



THE CONNECTION

Mississippi's Retail & Entertainment Destination

- JACKSON, MS METRO REGION -



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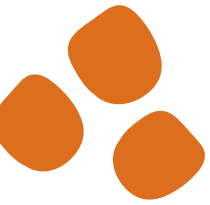
01 The Crossroads Of The South

The dream to create an unforgettable entertainment experience for families in the Southeast by combining the best in retail, dining, entertainment and hospitality, Spectrum Capital and Yates Construction's vision for The Connection to activate a key location prominently situated at The Crossroads of The South was born in 2003. The destination would serve visitors with a highly unique "Shop. Stay. Dine. Play." tenant mix not found anywhere else in the region.

Now, over 18 years since ownership's commitment to the location and inception for its purpose, The Connection is the home to a successful family-friendly destination. And, as the mixed-use project continues to expand its distinctive offering, the vision remains resolute: The Connection Connects Community.

In every project we undertake, Spectrum Capital prides itself in creating and operating dynamic, innovative places that improve communities and enrich lives.

Jason Voyles
President and Chief Executive Officer, Spectrum Capital



SHOP.
STAY.
DINE.
PLAY.

Overview 02

Welcome to The Connection, the state of Mississippi's Retail & Entertainment Destination – a **166-acre complex** that is home to a strong and growing collection of retail, food and beverage, family-friendly entertainment and hospitality locations.

Attracting **over 7.2 million visitors annually**, The Connection, located just minutes from Mississippi's capitol city of Jackson, is superbly situated at The Crossroads of the South – the **most highly-trafficked intersection in the state** where two major Interstates (I-55 and I-20) and two U.S. highways (49 and 80) meet.





03

The Market

The Connection operates in the heart of Rankin County, one of the fastest growing counties in the state.

The project features the only Bass Pro Shops in all of Mississippi, Trustmark Park, home of the Atlanta Braves' AA team, and Outlets of Mississippi, the only outlet shopping destination within a two-hour drive time, among other popular locations.

Regional Marketplace Highlights

- With a current Rankin County estimated population of 158,225 (2020), projections expect those metrics to rise 1% to 160,175 by 2030.
Source: The State Data Center of Mississippi, July 31, 2019.
- Five minutes from downtown Jackson, MS – “The City With Soul”
- Twelve minutes from Jackson-Medgar Evers International Airport – built in capability to serve area business travelers

Diverse Local Industry

- From manufacturing and healthcare to higher education and government the region’s economy is fueled by a wide array of industry: **Nissan North America, Nucor Steel, Significant Medical & University Populations**

