

## GOODMAN ROAD AND HWY 301

### Traffic Count at Goodman Road and Hwy 301 intersection 20,000+ vehicles per day

Memphis City Limits	5 minutes
Horn Lake City Limits	0 minutes
Southaven City Limits	3 minutes
Baptist Hospital	6 minutes
Southaven Town Center	6 minutes
Interstate 55	6 minutes

### Subdivision Close To Goodman Road & Hwy 301

### Travel Time To Site

(1) Hickory Forest	1
(2) Holly Hills	1
(3) Lake Forest South	1
(4) Lake Forest North	1
(5) Twin Lakes	1
(6) Ranch Meadows	1
(7) Kingsview Lake	1
(8) Holly Grove	2
(9) Fairfield Meadows	2
(10) Kingston Estates	2
(11) Grandview Lakes	2
(12) Shadow Oaks	3
(13) Ravenwood	3
(14) Delta Bluffs	3
(15) Desoto Village	3
(16) Lakeview Village	3
(17) Kaitlyn Ridge	4
(18) Highlands	4
(19) North Creek	4
(20) Bendale	4

### Apartments Close To Site

### Travel Time To Site

(1) Delta Bluffs	4
(2) Delta Commons	4
(3) Laurel Parks	4
(4) North Creek	4

MARKET ANALYSIS OF RESIDENTIAL AND COMMERCIAL IN THE GOODMAN RD AND HWY 301 AND IN THE GOODMAN RD AND POPLAR CORNER AREA

Residential Areas

There are (14) subdivisions within (1) minute of subject area. These are Hickory Forrest (88), Holly Hills (201), Lake Forest Section A,B,C, (500), Twin Lakes (535), Ranch Meadows 1<sup>st</sup> addition (38), Ranch Meadows Section A,B,C, (109) Ranch Meadows (265), Liberty Estates (25), Hallum Estates (34), Poplar Forest (50), Kings View Lakes (53) North Holly Hills (90 est) (196), Primose (12), Willow Point (24), (200) lots, approved Hickory Forest Patio homes section A & B (development (89) lots and approved River Bend at Scenic Hollow (466) lots.

There are (5) subdivisions within (2) minutes of subject area. These are Holly Grove (42), Fiarfield Meadows (282), Allen subdivision (69), Grandview Estates (104) and Scenic Hollow (27). There are (6) subdivisions within (3) minutes of subject area. These are Shadow Oaks (172), Ravenwood (300), Tucker Ridge (32), Delta Bluffs ( 150 est) (589) lots and Lakeview Village (38). There are (5) subdivisions within (4) minutes of subject area. These are Highlands (206), Bendale (37), Northcreek (220) Kaitland Ridge (96), and Encore (60) with (1350) lots.

There are (4) apartment complexes within (4) minutes of this subject site. These are Delta Bluffs (152), The Commons (200), Laurel Park (144) and the Links (250). There is one condominium complex (1) minute from subject area.

There are approximately 5,000 residential units and hundreds of individual homes from (1) minute to (4) minutes of this subject area. Of all (31) subdivisions (4) apartment complexes

and (1) condominium near subject area (21) subdivisions, (4) apartment complexes and (1) condominium complex have been started or built out the last (6) years.

### Commercial Areas

The Weatherstone Commercial Development is at the northeast corner of Hwy 302 at Hwy 301. This property runs east on Hwy 302 from Hwy 301 for approximately 1700 feet.

Mexican Restaurant and strip shopping center on east side of Hwy 301 and Goodman Road.

The Goodman Road frontage lot #6 has a car wash. CVS Pharmacy at the northwest corner of Goodman Road and Hwy 301. The Villages at Scenic Hollow is a zoned 47 acre commercial area at the southwest corner of Goodman Road and Poplar Corner.

Westmoreland (4) subdivision zoned C-4 south of Citizens Bank on Hwy 301. Lake Forest Business Center on northwest corner of Goodman Road and Poplar Corner zoned C-1. Bethel Baptist (4) lot subdivision zoned C-4 is located on the south side of Goodman Road, west of the intersection of Goodman Road and Hwy 301. The McLemore family owns the land on each side of the CVS Pharmacy at the intersection of Goodman Road and Hwy 301.

### Infrastructure

There are only (2) state highway five lane intersections in Desoto County. Hwy 302 / Hwy 51 and Hwy 302 / Hwy 301. The Hwy 302 / Hwy 301 intersection has a traffic count of 20,000 + vehicles a day.

New water, gas and sewer lines have been installed on the south side of Goodman Road from Hwy 301 to Poplar Corner. This area is sewerred by the new Desoto County sewer system and they will sewer the rest of this west area with this new sewer system. With this new sewer system, the west side area of Desoto County will fast track with more growth in the future.