



## WHY CHOOSE UNION HARBOR?

- Proximity to urban areas--90 minutes driving time to Memphis, Tennessee, 45 minutes to Florence, Alabama, and 75 minutes to Huntsville, Alabama, Jackson, Tennessee, and Tupelo, Mississippi.
- Water connections to the Gulf of Mexico and the Tennessee-Ohio-Mississippi-Missouri River navigation system.
- Proximity to major four-lane highways, airports, waterways, and the Natchez Trace Parkway.
- Proximity to one national park, three state parks, and five championship golf courses.
- World renowned fishing and proximity to eight marinas with access to 50,000 acres of lakes.
- Among the lowest crime rates in the USA.
- Clean air and water & abundant high quality ground water.
- No traffic congestion.
- Among the lowest real estate taxes. The average annual taxes on a three bedroom brick home are approximately \$330. License tags rarely cost more than \$300 per year for the average automobile.
- Proximity to world class health care in Memphis, Florence, Tupelo, and Huntsville with the world's largest rural healthcare system ten minutes from Union Harbor.
- Construction costs less than 70% of the national average.
- Retirees do not pay state income tax on retirement income, including social security, IRA's, 401/403's, Keogh's, public and private pension funds, and interest income from federal securities and obligations of the State of Mississippi and its political subdivisions.
- Retirees age 65 and older, or persons who are disabled, qualify for a property tax exemption of up to \$70,000 of the market value on homestead property. Any value over \$70,000 is taxed at 80 mills based on 15% of the market value.

THE 7<sup>TH</sup> ANNUAL TEN TOP 10<sup>th</sup> EDITION PAGE 33  
 Southwest Louisiana Special Supplement Page 14 ■ Hot Markets in a Cold Economy Part II  
 WINTER 2009

# SOUTHERN

BUSINESS & DEVELOPMENT

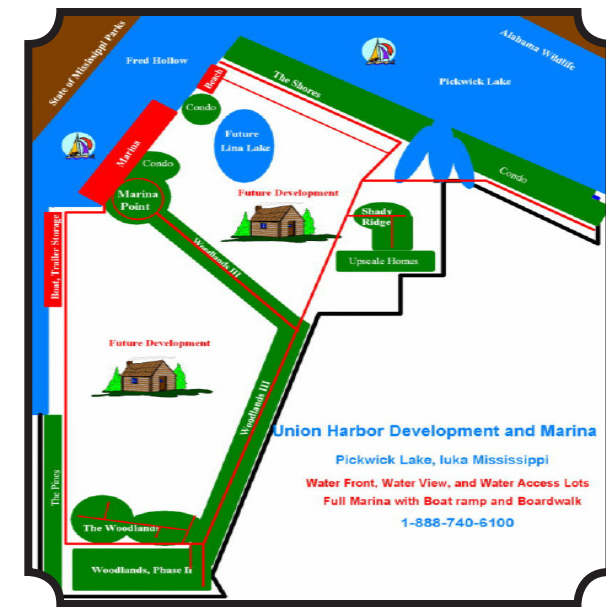
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## Where's the Bounce?

Different industries have bounced the South out of previous recessions. This recession will see a new leader emerge.

2009 WINNING TO SOUTHWEST LOUISIANA  
 CITY  
 2009 SB  
 WINNING TO SOUTHWEST LOUISIANA

Tishomingo County was touted as the "hottest market in the Southeastern United States for communities under 22,000 population" by *Southern Business & Development* magazine, a news magazine that tracks economic development projects in the south.

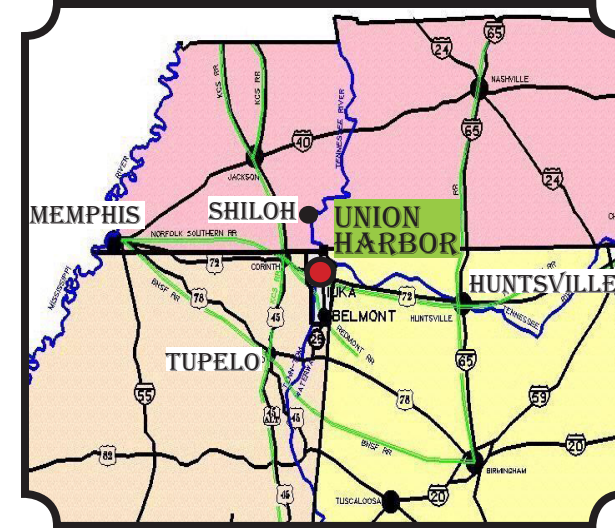


UNION HARBOR HAS THE MOST BEAUTIFUL VIEWS OF THE LAKE, PLUS A PRIVATE MARINA, YET OUR PRICES ARE THE MOST REASONABLE OF ANY DEVELOPMENT ON PICKWICK LAKE.



UNION HARBOR DEVELOPMENT & MARINA  
3560 HILLSDALE  
OLIVE BRANCH, MISSISSIPPI 38654  
888-740-6100

## UNION HARBOR DEVELOPMENT & MARINA



UNION HARBOR IS A RESORT, MARINA, AND RESIDENTIAL COMMUNITY UNDER DEVELOPMENT ON PICKWICK LAKE. WITH OVER 350 ACRES, MOST OVERLOOKING A 43,000 ACRE LAKE, THIS IS THE INEXPENSIVE RETIREMENT OR VACATION HOME YOU ARE LOOKING FOR.

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