



PEARL RIVER COUNTY INDUSTRIAL PARK

PRCEDD.COM

PEARL RIVER COMMUNITY COLLEGE

SOUTHGATE TIMBER CO.

CIRCLE D TIRE CENTER

SHELL GAS STATION

130+ Acres

Pearl River County Industrial Park

ABOUT THE SITE

The Pearl River County Industrial Park is a 130+ acre site located at the intersection of Interstate 59 and MS Highway 26. Zoned for Heavy Industrial, the site is able to accommodate almost all varying types of manufacturing operations.

Love's Travel Stop

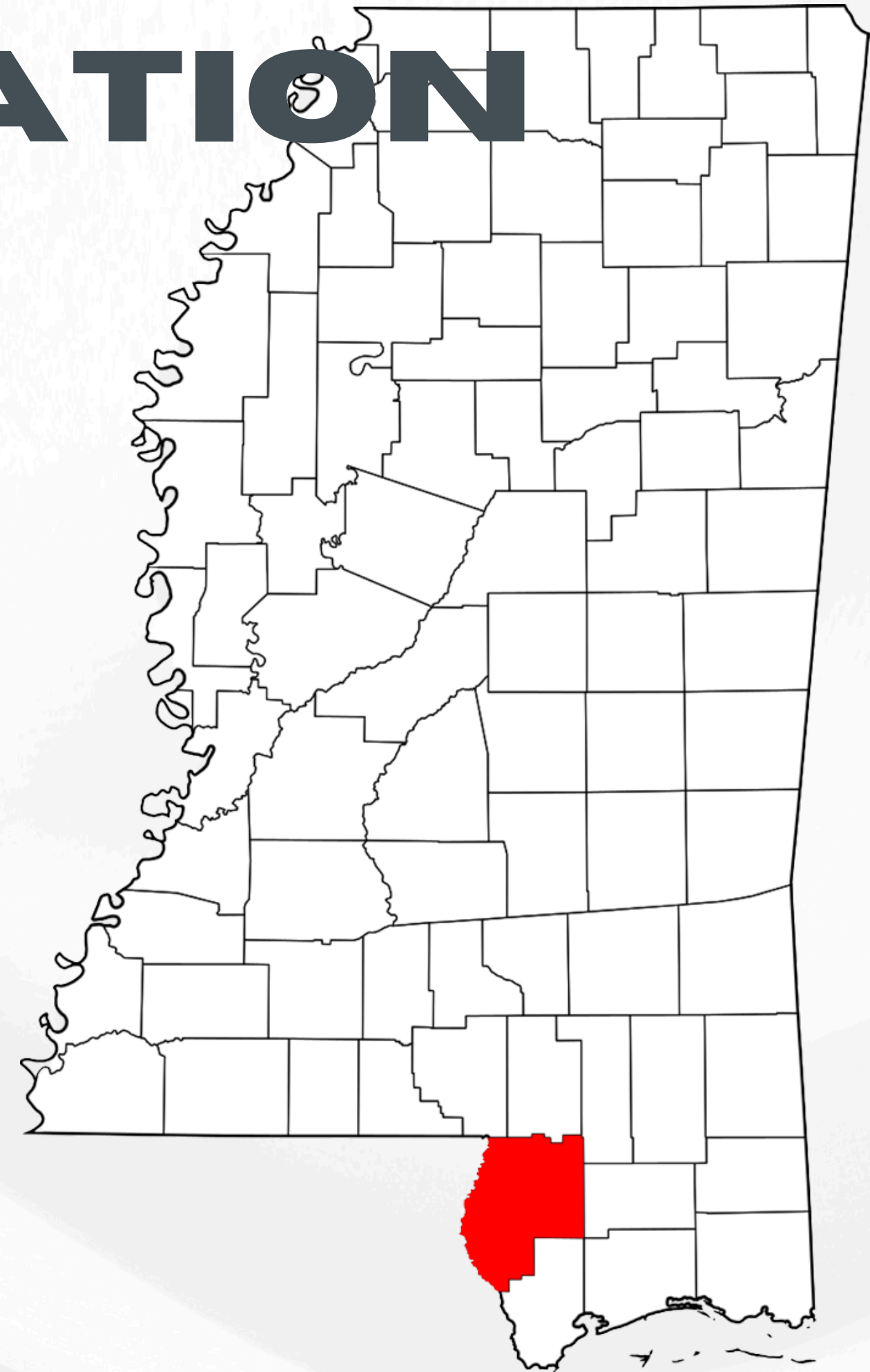
STRATEGIC LOCATION

Pearl River County is located in South Mississippi and at 811.32 square miles is the 4th largest county by land area in the state. Pearl River County is home to the Cities of Poplarville and Picayune.



