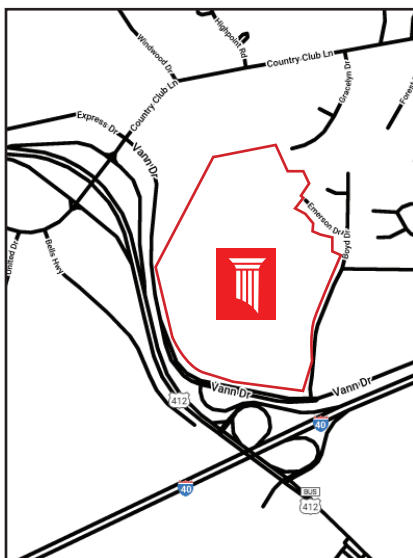
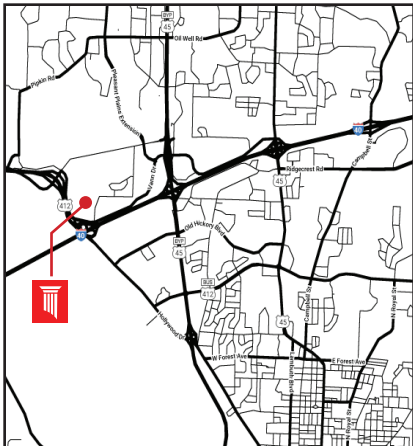




COLUMNS
PHASE III



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INVESTMENT COMPANY

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Phase III of the regional shopping development known as The Columns is situated at the intersection of I-40 and US HWY 412. This development boasts the highest daily traffic counts in the region, with Phase I and II containing a large variety of national, regional, and local retailers, restaurants, and offices. Phase III is the final development phase for this development and is designed to provide opportunities for not only retail, but also medical and residential uses.



COLUMNS

PHASE III

INTRODUCING

Jackson's newest

**LIVE
WORK
PLAY**
community

100 plus acre development

Jackson's prime, high-traffic, high-visibility location.

RETAIL	SENIOR LIVING
MEDICAL	HOTEL
OFFICE	DINING
MULTI-FAMILY	

1 RETAIL

Approximately 100,000 sq. ft. of retail capacity. With prime frontage and out lot parcels available.

2 MEDICAL

Frontage office space available, along with sizable acreage for larger medical uses at north-western portion of development.

3 HOTEL AND DINING

Hotel specific frontage lots with visibility and multiple access points to I-40. Dining outlots and interior in-line spaces available.



COLUMNS PHASE III

4 MULTI-FAMILY

14.3 acres are planned for up-scale multi-family residential with direct access to retail and office amenities.

5 SENIOR-LIVING

Approximately 8 acres are planned for senior and assisted living. Amenities include ponds, fountains, and internal walking trails.



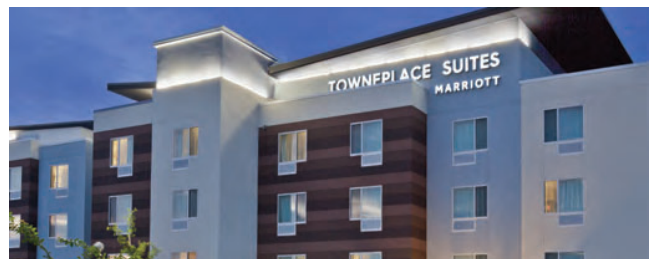
HOSPITALITY

KEY ATTRIBUTES

- + HIGH-VISIBILITY
- + TOP TRAFFIC COUNT
- + EASE OF ACCESS
- + PROXIMITY TO RETAIL
- + HIGH GROWTH AREA

The final phase of the Columns expands upon West Tennessee's premium commercial retail development. Phase I and II draw both regional shoppers and national travelers to over 3,000,000 square feet of retail, restaurants, entertainment, and hotels.

This development represents the last opportunity for hotel locations within the Columns, with 3 sites currently allocated for this use.



