

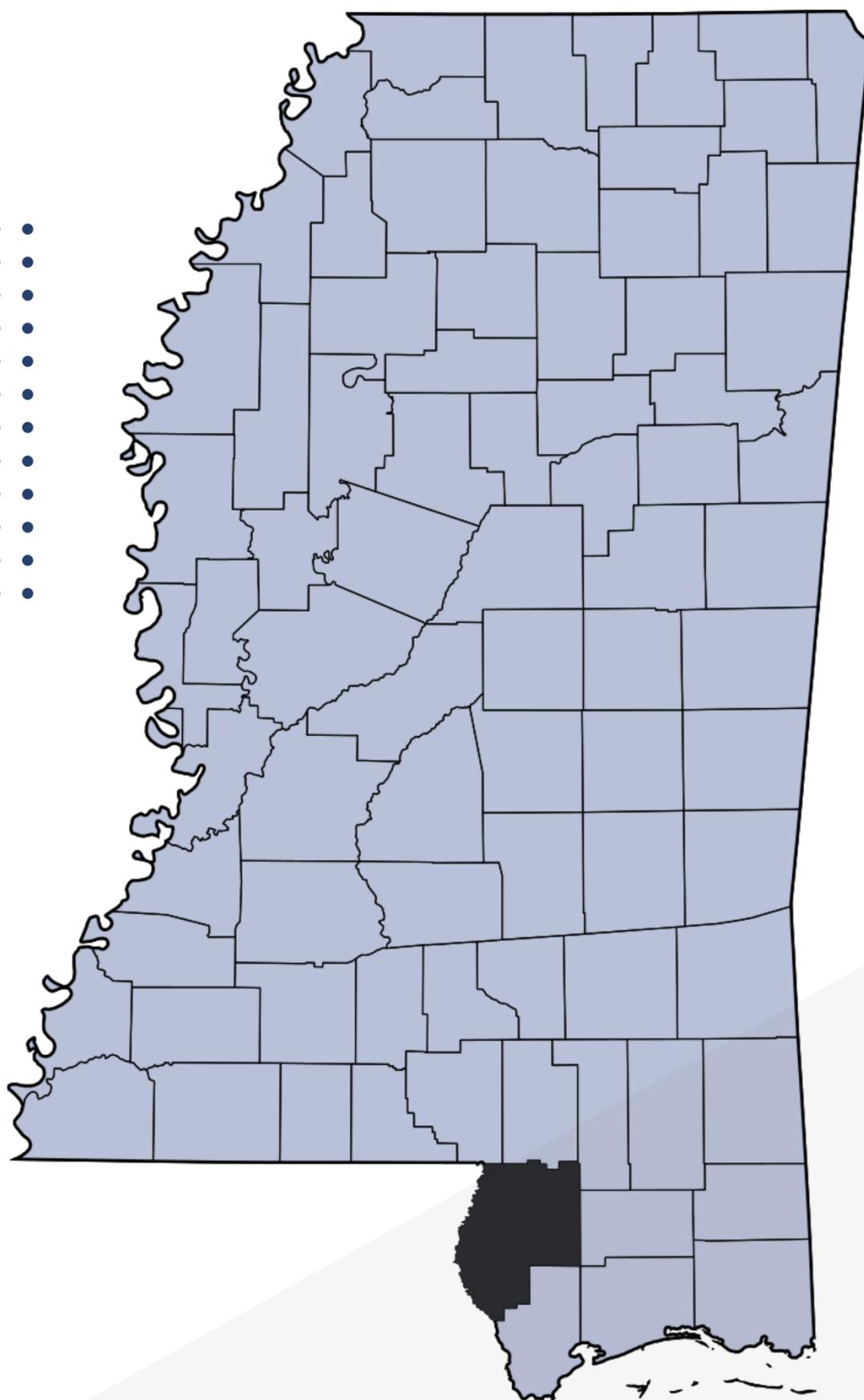
LINDSAY WARD  
DIRECTOR OF ECONOMIC DEVELOPMENT



***Pearl River County, Mississippi  
Industrial and Technology Parks***



# 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



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

