

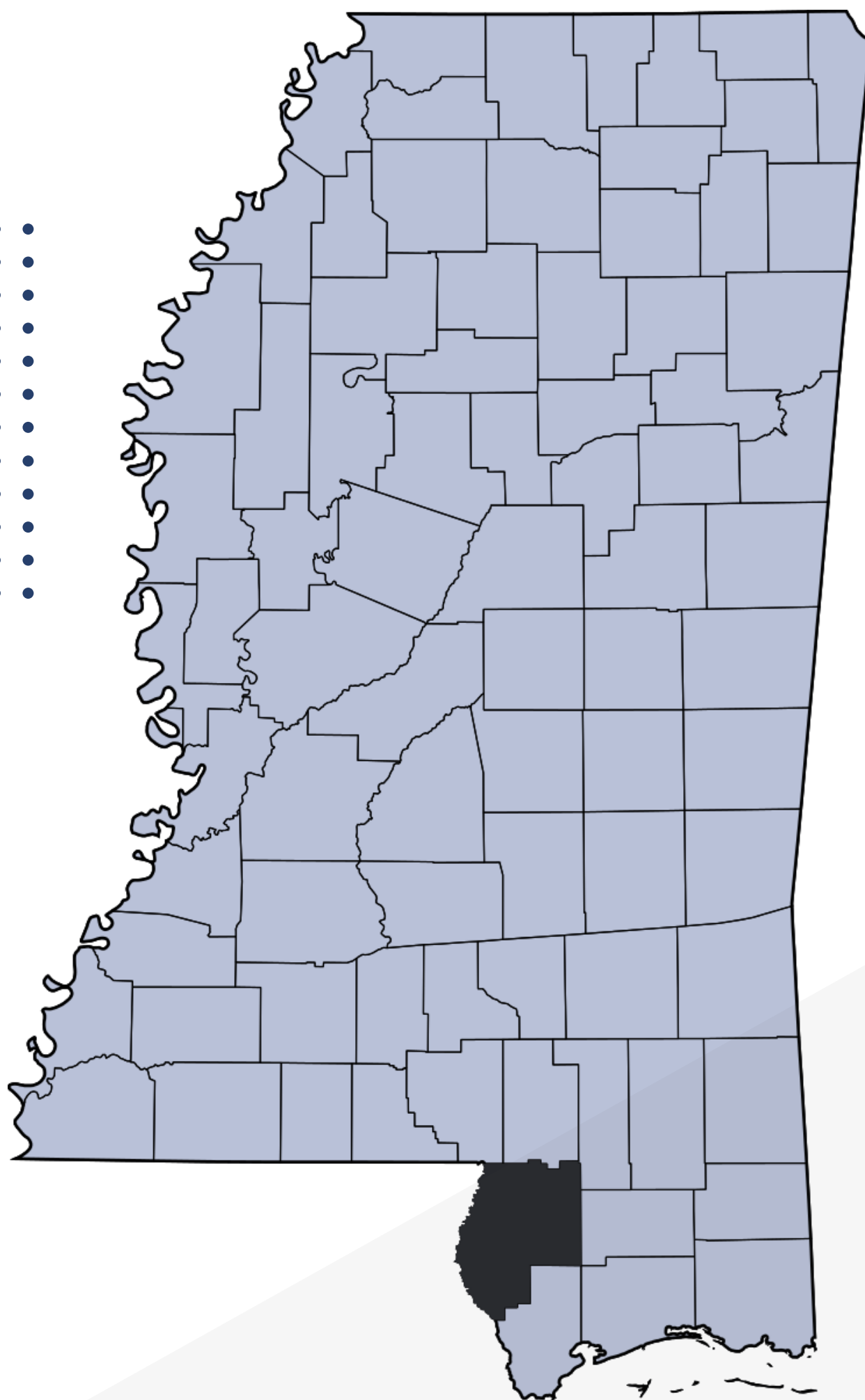
LINDSAY WARD
DIRECTOR OF ECONOMIC DEVELOPMENT



***Pearl River County, Mississippi
Industrial Park***



Pearl River County, MS

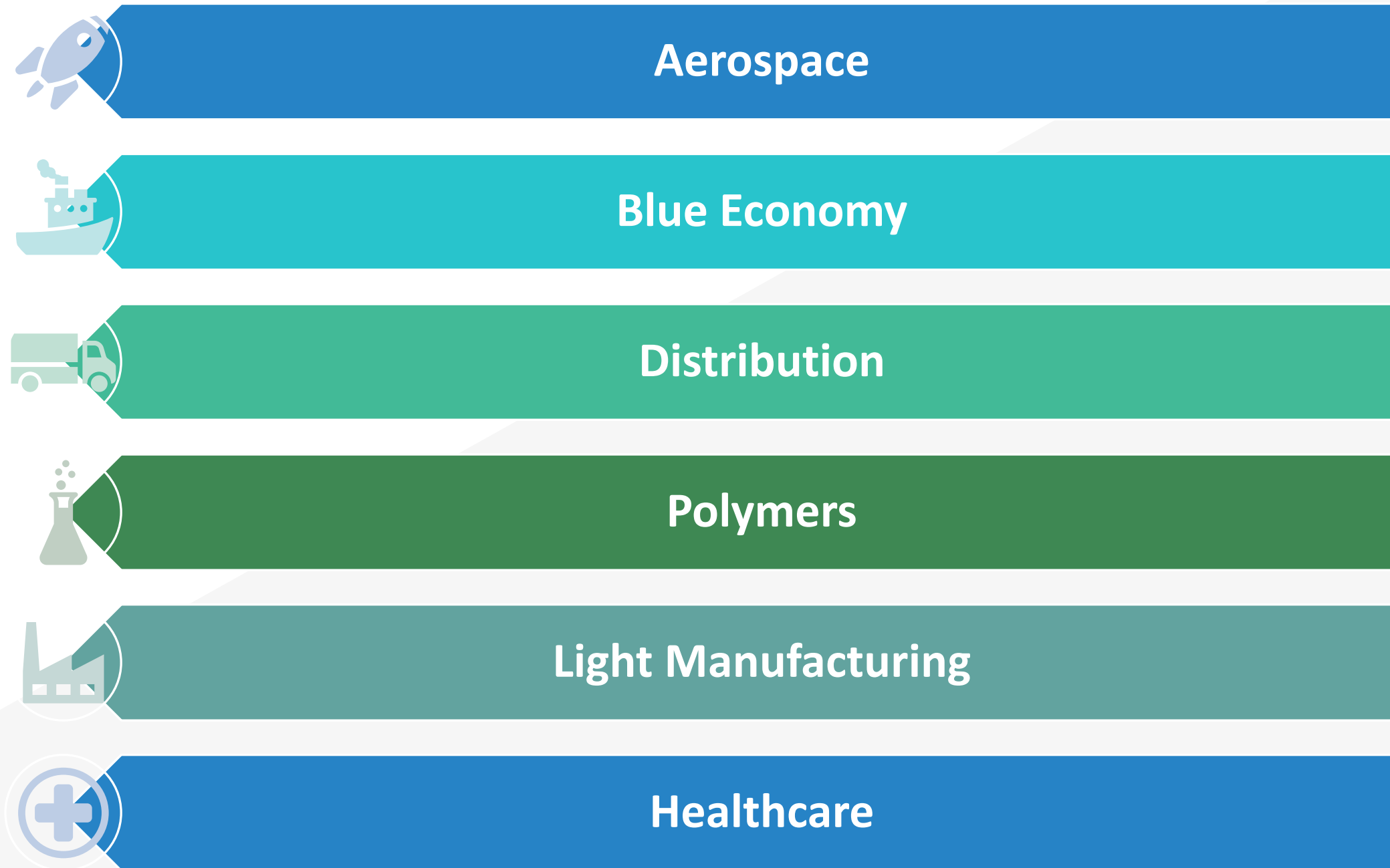


City of Poplarville (County Seat): Population of 2,833
City of Picayune: Population of 11,885
Pearl River County: Population of 56,145



- 4th Largest County in Mississippi by land area
 - 811.32 Square Miles
- Population per square mile of 69.2