COLUMNS
PHASE III

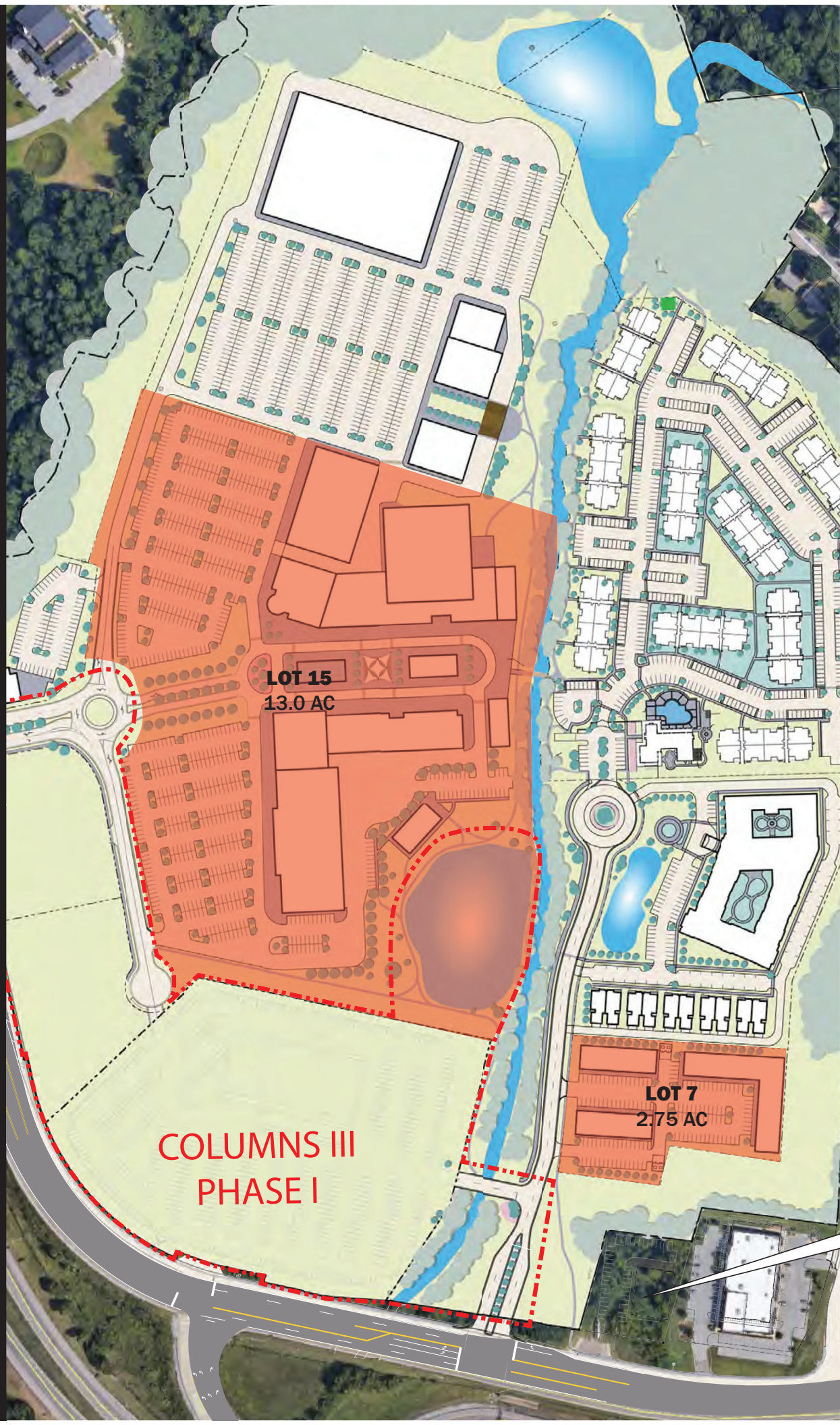


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RETAIL

EXPANDING THE REGION'S
PREMIER RETAIL DEVELOPMENT



LOT 15
13.0 AC

LOT 7
2.75 AC

**COLUMNS III
PHASE I**



COLUMNS
PHASE III

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RETAIL

KEY ATTRIBUTES

- + HIGH-VISIBILITY
- + TOP TRAFFIC COUNT
- + EASE OF ACCESS
- + PROXIMITY TO RETAIL
- + HIGH GROWTH AREA

The final phase of the Columns expands upon West Tennessee's premium commercial retail development. Phase I and II draw both regional shoppers and national travelers to over 3,000,000 square feet of retail, restaurants, entertainment, and hotels.

This development represents an opportunity for regionally accessible shopping of varying scales. From small local shopping and regional draws to national boxes, Columns III is planned to support a variety of retail and shopping formats.