# Target Industry Recruitment



Aerospace



Blue Economy



Distribution



Polymers



Light Manufacturing



Healthcare



# Pearl River County Industrial Park

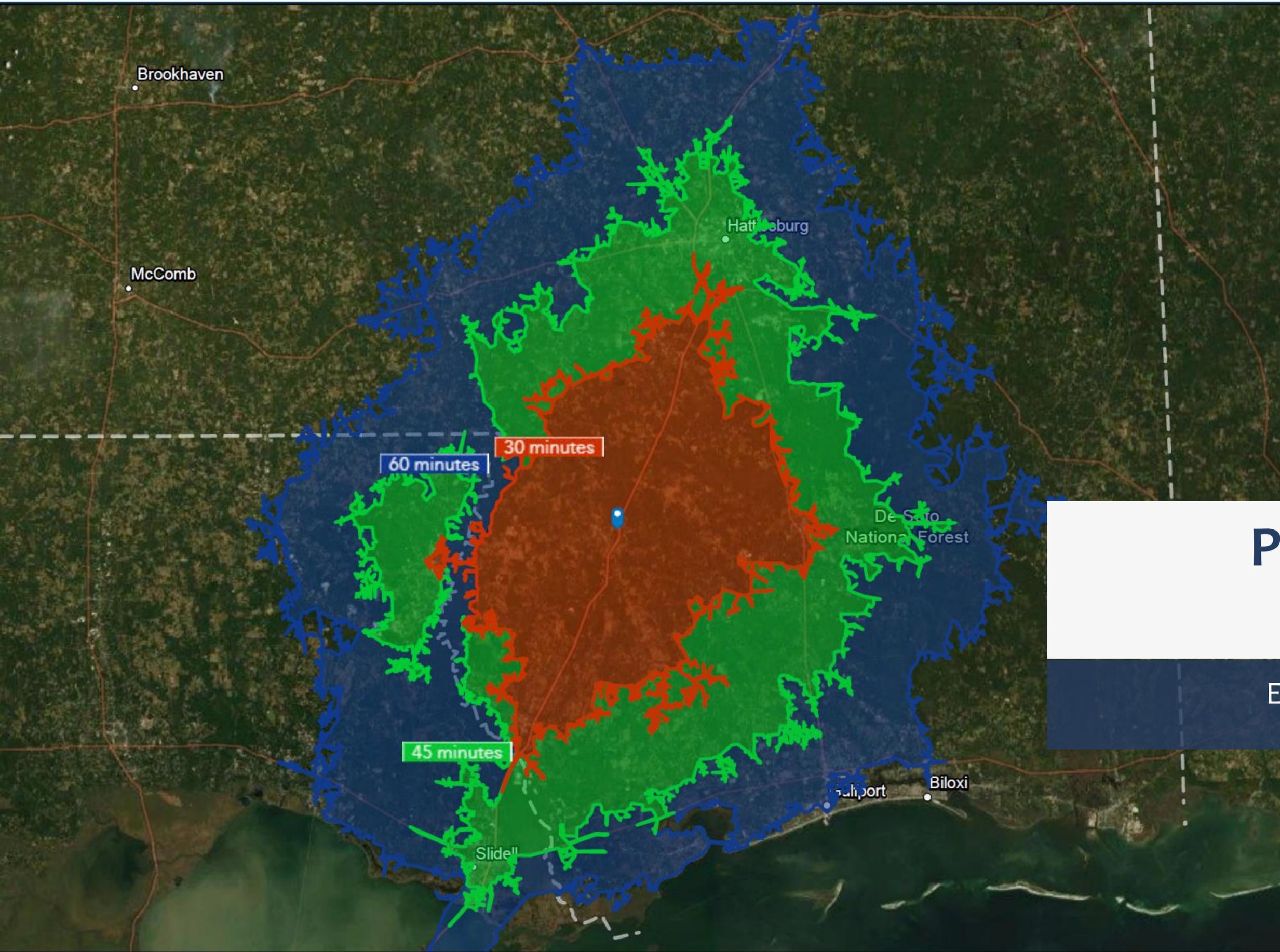
Purchased on May 17, 2022 – Poplarville, MS