Demographics

City of Poplarville: 2,833
City of Picayune: 11,885
Pearl River County: 56,145



STRATEGIC LOCATION

The Pearl River County Industrial Park is strategically located along Interstate 59 at the hub of a transportation corridor, approximately 45 miles from Gulfport, MS, Hattiesburg, MS and Slidell, LA. A few miles further from the site, the cultural hub of New Orleans, LA, is a mere 60 miles from the industrial park.



YOUR WORKFORCE

Minute Radius from the Site

30

Population: 57,306
Median Age: 41.6
Per Capita Income: \$30,181.00
Average Household Income: \$77,535.00
Prime-Age Labor Force (25-54): 19,724

45

Population: 295,927
Median Age: 38.1
Per Capita Income: \$31,699.00
Average Household Income: \$80,987.00
Prime-Age Labor Force (25-54): 109,093

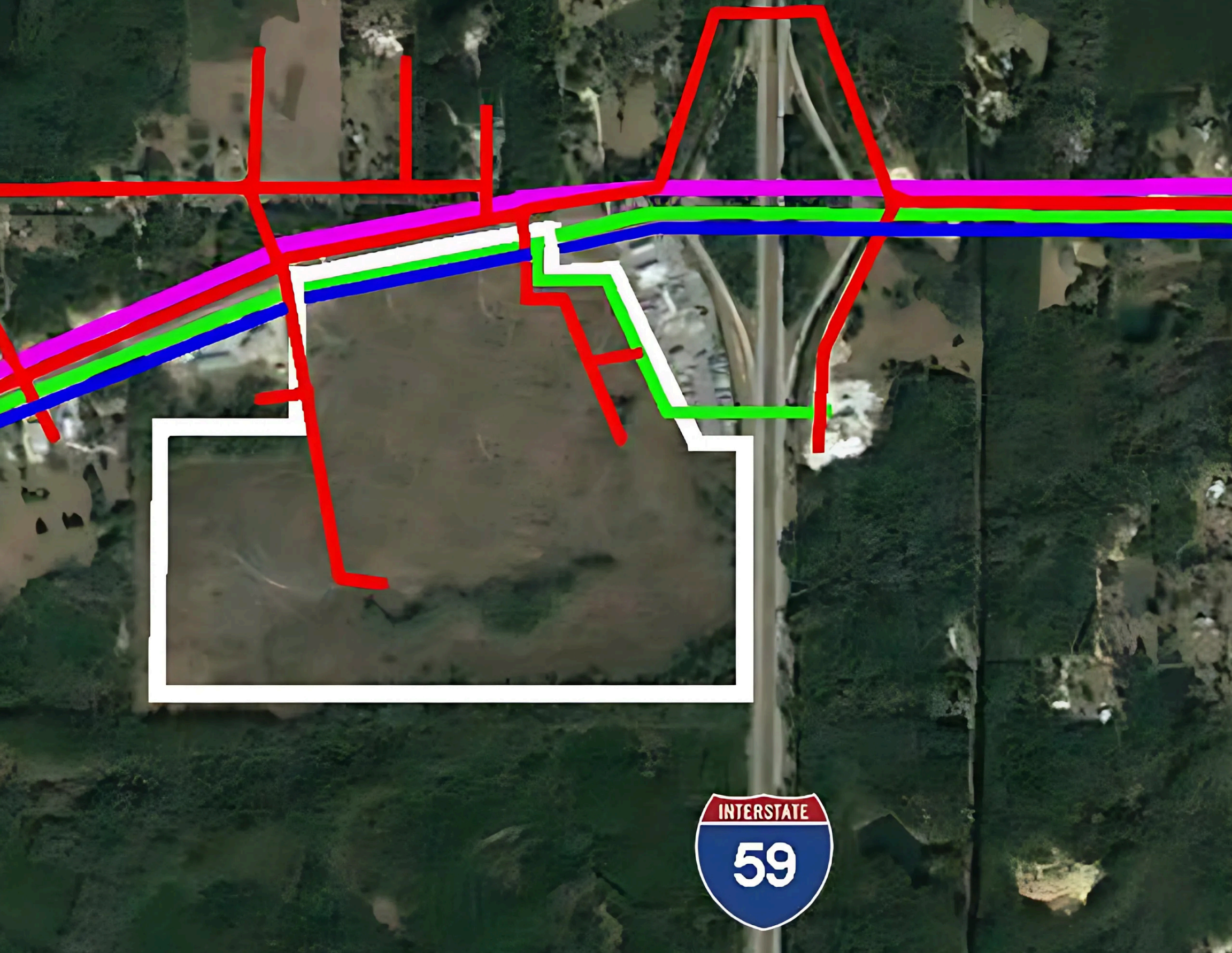
60

Population: 600,153
Median Age: 39.4
Per Capita Income: \$32,528.00
Average Household Income: \$83,802.00
Prime-Age Labor Force (25-54): 220,368



Workforce training is available through Pearl River Community College, located 3.5 miles from the site, and AccelerateMS.