COLUMNS
PHASE III

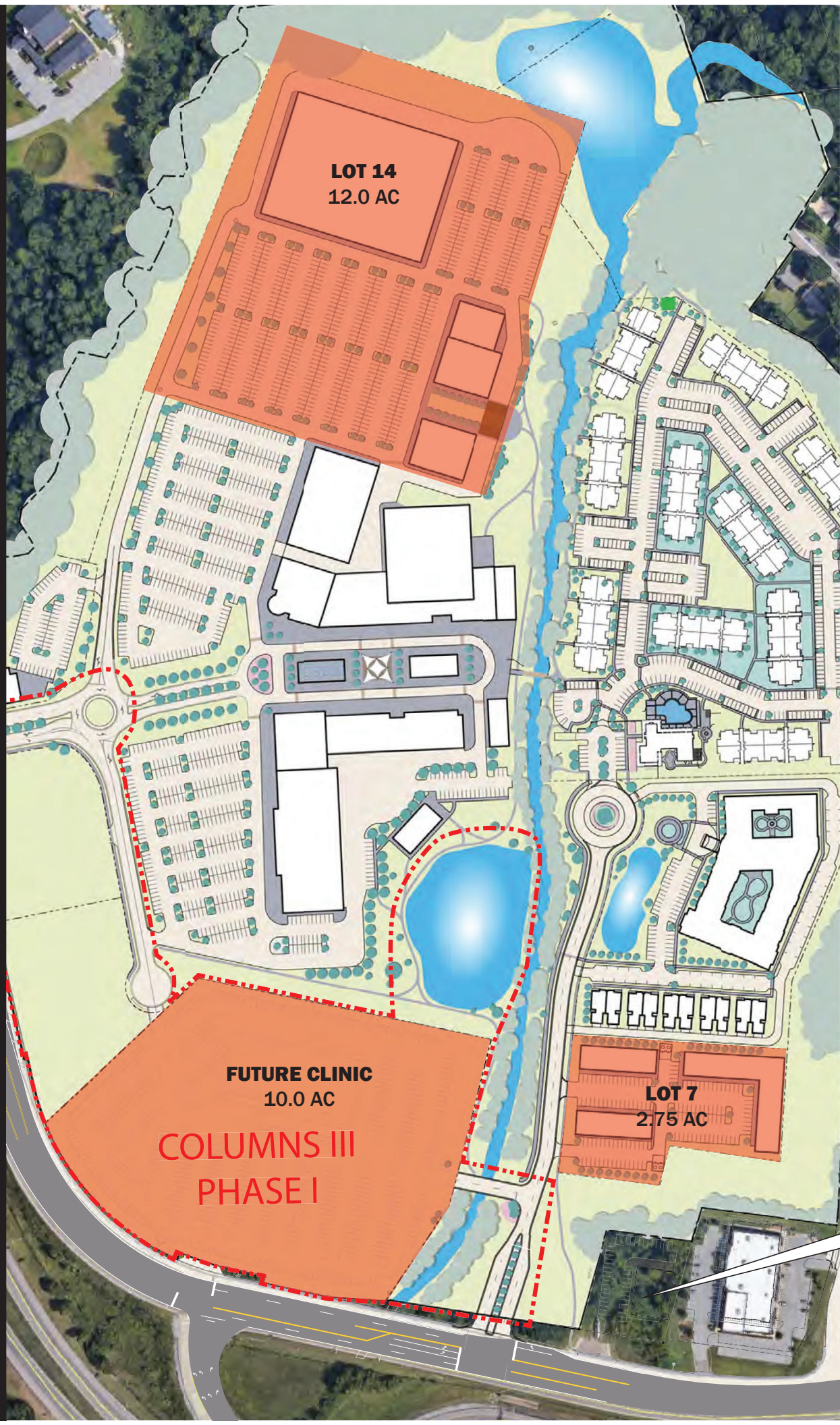


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MEDICAL

CAMPUS AND CLINIC OPPORTUNITIES



COLUMNS
PHASE III

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MEDICAL

KEY ATTRIBUTES

- + HIGH-VISIBILITY
- + TOP TRAFFIC COUNT
- + EASE OF ACCESS
- + PROXIMITY TO RETAIL
- + HIGH GROWTH AREA

The final phase of the Columns expands upon West Tennessee's premium commercial retail development. Phase I and II draw both regional shoppers and national travelers to over 3,000,000 square feet of retail, restaurants, entertainment, and hotels.

This development represents an opportunity for regionally accessible medical facilities of varying scales. From small specialty clinics to large campus facilities, Columns III is planned to support a variety of medical uses.