# 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

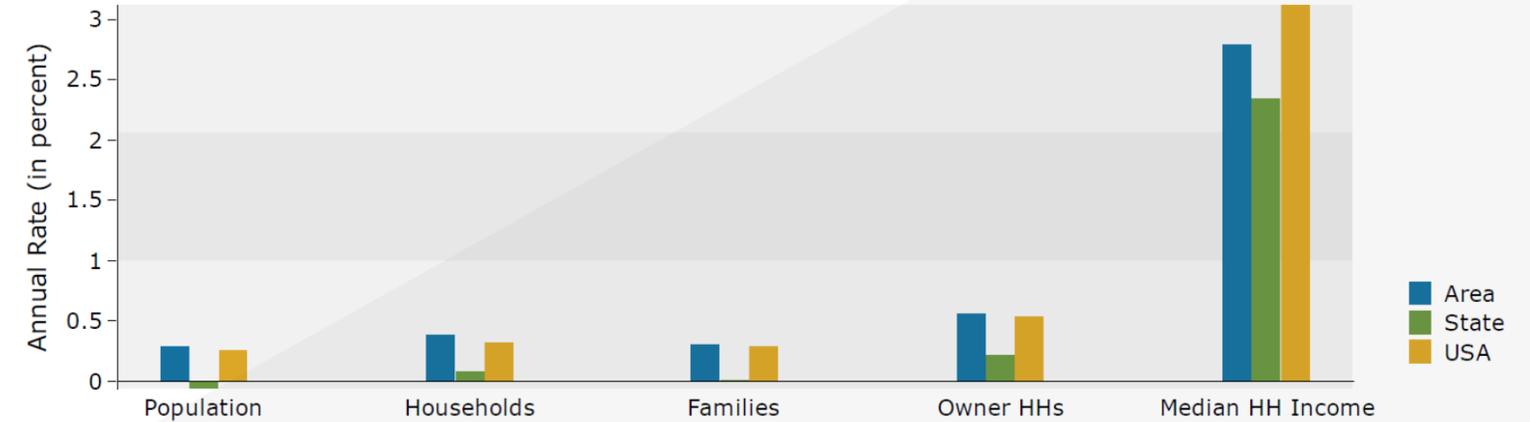


PEARL RIVER COUNTY ECONOMIC DEVELOPMENT DISTRICT

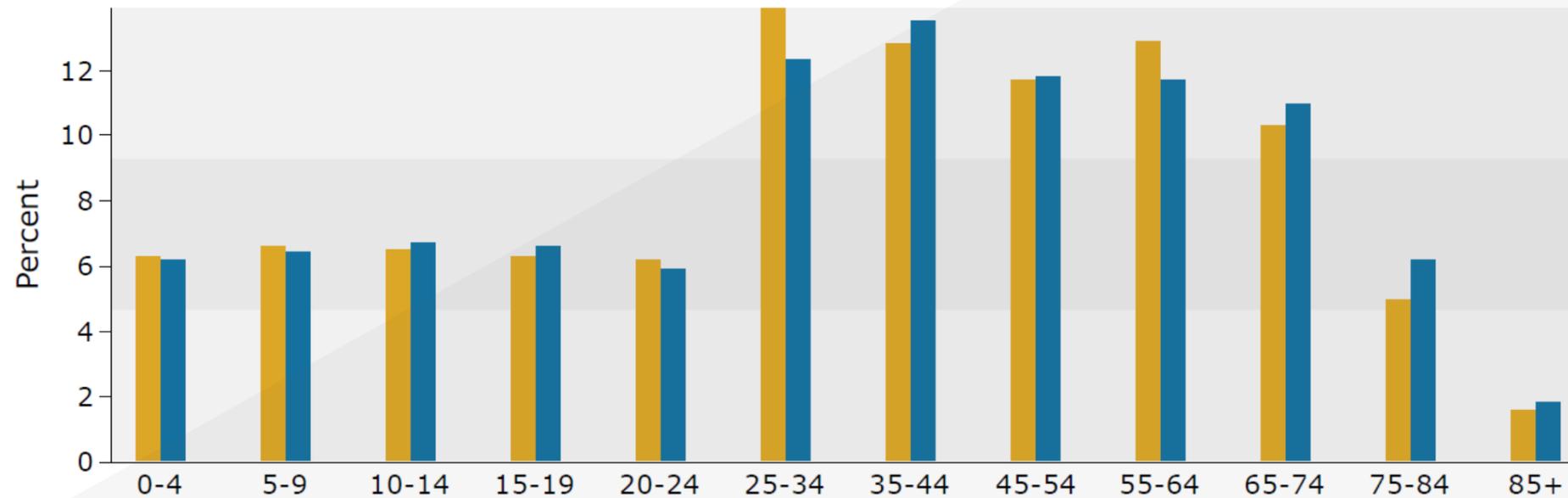
# Demographic and Income Profile – 60 Minute Radius