Target Industry Recruitment





Pearl River County Industrial Park

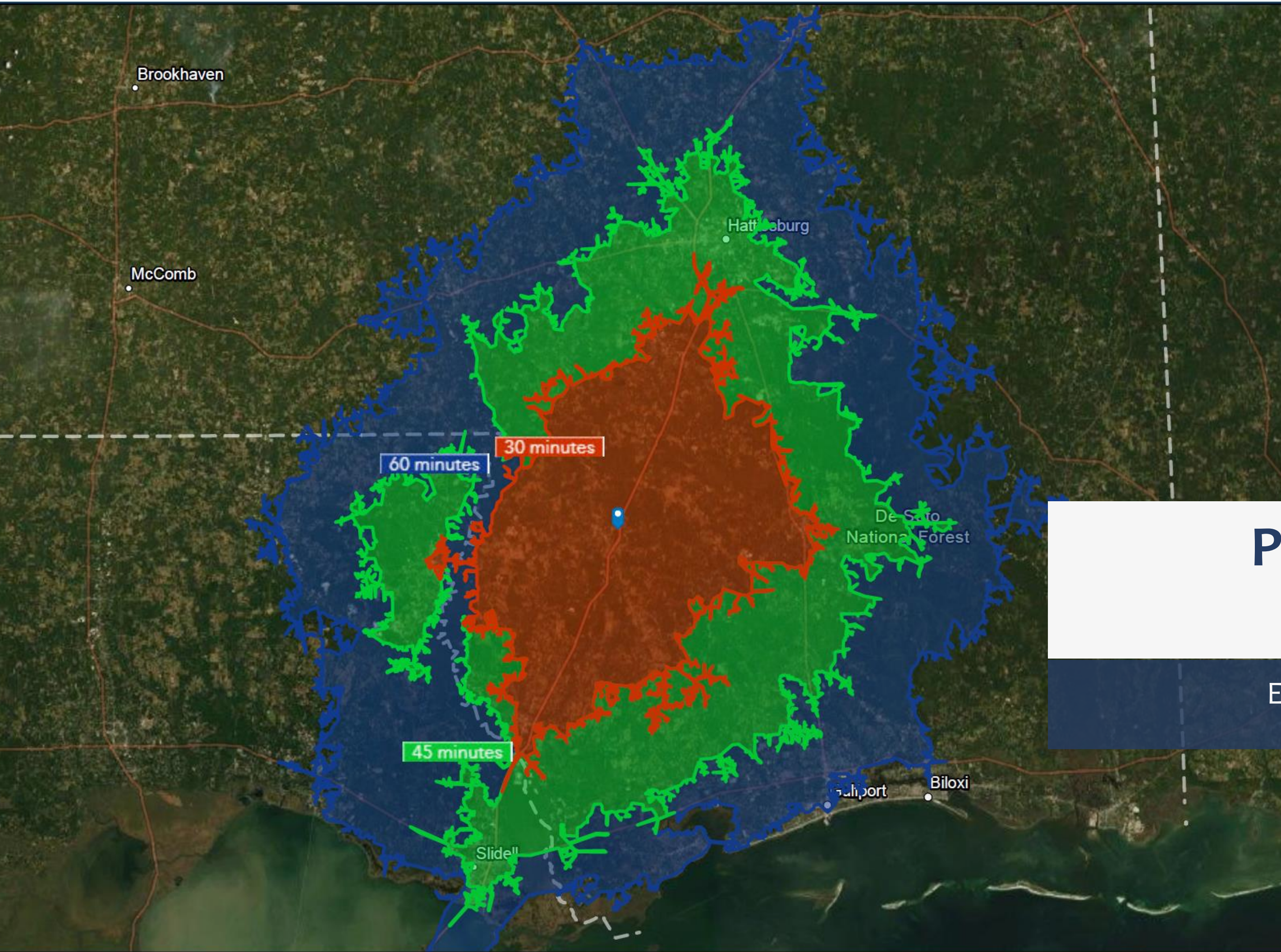
Purchased on May 17, 2022 – Poplarville, MS



Strategic Location

Pearl River County Industrial Park

- >45 Miles - Gulfport, MS, Hattiesburg, MS and Slidell, LA
- >60 Miles - New Orleans, MS