COLUMNS
PHASE III



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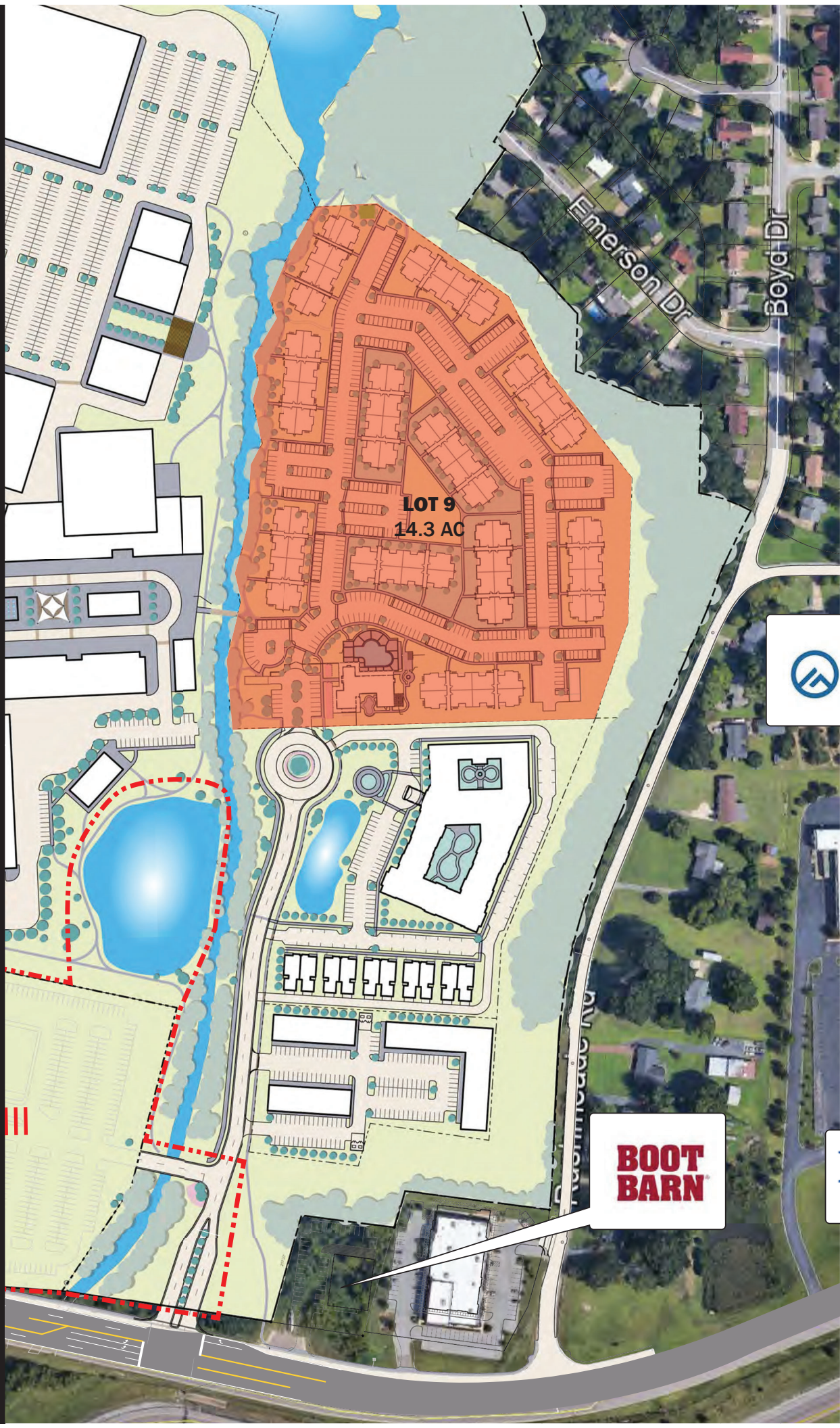
MULTI-FAMILY

HIGH-END INTEGRATED MULTI-FAMILY PLANNING



COLUMNS
PHASE III

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MULTI-FAMILY

KEY ATTRIBUTES

- + HIGH-VISIBILITY
- + TOP TRAFFIC COUNT
- + EASE OF ACCESS
- + PROXIMITY TO RETAIL
- + HIGH GROWTH AREA

The final phase of the Columns expands upon West Tennessee's premium commercial retail development. Phase I and II draw both regional shoppers and national travelers to over 3,000,000 square feet of retail, restaurants, entertainment, and hotels.

The live-work-play model is at the heart of the planning for this phase of the Columns. Integrating multi-family living into the development and using natural buffers can offer residents ease of access to shopping along with a variety of amenities.