- 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

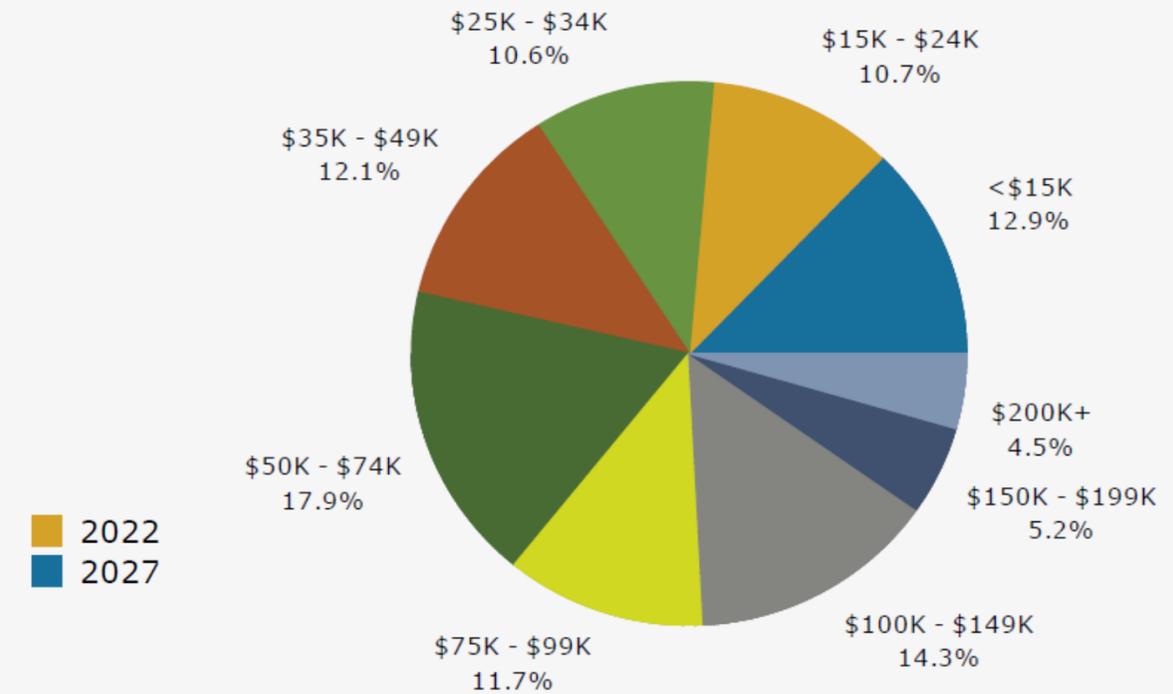
Trends 2022-2027



Population by Age



2022 Household Income



# Pearl River County Industrial Park – Total Funds Awarded and Applied

## MDA Site Development and Gulf Coast Restoration Fund

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
<b>Total Approved Funding</b>		<b>\$1,530,700.00 (17.096%)</b>	<b>\$7,422,800.00 (82.904%)</b>	<b>\$8,953,500.00</b>
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