SITE UTILITIES



Utility Infrastructure Serving the Site

Water

- Provider: City of Poplarville
Details: Site served with an 8" line with excess capacity. *

Wastewater

- Provider: Pearl River County Utility Authority
Details: 4" HDPE carrier pipe force main with 8" HDPE casing with significant available capacity.

Electric Power

- Provider: Mississippi Power Co.
Details: MS Power Distribution Lines, site is served by 12.47kV with three-phase power available.

Fiber

- Provider: Verizon Longhaul
Details: Verizon Longhaul Backbone Fiber Line with multiple service carriers available. Additional fiber is expected in the region in the near future.

*Not pictured in the image to the left/above is the future water tank storage that will be located on site with funding awarded by the Mississippi Development Authority.

TRANSPORTATION CORRIDOR

PEARL RIVER COUNTY INDUSTRIAL PARK

PORTS

Port of Gulfport – 50 Miles
(DEEP WATER Access)
Port Bienville – 66 Miles
(Shallow Draft)
Port of New Orleans – 77 Miles
(DEEP WATER Access)

AIRPORTS

Gulfport-Biloxi International Airport –
48 Miles (9,000 ft runway)
New Orleans International Airport –
85 Miles (10,104 ft runway)
Poplarville-Pearl River County Airport –
5 Miles (4,000 ft runway)
Picayune Municipal Airport –
28 Miles (5,000 ft runway)
Hattiesburg Bobby L. Chain Airport –
36 Miles (6,094 ft runway)
Stennis International Airport –
38 Miles (8,498 ft runway)

INTERSTATE / MAJOR HIGHWAYS

Interstate 59 – Adjacent
Interstate 10 – 42 Miles
Interstate 12 – 42 Miles
MS Highway 26 – Adjacent
MS Highway 53 – 2 Miles
MS Highway 11 – 3 Miles



TARGETED INDUSTRIES



AEROSPACE



BLUE ECONOMY



DISTRIBUTION



POLYMERS



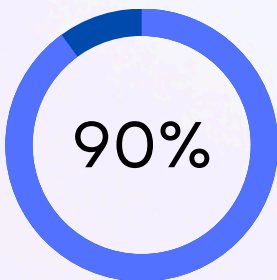
ADVANCED
MANUFACTURING



HEALTHCARE

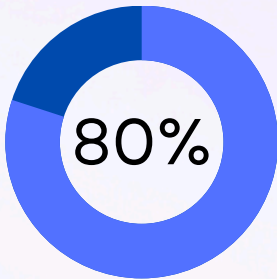
FUTURE SITE DEVELOPMENT PROJECTS

In partnership with the State of Mississippi, local legislators, the Mississippi Development Authority and utility partners, Pearl River County has worked diligently to create a highly competitive industrial park site. **Total Funds Awarded to Date for the Site: \$10,602,000.00 (84.054% grant funded)**



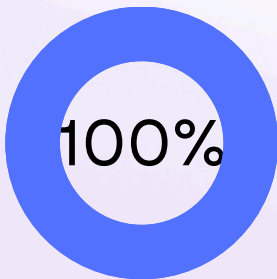
MDA Select Site Development 2023

Site Grading and Improvements
Total: \$2,500,000.00 (90% Grant Funded)
Completion: 35%



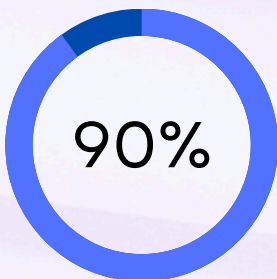
Gulf Coast Restoration Fund 2023

Infrastructure and Site Improvements
Total: \$2,403,500.00 (80% Grant Funded)
Completion: 35%



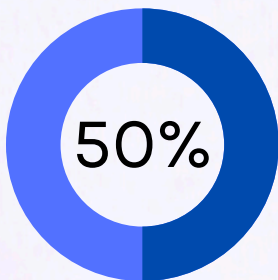
Mississippi Power Propels 2023

Industrial Park Site Development
Total: \$50,000.00 (100% Grant Funded)
Completion: 50%