Pearl River County Industrial Park

Esri: 30-45-60 Minute Drive Time

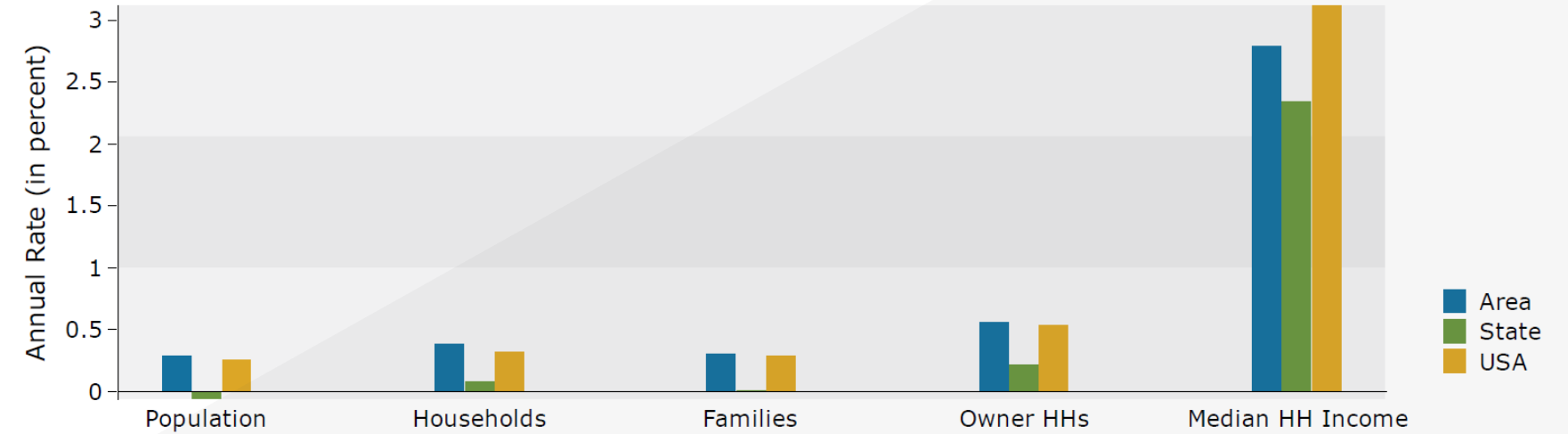


PEARL RIVER COUNTY ECONOMIC DEVELOPMENT DISTRICT

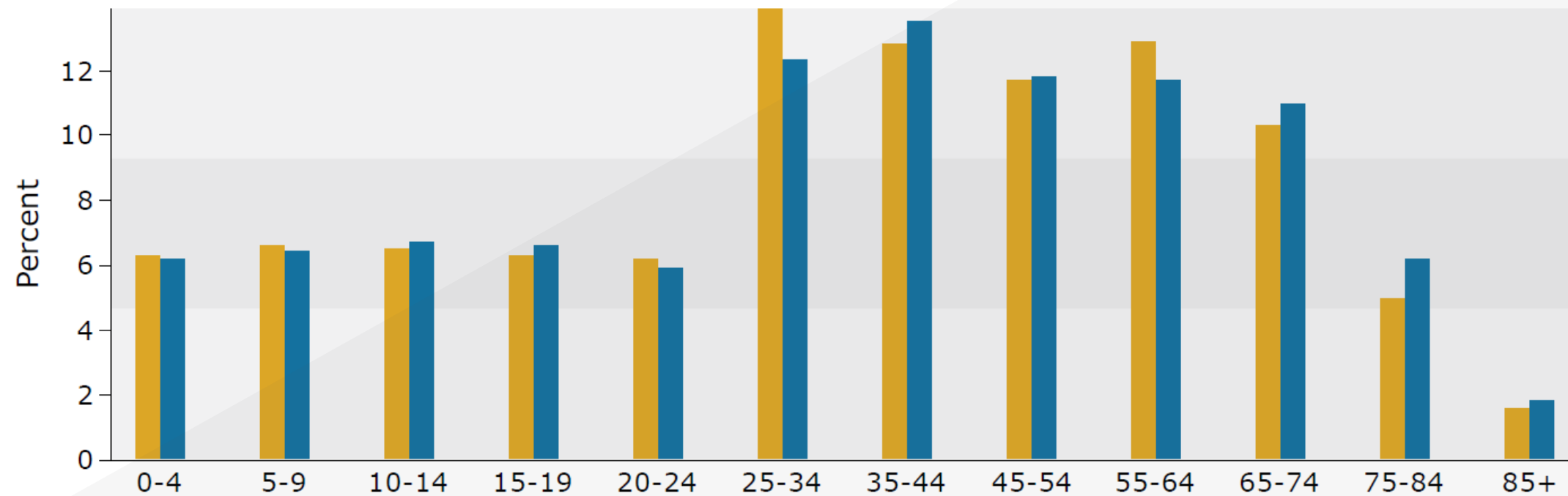
Demographic and Income Profile – 60 Minute Radius