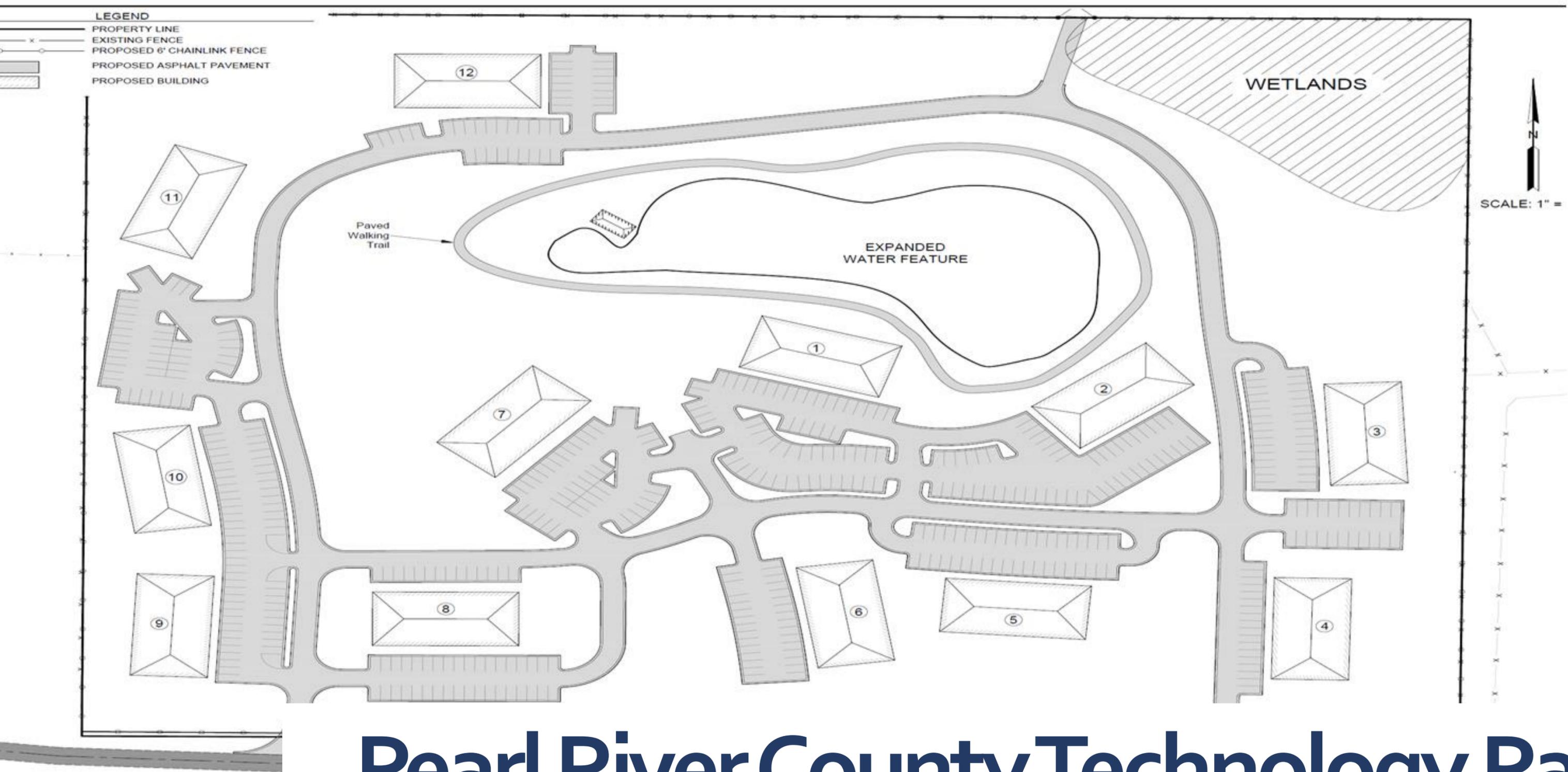


## GCRF 2025 Legislative Request

- 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

59  
 Preliminary Rendering of Spec. Building  
 2025 GCRF Funding Request



# Pearl River County Technology Park

Concept developed in the early 2000's,  
Picayune, MS

# Pearl River County Technology Park – Total Funds Awarded and Pending

MDA Site Development and Gulf Coast Restoration Fund

Fund	Use of Funds	Pearl River County	Grant Portion	Total
Cooperative Competes 2023 Match	Site Improvements		\$25,000 (25%)	
MDA Site Development 2023	Due Diligence Reporting and Site Clearing	\$25,000 (25%) – Coop. Competes	\$50,000 (50%)	\$100,000.00
GCRF 2023	Construction of 1 <sup>st</sup> Building and Site Improvements	\$450,000 (20%)	\$1,800,000 (80%)	\$2,250,000.00
Cooperative Competes 2024 Match	Site Improvements and Road Into Tech. Park		\$25,000 (25%)	
MDA Site Development Grant 2024	Site Improvements and Road Into Tech. Park	\$25,000 (25%)	\$50,000 (50%)	\$100,000
<b>Total Approved Funding</b>		<b>\$500,000.00 (20.21%)</b>	<b>\$1,950,000.00 (79.79%)</b>	<b>\$2,450,000.00</b>



# Pearl River County Technology Park— Site Development 2023 Award

- Pearl River County pursued Site Development Funding with the Mississippi Development Authority to assist with completion of due diligence reporting and site clearing of approximately 10 acres.
- Due Diligence Reporting Included:
  - Topographic Survey
  - ALTA Survey
  - Wetlands Delineation
  - Phase I Environmental Assessment
  - Cultural Resources Survey
  - Threatened and Endangered Species Survey
- Total Site Development Project: \$100,000.00
  - \$50,000.00 MDA Site Development
  - \$25,000.00 County Match
  - \$25,000.00 Cooperative Competes Grant