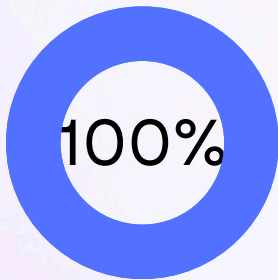
MDA Select Site Development 2024

Highway 26 Improvements (In Front of Site)
Total: \$1,500,000.00 (90% Grant Funded)
Completion: 25%



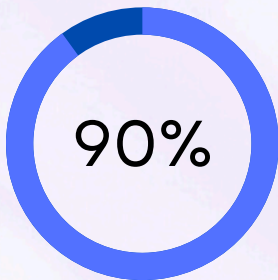
MDA Site Development 2024

Geotechnical and Wastewater Improvements
Total: \$500,000.00 (50% Grant Funded)
Completion: 0%



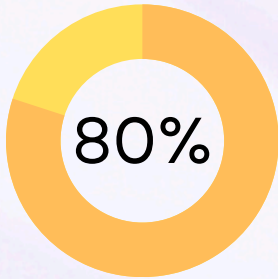
Mississippi Power Propels 2024

Industrial Park Site Development
Total: \$50,000.00 (100% Grant Funded)
Completion: 50%



MDA Select Site Development 2025

Water Tower Storage and Utility Improvements
Total: \$1,598,500.00 (90% Grant Funded)
Completion: 5%



Gulf Coast Restoration Fund 2025

Speculative Building (REQUESTED)
Total: \$10,000,000.00 (80% Grant Funded)
Completion: REQUESTED

Pearl River County was also awarded Gulf Coast Restoration Funds in 2022, \$2,000,000.00 in total (80% grant funded) that were used to purchase the industrial park site and begin site development efforts. That project has been completed.

THANK YOU!

FOR ADDITIONAL INFORMATION
PLEASE CONTACT THE PRCEDD
AT:

Lindsay Ward, Director of Economic Development

 917 Goodyear Boulevard, Picayune, MS 39466

 lward@pearlrivercounty.net

 www.prcedd.com

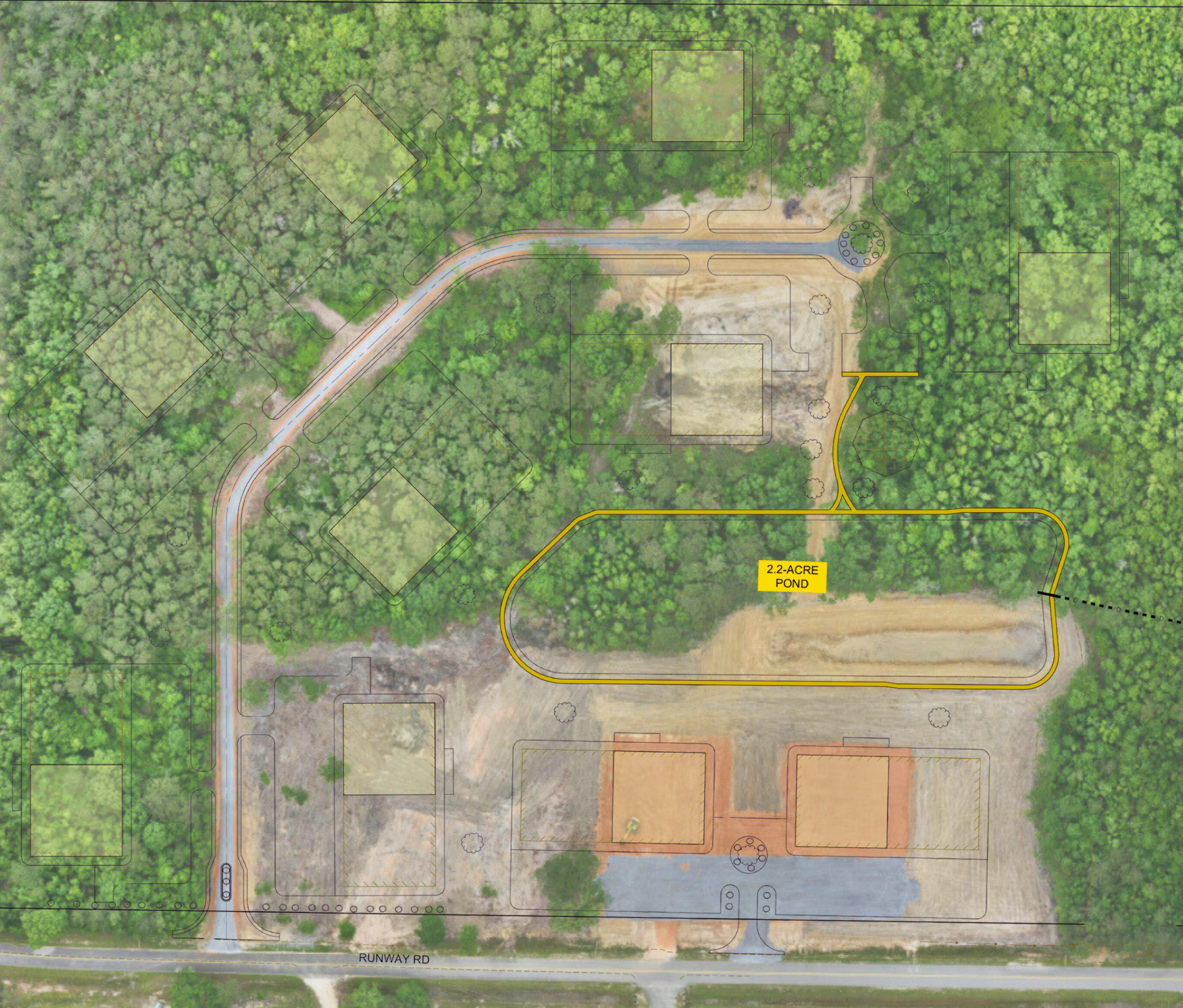
 (228) 861-8260





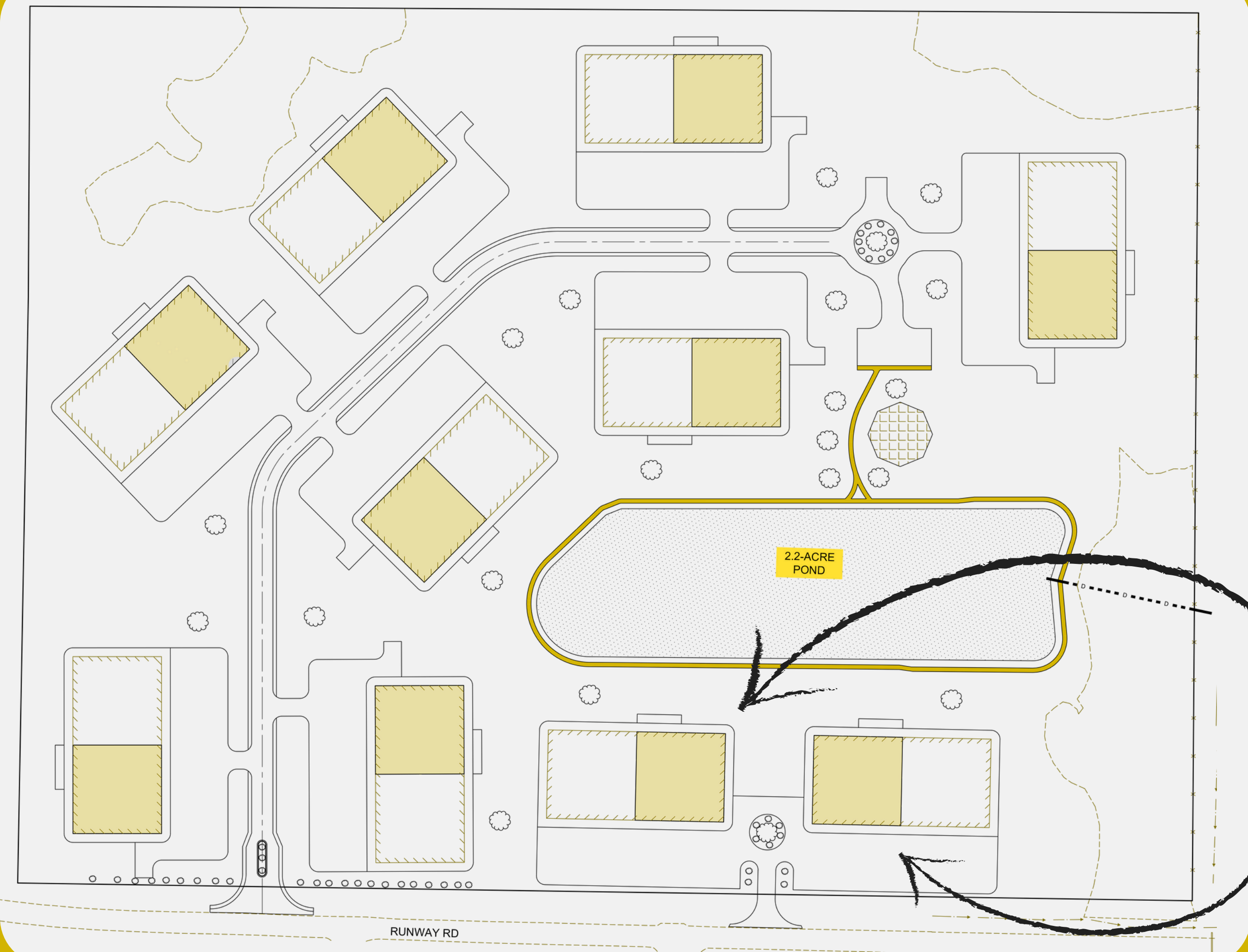
PEARL RIVER COUNTY TECHNOLOGY PARK

PROEDD.COM



The Pearl River County Technology Park sprawls over 30 acres of masterfully planned land, strategically situated along Runway Road, right across from the Picayune