- Population: 666,119
- Median Age: 38.2
- Per Capita Income: \$29,833
- Median Household Income: \$53,621
- Average Household Income: \$77,333
- Prime-Age Labor Force (25-54): 258,565

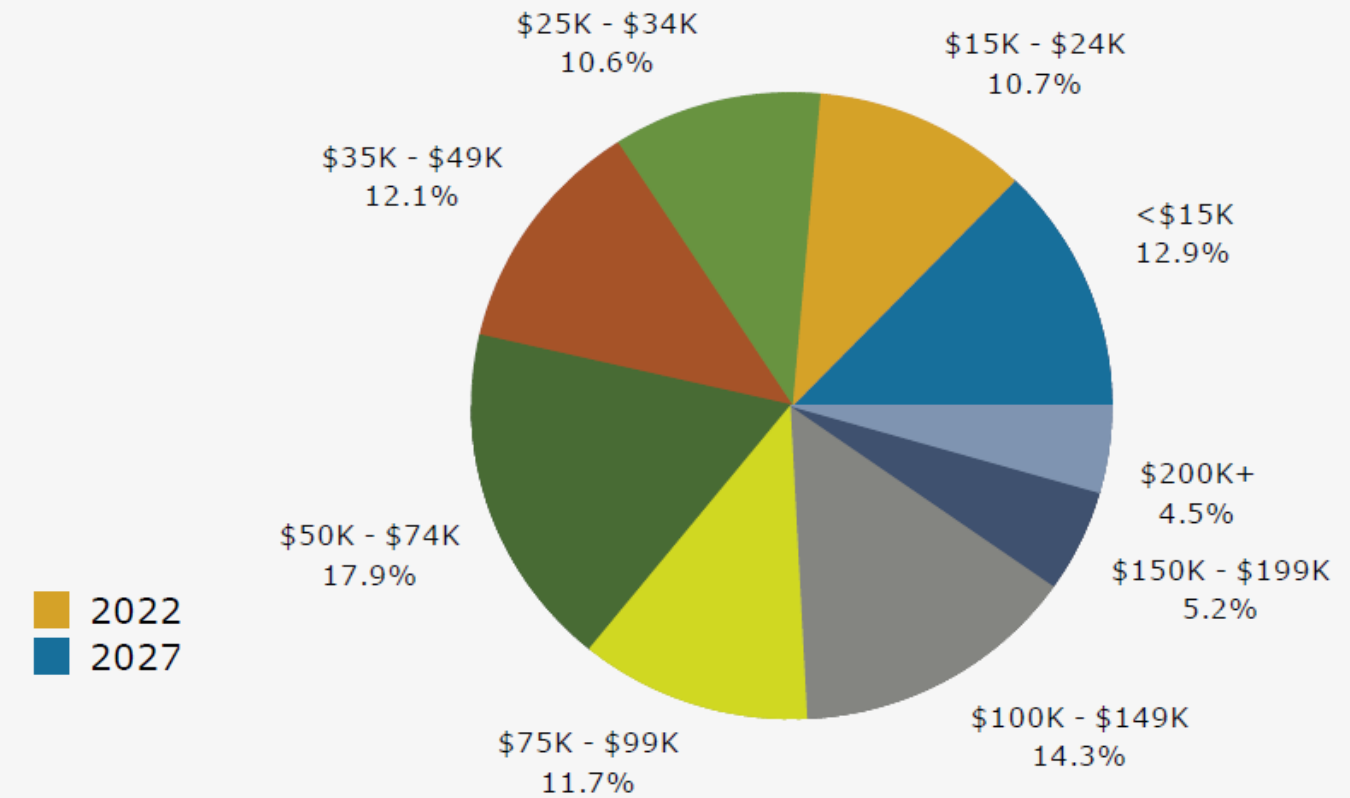
Trends 2022-2027



Population by Age



2022 Household Income



Pearl River County Industrial Park – Total Funds Awarded and Applied

MDA Site Development, Gulf Coast Restoration Fund and Mississippi Power Company

Fund	Use of Funds	Pearl River County	Grant Portion	Total
GCRF 2022 (Complete)	Purchase 130 Acre Industrial Park	\$400,000 (20%)	\$1,600,000 (80%)	\$2,000,000
MDA Select Site Development 2023	Site Grading and Improvements	\$250,000 (10%)	\$2,250,000 (90%)	\$2,500,000
GCRF 2023	Infrastructure and Site Improvements	\$480,700 (20%)	\$1,922,800 (80%)	\$2,403,500
Mississippi Power Propels	Industrial Park Site Development		\$50,000.00	\$50,000.00
MDA Select Site Development 2024	Highway 26 Improvements	\$150,000.00 (10%)	\$1,350,000 (90%)	\$1,500,000
MDA Site Development Grant 2024	Geotechnical and Sewer Improvements	\$250,000 (50%)	\$250,000 (50%)	\$500,000
Mississippi Power Propels	Industrial Park Site Development		\$50,000.00	\$50,000.00
MDA Select Site Development 2025	Water Tower & Utility Infrs. Improvements	\$159,850 (10%)	\$1,438,650 (90%)	\$1,598,500.00
Total Approved Funding		\$1,690,550.00 (15.946%)	\$8,911,450.00 (84.054%)	\$10,602,000.00
GCRF 2025 (Applied For)	Speculative Building	\$2,000,000 (20%)	\$8,000,000 (80%)	\$10,000,000



GCRF- 2023 Award

Original Scope Included:

- Roadway Construction
- Box Bridge Construction
- Utility Work
- Non-Construction
- Total Project
 - \$2,403,500
