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New project major step for community

Byram working on special blend

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BYRAM — Construction is expected to start later this year on a proposed mixed-use development that would blend government, public and retail space.

ADVERTISEMENT Byram Town Center, which is planned for up to 70 acres between Terry Road and Byram Parkway, is expected to house a city hall, a new library and a multipurpose building alongside shops and commercial offices under current plans.

The site is merely a large patch of grass now, but construction of the site will be done in phases.

"Byram, being a rural community, has never had the opportunity to develop a downtown area," interim Mayor Nick Tremonte said. "This gives us (that opportunity).

Other area cities, including Flowood and Madison, are in the midst of blending commercial and government spaces.

Developer Yandell Wideman said the project will give residents who travel to shop in Jackson, Flowood or Madison County a reason to keep their spending dollars in their hometown.

Mike Jones travels from his home in Florence to shop in Byram.

"It would be nice to have a central place to take care of business and shop," Jones said of the proposed development.

Wideman, president of SouthEast Properties, said the \$50 million project would be anchored by the city hall and a multipurpose building managed by the Hinds County School District, which is leasing about 26 acres to the developers.

Each building is projected at about 14,000 square feet. Restaurants will be featured and developers hope to add a movie theater, Wideman said.

The developer is negotiating with potential tenants.

The multipurpose building would host various town gatherings, but it also could be rented out for weddings or other events, Wideman said.

A mock water tower would serve as a visual signpost of Byram Town Center. But the outcome of an annexation battle will determine the project's final design.

The interim government is awaiting a decision by the Mississippi Supreme Court to approve the area's incorporation.



Special to The Clarion-Ledger

Byram Town Center, shown in this artist's rendering, is a proposed \$50 million development mix of government offices, shops, restaurants and other businesses. Construction is expected to begin this fall at Siwell and Terry roads and back up to Byram Parkway.



Byram interim Mayor Nick Tremonte

TOWN CENTERS

Communities with projects incorporating commercial space with government offices:

Flowood Town Center

The \$325 million development at the corner of Lakeland Drive and Old Fannin Road includes about 900 single-family homes and an 800,000-square-foot town square that will feature a city hall, park, offices, condominiums and restaurants.

Madison Town Center

The development, valued at \$150 million to \$200 million, would be built on 17 acres at Main Street and U.S. 51. It is projected to

A Hinds County judge last year ruled about 20 square miles could be incorporated as the city of Byram, while Jackson could acquire about four square miles. Some residents challenged Jackson's plan for those square miles, and the case is now before the state's top court.

A ruling is expected this fall.

Should the court rule against Byram incorporating, the town center would go on without a city hall, Wideman said.

"The demand is still there," he said. "The location is still a great location."

Medical, accounting, legal and insurance businesses are the types of operations Wideman hopes to draw for Byram Town Center's office space.

There are various outparcels on the property for restaurants and other retailers, he said.

Those outparcels will be worked on first, because road frontage is already there. Then comes infrastructure work, and Hinds County would have to rezone the land from agricultural to commercial use to pave the way for businesses to move in.

Byram Town Center should take about five years to complete, Wideman said.

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include a new city hall, a performing arts complex, stores and space for outdoor festivals.

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