

Greenwood Riverbend

A Housing Development in Greenwood, MS



27.5 Acres

Greenwood Riverbend

Investment Goal

Greenwood Riverbend's 27.5 acres of undeveloped land is located in the fastest growing and most upscale neighborhood in the expanding city of Greenwood. The purchaser of the 27.5 acres would develop and sell individual lots to home buyers and builders. With the new downtown revitalization, coupled with the ever expanding Viking Range Corporation, Greenwood is quickly becoming the place to live in the Mississippi Delta.



Looking along the northern border; homes have already been built along the northern and western border of the property.

Location

Greenwood Riverbend is located in Greenwood, MS about two hours south of Memphis, TN and about one and a half hours north of Jackson, MS. Located in the heart of the Mississippi Delta, Greenwood is a beautiful established town with a rich history.

Overview of Greenwood, MS

Traditionally known as a farming community, home to numerous cotton brokers and other agricultural businesses, Greenwood has recently established itself as a manufacturing hub for the Mississippi Delta.

Greenwood is the home of Viking Range Corporation, makers of one of the most prestigious lines of commercial-quality home appliances. Founded by Fred Carl in 1981, Viking Range currently employs over 1,200 people. Ever expanding, Viking Range plans to open another production facility to build its line of dish washers. Expected to open in February and employ approximately 250 additional people, the facility is being moved from Sweden where Viking's Designer and Professional Series dishwashers have been produced since 1992.

Viking Range is also partly responsible for the revitalization of downtown Greenwood. Owner Fred Karl started the upward trend when he renovated the beautiful three-story boutique hotel The Alluvian on Howard Street. Across from The Alluvian Hotel sits the Viking Cooking School. With locations in Atlanta, Dallas, Philadelphia, and New York City the original school in Greenwood, MS is by far the most rural! Viking Range has further plans for the downtown area. The company plans to restore the city's legendary Fountain building. Viking is also planning to convert the first floor another downtown building into an art gallery, while apartments will be added to the buildings upper floors. Investments ripples like these turn into economic waves for the city of Greenwood.

Large Employers in Greenwood and vicinity

Employees

Viking Range Corporation	1200
Greenwood Leflore Hospital	874
Heartland Catfish	420
Milwaukee Electric Tool Corporation	400
America's Catch	372
John Richard Company	350
JJ Ferguson Sand and Gravel	263
Staplcotr	248 (450 seasonal)
Balcamp Corporation	131
Hickok Electronics Corporation	110
Pyco Industries	100
Hardware, Inc.	95

Along with the Viking Range expansion, Greenwood has other recent employment additions. Raybestos, the world's largest supplier of friction material products, opened a new facility in July at Greenwood's industrial park which will add over 200 new jobs over the next two years. Gossco, Inc. is expanding its Greenwood cabinet making operation. The facility, which produces hotel and motel furniture and cabinets, will create up to 75 new jobs. As you can see Greenwood is definitely in an upward economic trend!

Neighborhood Overview

Greenwood Riverbend is a beautiful and exclusive neighborhood in beautiful Greenwood, MS. Bordered by the Yazoo and Yalobusha Rivers, Greenwood Riverbend can only be accessed by one street, Robert E. Lee Drive. Currently Robert E. Lee Drive *dead ends* via a locked gate where it meets a couple hundred acres of cotton fields. This gives the residents of Greenwood Riverbend a wonderful sense of safety and privacy unique to the City of Greenwood.



One of the beautiful high quality homes bordering the property.

Sales Price

27.5 acres @ \$32,000 per acre **\$880,000**



Only five developed lots are left in the current phase of expansion at Greenwood Riverbend.

Greenwood Riverbend's 27.5 acres present an interesting investment opportunity. With the revitalization of downtown and the growing local economy the city of Greenwood will certainly need more home building sites. Since the 27.5 acres are already surrounded by upscale, well-built homes one can see that this area is definitely the neighborhood of choice to live and build when residing in Greenwood, MS.

Edited by

Alfred H. Fischer

Fischer Associates Farm Management, Inc.
P.O. Box 926
Aberdeen, MS 39730

Phone: (662) 369-9531
Fax: (662) 369-7607