 - Pearl River
 - \$480,700
 - GCRF Grant
 - \$1,922,800

Pearl River County Industrial Park

Preliminary Rendering of Development
Gulf Coast Restoration Fund – 2023



Select Site – 2023 Award

- Site Grading
 - ~60 Acres
- Stone Access Road
- Wetlands Mitigation and Other Non-Construction
- Total Project
 - \$2,500,000.00
 - Pearl River
 - \$250,000.00
 - Site Dev. Grant
 - \$2.25M

Pearl River County Industrial Park

Preliminary Rendering of Development
 Select Site – 2023 Site Development Award

Select Site – 2024 Award

- Hwy 26 Road Improvements
- Total Project
 - \$1,500,000.00
 - Pearl River
 - \$150,000.00
 - Site Dev. Grant
 - \$1.35M



LOT #2
±16.2 ACRE SITE

±9.6 ACRE
PROPOSED
ROADS

Pearl River County Industrial Park

Preliminary Rendering of Development
Select Site – 2024 Site Development Award



MDA Site Dev.– 2024 Award

- Wastewater Improvements
- Geotechnical Investigation
- Total Project
 - \$500,000.00
 - Pearl River
 - \$250,000
 - Site Dev. Grant
 - \$250,000

Pearl River County Industrial Park

Preliminary Rendering of Development
Site Development Grant – 2024



**Lot #3 - 5.6 Acres
85,000 SF Building**

**Lot #4 - 6.7 Acres
90,000 SF Building**

**Lot #1 - 8.7 Acres
120,000 SF Building**

Mitigation Process

- Wetland mitigation process is almost complete for the road into the industrial park site.
- Included the three lots as see here
 - Lot #1
 - 8.7 Acres
 - 120,000 SF Building
 - Lot #3
 - 5.6 Acres
 - 85,000 SF Building
 - Lot #4
 - 6.7 Acres
 - 90,000 SF Building

Pearl River County Industrial Park

Current Status

Rendering is for Demonstration Purposes Only

Demonstration Purposes Only (Wetlands Mitigation)