Area Demographics

15

15 MILE RADIUS
Population: 403,240
Average HHI: \$55,618

30

30 MILE RADIUS
Population: 533,114
Average HHI: \$56,197

60

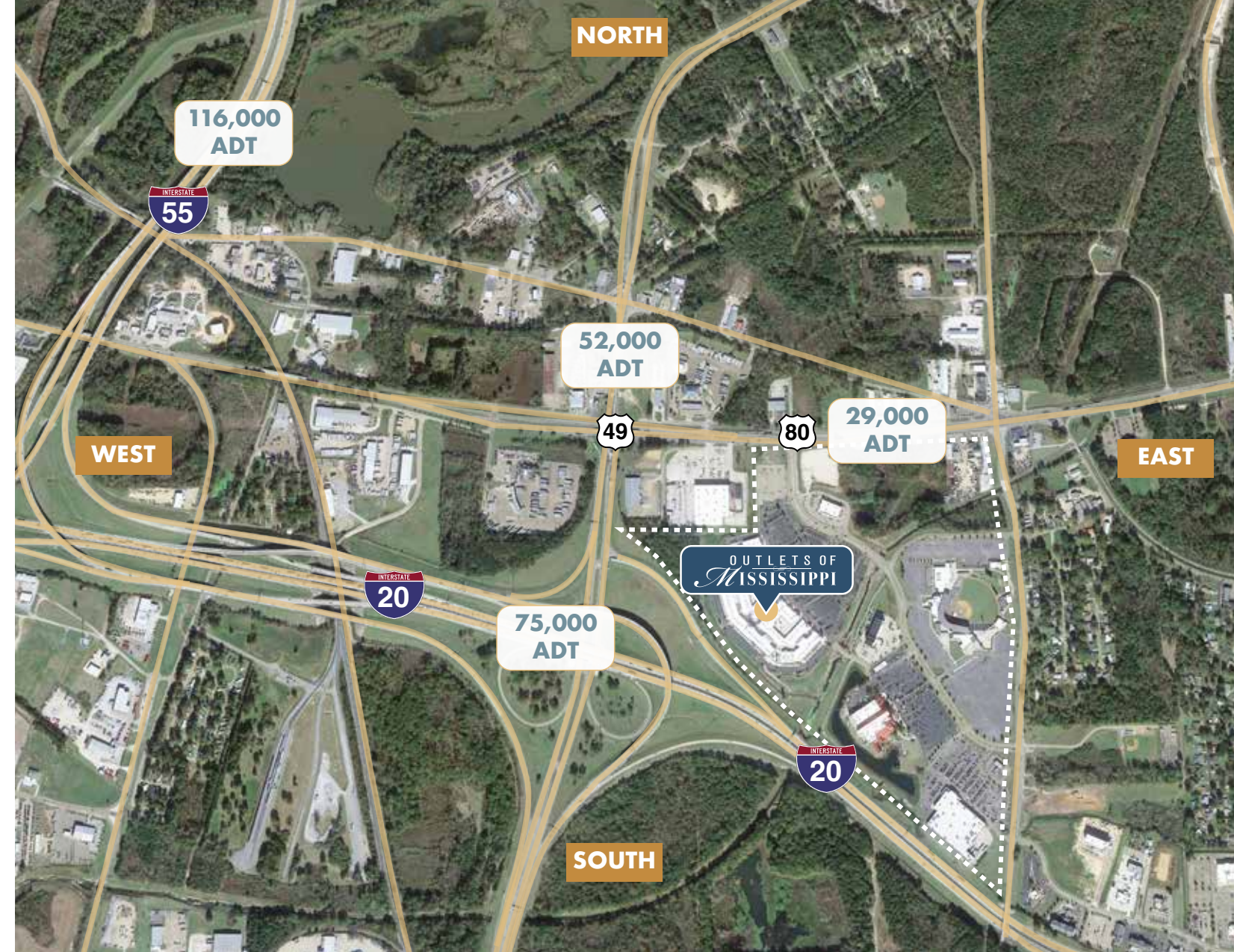
60 MILE RADIUS
Population: 819,251
Average HHI: \$49,668



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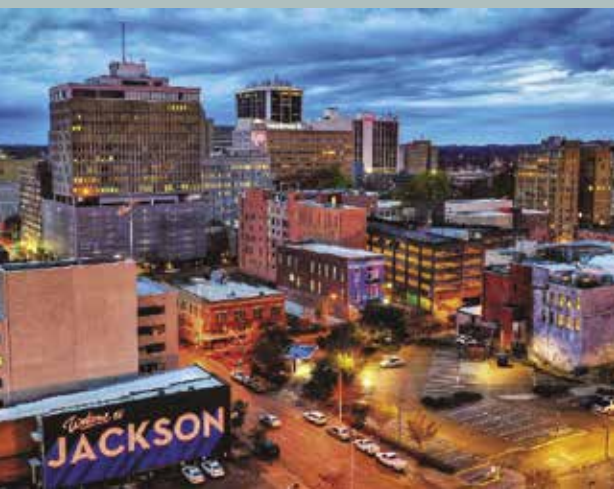
Location

The Connection enjoys **unrivaled accessibility** and high visibility due to its prominent location at The Crossroads of the South – the **highly-travelled intersection** at Interstates 55 and 20 and proximity to U.S. Highways 49 and 80.