COLUMNS
PHASE III

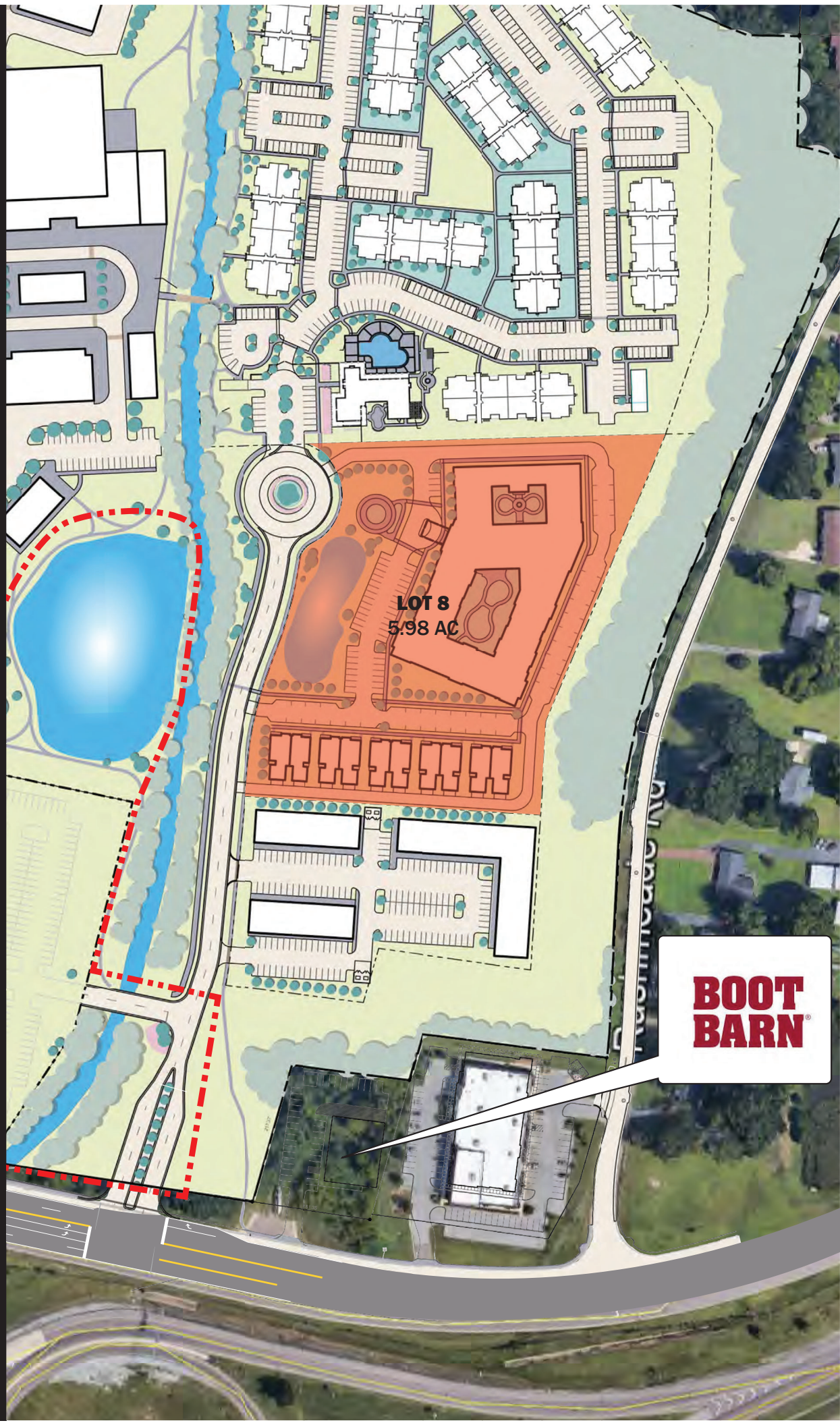


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SENIOR LIVING

INDEPENDENT AND ASSISTED RESIDENTIAL



LOT 8
5.98 AC

**BOOT
BARN®**



COLUMNS
PHASE III

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SENIOR LIVING

KEY ATTRIBUTES

- + HIGH-VISIBILITY
- + TOP TRAFFIC COUNT
- + EASE OF ACCESS
- + PROXIMITY TO RETAIL
- + HIGH GROWTH AREA

The final phase of the Columns expands upon West Tennessee's premium commercial retail development. Phase I and II draw both regional shoppers and national travelers to over 3,000,000 square feet of retail, restaurants, entertainment, and hotels.

This development represents an opportunity for regionally accessible senior living within the Columns.



COLUMNS
PHASE III



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