Municipal Airport. This vibrant hub, zoned for Light Industrial use, is equipped to host a wide array of manufacturing operations, making it a dynamic choice for innovative businesses.

THE MASTER-PLANNED SITE
WILL SOON START
CONSTRUCTION ON THE
FIRST TWO BUILDINGS
ALONG RUNWAY ROAD WITH
CONSTRUCTION EXPECTED
TO BE COMPLETED BY EARLY
2026.



STRATEGIC LOCATION

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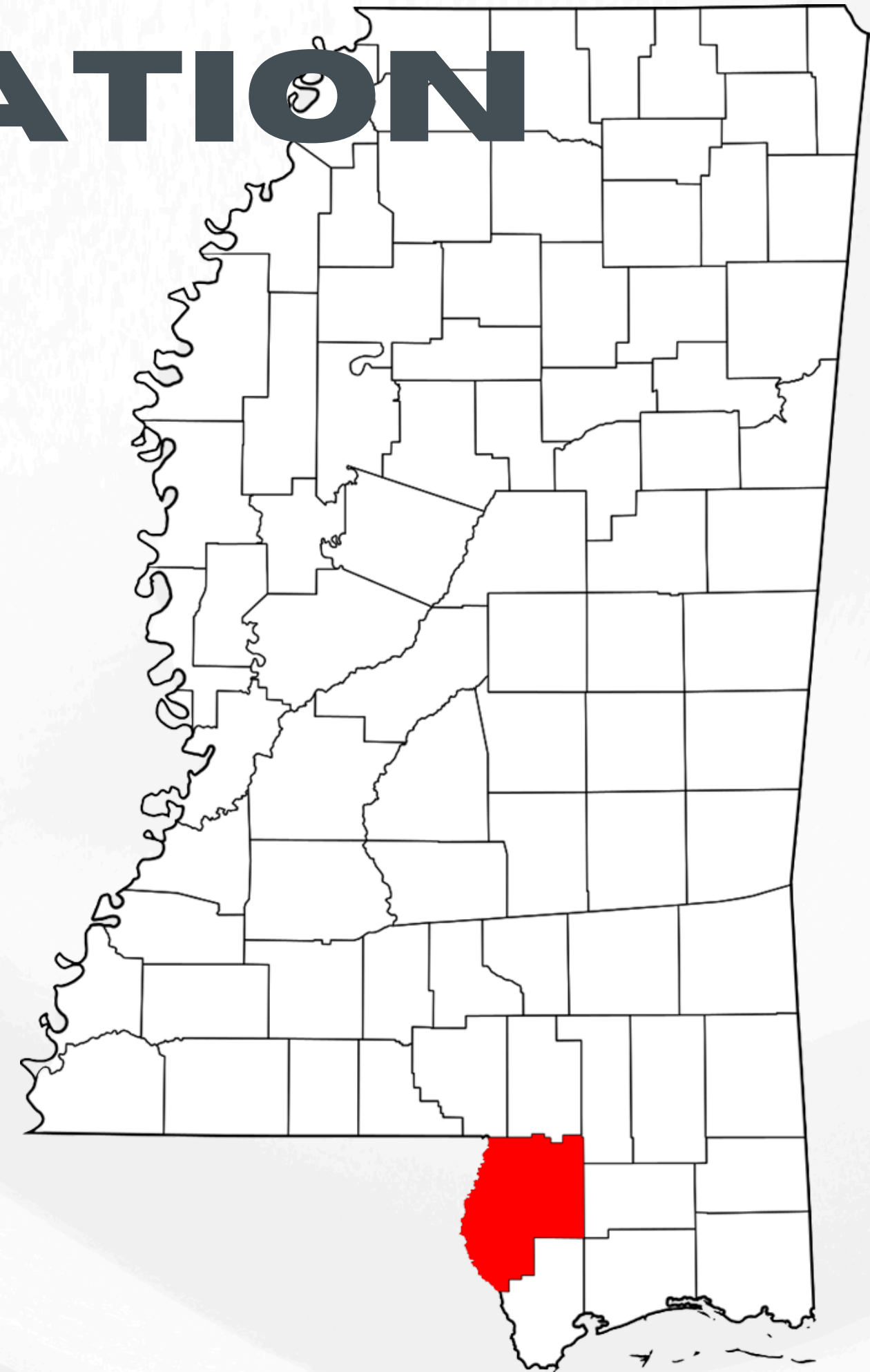