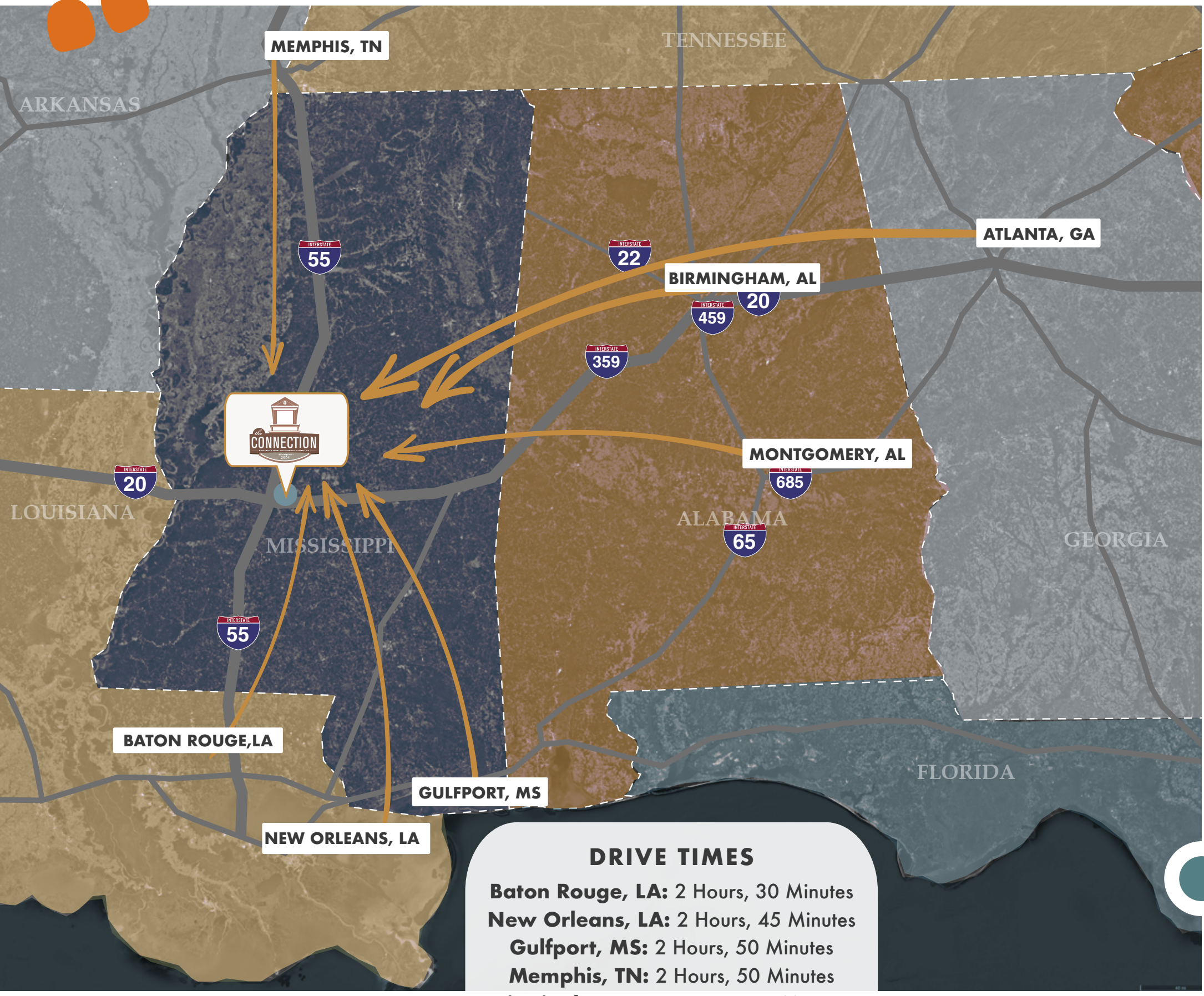
The Connection

JUST FIVE MINUTES FROM DOWNTOWN JACKSON WHICH BOASTS THE HIGHEST DAYTIME POPULATION IN THE STATE WITH OVER 45,000 EMPLOYED BY GOVERNMENT AND OTHER AREA BUSINESSES.



Regional Visitor Market

FOUR MILLION VISIT THE JACKSON METRO REGION ANNUALLY WITH 75% BEING OVERNIGHT LEISURE TRAVELERS.