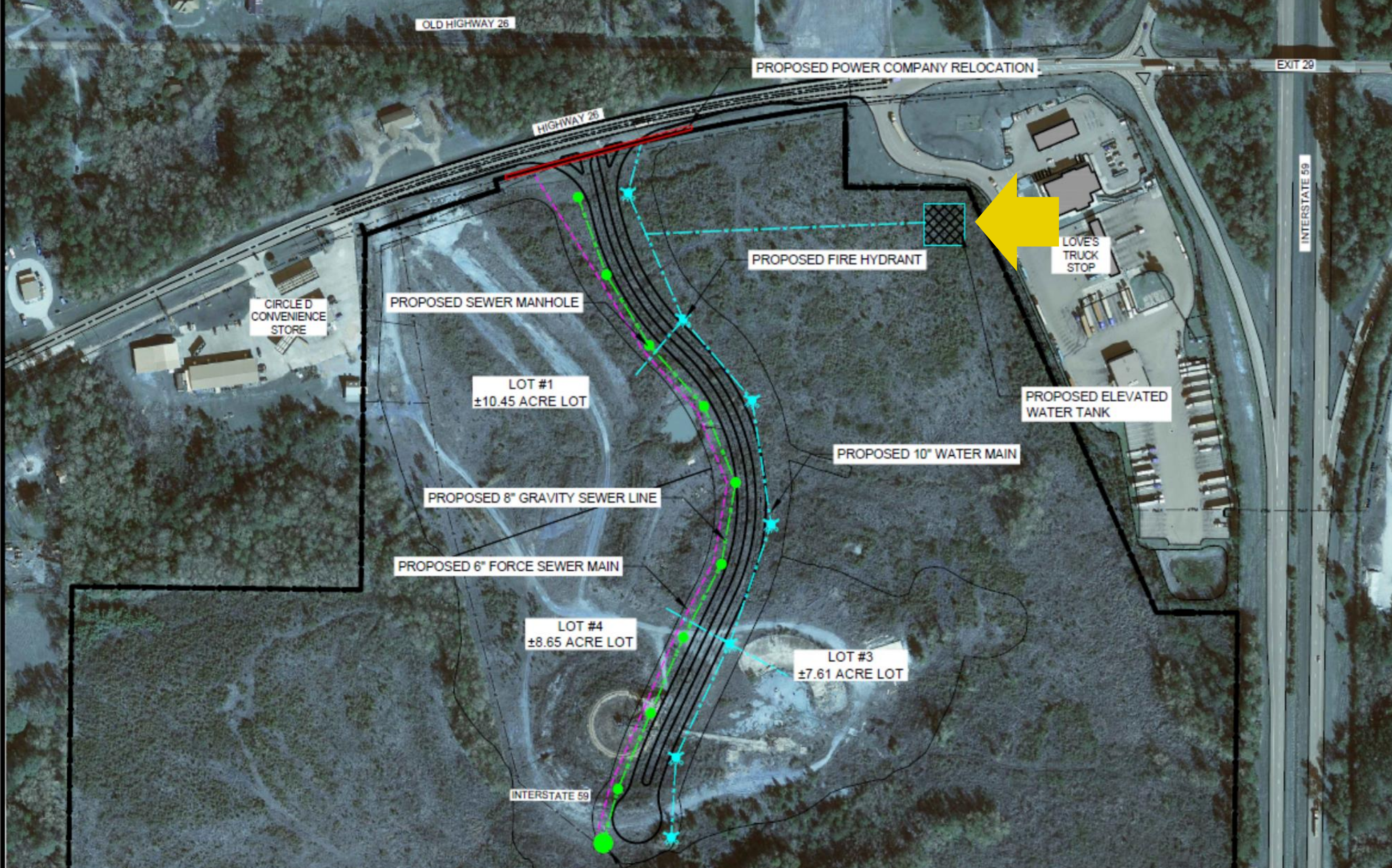


Industrial Park

- 130 Acre Site
- Following the completion of Clearing, Mulching and Grubbing
- Next Phase will include:
 - Grade, Drain and Base Improvements
 - Highway 26 Widening and Improvements
 - Final Permit Approval Expected in the next 45-60 days

Pearl River County Industrial Park

July 2024



Select Site– 2024-25 Funding Awarded

Original Scope Includes:

- Elevated Water Tank
- Power Line Relocation
- Non-Construction
- Total Project
 - \$1,598,500.00
 - Pearl River
 - \$159,850.00
 - Select Site - MDA
 - \$1,438,650.00

Pearl River County Industrial Park

Preliminary Rendering of Original Funding Request
Select Site 2024-2025 Announced Nov. 13, 2024



GCRF 2025 Legislative Request

- Speculative Building at the Industrial Park
- 100,000 sq. ft.
 - Expandable
- Total Project
 - \$10,000,000
 - Pearl River
 - \$2,000,000
 - GCRF
 - \$8,000,000

Pearl River County Industrial Park

Preliminary Rendering of Spec. Building
2025 GCRF Funding Request



THANK YOU

*Lindsay Ward
Director of Economic Development*

OFFICE



917 Goodyear Boulevard, Picayune



lward@pearlrivercounty.net



www.prcedd.com



(228) 861-8260



PEARL RIVER COUNTY ECONOMIC DEVELOPMENT DISTRICT