Demographics

City of Poplarville: 2,833

City of Picayune: 11,885

Pearl River County: 56,145



STRATEGIC LOCATION

The Pearl River County Technology Park is strategically located along Runway Road adjacent to the Picayune Municipal Airport, near Interstate 59, at the hub of a transportation corridor, approximately 22 miles from Slidell, LA, 50 miles to both New Orleans, LA and Gulfport, MS. Additionally, the site is 28 miles from the Pearl River County Industrial Park, located adjacent to Hwy 26 and Interstate 59.



YOUR WORKFORCE

Minute Radius from the Site

30

Population: 147,731
Median Age: 41.0
Per Capita Income: \$34,458.00
Median Household Income: \$63,626.00
Prime-Age Labor Force (25-54): 54,070

45

Population: 383,812
Median Age: 40.9
Per Capita Income: \$34,565.66
Median Household Income: \$61,953.00
Prime-Age Labor Force (25-54): 138,941

60

Population: 1,144,225
Median Age: 39.3
Per Capita Income: \$38,130.00
Median Household Income: \$61,235.00
Prime-Age Labor Force (25-54): 446,248



Workforce training is available through Pearl River Community College (with their main campus located 28 miles from the site and their Hancock County facility only 20 miles away) and AccelerateMS.

UTILITY INFRASTRUCTURE SERVING THE SITE

Water

- Provider: City of Picayune
Details: Site served with a 12" line with excess capacity.

Wastewater

- Provider: Pearl River County Utility Authority
Details: 8" Gravity Sewer Line with available capacity.