OUTLETS OF *MISSISSIPPI*



Outstanding Performance Metrics

Approximately 4.5 million visit Outlets of Mississippi every year where the average length of stay estimated at 62 minutes.

Stellar Tenant Mix

At 325,000 square feet, the open-air retail destination calls itself home to nearly 70 leading designer and iconic retail establishments including a unique mix of:

- Well-known, national brand names
- Distinctive, locally-owned boutiques
- Family-friendly entertainment venues
- A full food court

Statewide Pride, Community Impact

As a State Welcome Center, Outlets of Mississippi features the Magnolia State's distinct regions, history, art and music for visitors to enjoy and experience throughout the property. In addition, Visitor Services showcases and sells the works of members of The Craftsmen's Guild of Mississippi.

THE ONLY
OUTLET CENTER
WITHIN A TWO
HOUR DRIVE

07 The Outlets Opportunity Overview

SHOP



DINE



OVER 10 FOOD & BEVERAGE LOCATIONS

PLAY



In Great Company

08





Area Retail

CENTER	OWNER/MGMT.	SQ. FOOTAGE	DISTANCE	DRIVE TIME
HIGHLAND VILLAGE (Jackson, MS)	WS Development	218,000 SF	8.4 Miles	13 Minutes
DOGWOOD FESTIVAL MARKET (Flowood, MS)	Inland Commercial Real Estate Services LLC	187,000 SF	9.6 Miles	19 Minutes
NORTH PARK MALL (Ridgeland, MS)	Pacific Retail Capital Partners	958,314 SF	12.8 Miles	20 Minutes
RENAISSANCE AT COLONY PARK (Ridgeland, MS)	Mattiace Company	575,000 SF	14 Miles	17 Minutes
GULFPORT PREMIUM OUTLETS (Gulfport, MS)	Simon Property Group	300,003 SF	155 Miles	Two Hours, 44 Minutes
TANGER OUTLETS GONZALEZ (Gonzalez, LA)	Tanger Outlets	321,006 SF	189 Miles	Two Hours, 49 Minutes
TANGER OUTLETS SOUTHAVEN (Southaven, MS)	Tanger Outlets	324,713 SF	196 Miles	Two Hours, 52 Minutes

Trip Advisor users give The Connection & Outlets of Mississippi a 4.5 rating and shoppers and visitors consistently rank the outlet center the highest of all area destinations.



With MS Numbers Ahead of National Stats, Tourism Outlook Optimistic -- March 2021



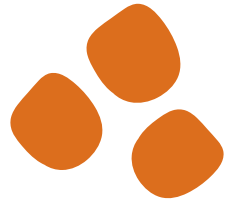
“Outlets of Mississippi brings world class shopping to Jackson, MS. Both visitors and our community members have embraced this center as integral to the overall Mississippi experience.”

-- The Honorable Chokwe Antar Lumumba, Mayor of the City of Jackson, MS.



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Project Team



Spectrum Capital, LLC is a privately-owned, diversified real estate development company based out of Jackson, MS. Our portfolio of past and current projects is comprised of approximately 15 high-rise condominium towers containing more than 3,000 units, retail entertainment attractions and vacation destinations throughout the Southeast. These projects contain a total combined cost exceeding \$1 billion.

Visit www.spectrumcapitalre.com for more information.



The Yates Companies Inc., led by its largest division, W.G. Yates & Sons Construction Company (Yates), rates among the top construction service providers according to the Engineering News Record. Experience includes over 50 Saks Fifth Avenue properties, the Borgata Hotel Casino & Spa in Atlantic City and almost \$1 billion of LEED Certified buildings. Yates has offices strategically located across the southern United States including Mississippi, Alabama, Florida, Georgia, Louisiana, Tennessee and Texas.

THE CONNECTION OUTPARCEL LEASING



ANGIE CRAWFORD | PH: 769.972.3014 | EMAIL: acrawford@outletsofms.com

OUTLETS OF MISSISSIPPI LEASING TEAM



MICHELE DAWSON | PH: 410.790.6671 | EMAIL: mdawson@fforealty.com

SCOTT FERGUSON | PH: 610.658.6310 | EMAIL: sferguson@fforealty.com