion and a white lace throw. The porch is surrounded by pumpkins of various sizes and colors (orange, white, and green), orange chrysanthemums, and other autumnal plants. A large window in the background shows trees with vibrant orange and yellow leaves. The text is overlaid on the upper half of the image.

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RANKIN COUNTY DEVELOPMENTS

- | | | | | |
|---------------------|---------------------|--------------------|--------------------------|-----------------|
| 1. Anderson Oaks | 7. Collier Crossing | 13. Lennon Farms | 19. New Haven | 25. Waterpointe |
| 2. Arbor Landing | 8. Grants Ridge | 14. Les Maisons | 20. Patrick Farms | |
| 3. Blakes Bend | 9. Grace Acres | 15. Liberte' | 21. Silver Ridge | |
| 4. Bristol Crossing | 10. Hyde Park | 16. Long Leaf | 22. Stonebridge | |
| 5. Brookfield | 11. Indian Creek | 17. Magnolia Point | 23. Tower Ridge | |
| 6. Fallen Oak | 12. Jasmine Cove | 18. Mullican Place | 24. Vintner's Crossing ★ | |

★ DEVELOPMENT ADVERTISER

**RANKIN
COUNTY**

1 ANDERSON OAKS

(Pearl)

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

Total Lots: 90

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@gmail.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
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.

HOME BUILDERS ASSOCIATION OF JACKSON

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HOME BUILDERS ASSOCIATION OF JACKSON
PARADE OF HOMES JACKSON
THE HOMESHOW JACKSON



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@gmail.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@gmail.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

NNFDevelopmentLLC@gmail.com

Home Pricing: \$295,000+

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@gmail.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

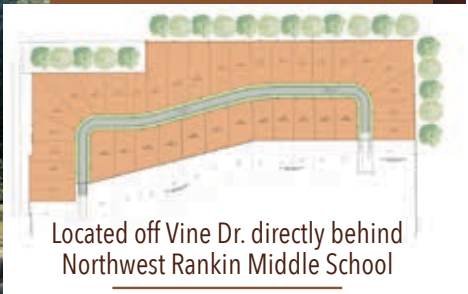
Development Amenities: Traditional neighborhood development with town center, walkable to dining, shopping and entertainment, front porch lifestyle, resort styled pool, 34-acre lake, parks

Directions: From Lakeland Drive onto E. Metro Parkway, turn left into Waterpointe.



Vintners Crossing

HOMES STARTING AT \$400,000



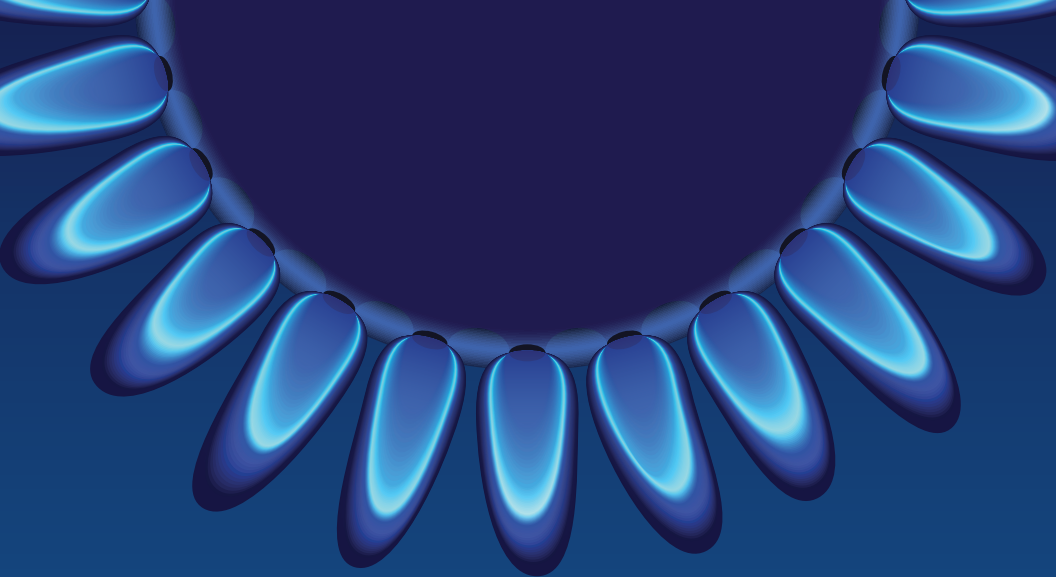
Located off Vine Dr. directly behind Northwest Rankin Middle School

Rankin County
2000 SF Minimums • 36 Homesites

KEVIN LOFTON

601-540-6712 • kevinlofton@att.net


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