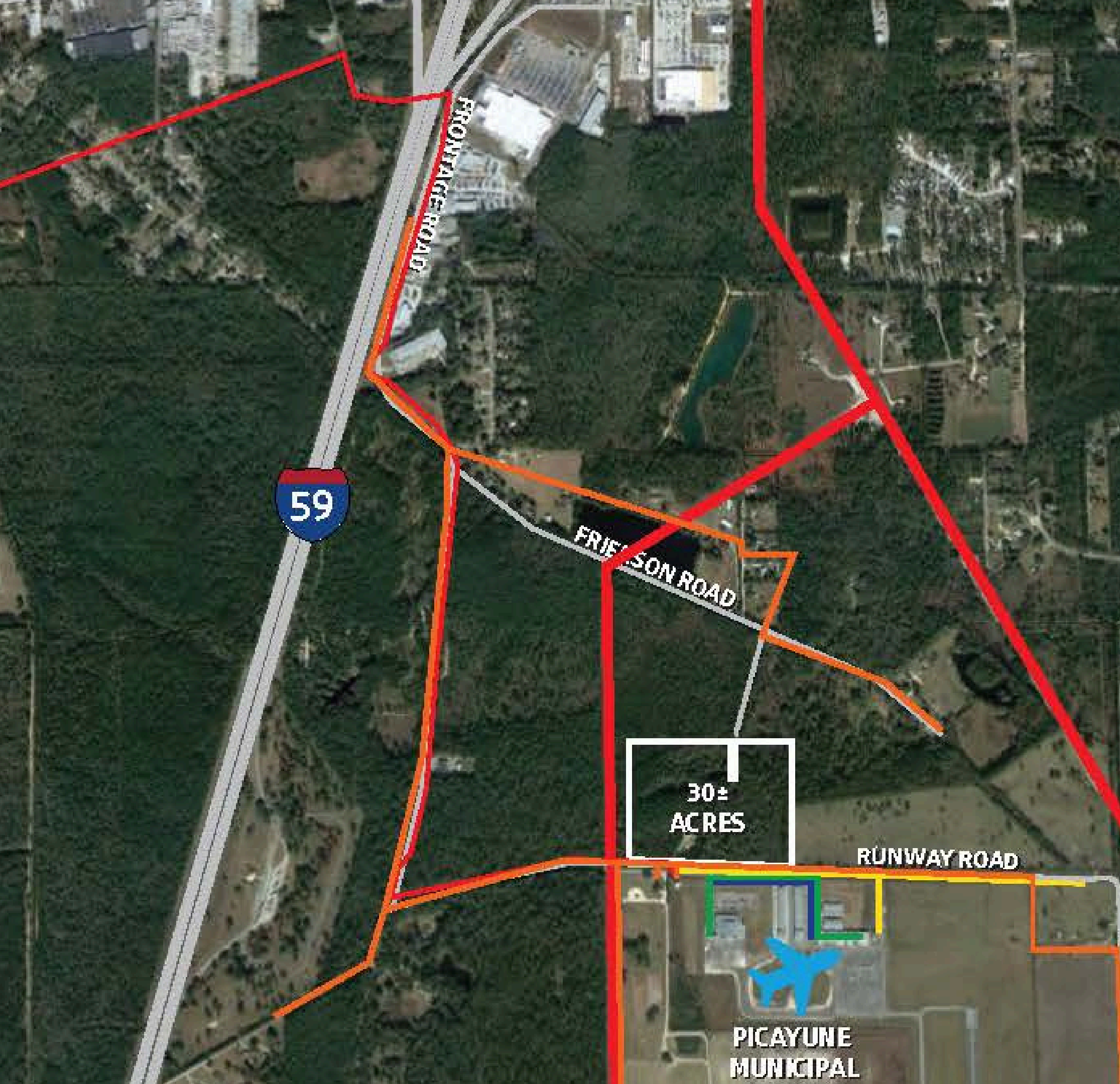
Electric Power

- Provider: Coast Electric Power Association
Details: A 115kV Transmission Line is adjacent to the site with a 14.4kV Distribution Line serving the site.

Natural Gas

- Provider: City of Picayune
Details: a 4" natural gas line services the site with available capacity.

*Not pictured in the image to the left/above is the future water tank storage that will be located on site with funding awarded by the Mississippi Development Authority.



TRANSPORTATION CORRIDOR

PEARL RIVER COUNTY TECHNOLOGY PARK

PORTS

Port of Gulfport – 47 Miles
(DEEP WATER Access)
Port Bienville – 43 Miles
(Shallow Draft)
Port of New Orleans – 54 Miles
(DEEP WATER Access)

AIRPORTS

Gulfport-Biloxi International Airport –
46 Miles (9,000 ft runway)
New Orleans International Airport –
62 Miles (10,104 ft runway)
Picayune Municipal Airport –
Adjacent (5,000 ft runway)
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INTERSTATE / MAJOR HIGHWAYS

Interstate 59 – 2 Miles
Interstate 10 – 18 Miles
Interstate 12 – 19 Miles
MS Highway 43 S – 2 Miles
MS Highway 11 – 3.5 Miles
MS Highway 43 N – 4.5 Miles



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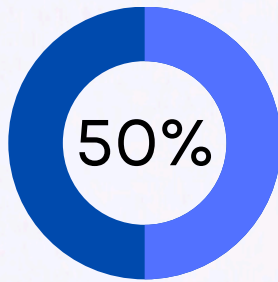
FUTURE SITE DEVELOPMENT PROJECTS

In partnership with the State of Mississippi, local legislators, the Mississippi Development Authority and utility partners, Pearl River County has worked diligently to create a highly competitive technology park site. **Total Funds Awarded to Date for the Site: \$2,450,000.00 (79.79% grant funded)**



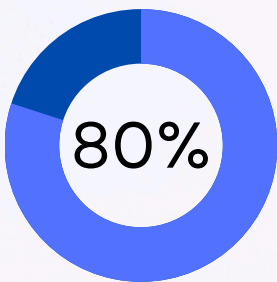
Cooperative Competes Grant 2023

Site Improvements and Due Diligence
Total: \$25,000.00
Completion: 100%



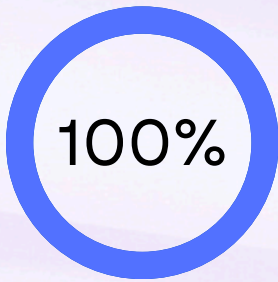
MDA Site Development 2023

Due Diligence Reporting and Site Imp.
Total: \$100,000.00 (50% MDA, 25% CC, 25% Local)
Completion: 100%



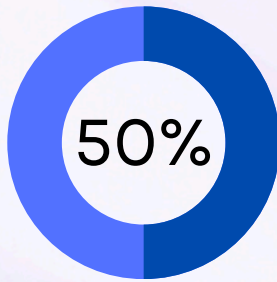
Gulf Coast Restoration Fund 2023

Building Construction and Site Dev.
Total: \$2,250,000.00 (80% Grant Funded)
Completion: 10%



Cooperative Competes Grant 2024

Site Improvements and Road Base into Site
Total: \$25,000.00
Completion: 100%



MDA Site Development 2024

Site Improvements and Road Base into Site
Total: \$100,000.00 (50% Grant Funded)
Completion: 100%

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