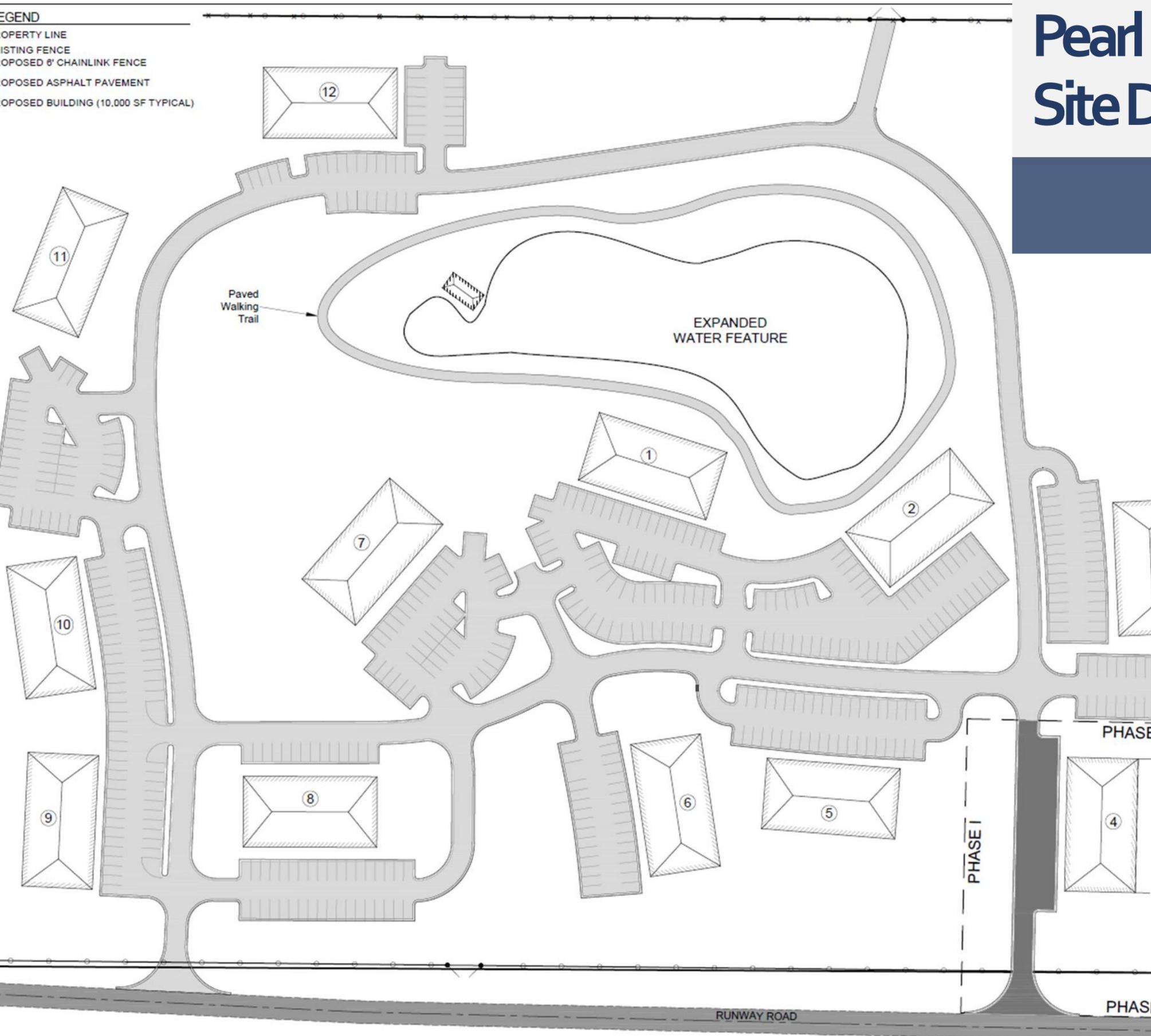
# Pearl River County Technology Park – GCRF 2023 Award



- Pearl River County pursued Gulf Coast Restoration Funding (GCRF) during the 2023 Legislative Session for the construction of the 1<sup>st</sup> building on the master planned site.
- Total GCRF Project: \$2,250,000.00
  - \$1,800,000.00 in GCRF Funding
  - \$450,000.00 in County Match
- The County is in the process of completing all relative due diligence

# Pearl River County Technology Park – Site Development 2024 Award

LEGEND  
PROPERTY LINE  
EXISTING FENCE  
PROPOSED 6' CHAINLINK FENCE  
PROPOSED ASPHALT PAVEMENT  
PROPOSED BUILDING (10,000 SF TYPICAL)



- Pearl River County pursued Site Development Funding with the Mississippi Development Authority to assist with site grading and the initial construction of the road at the technology park property.
- Aspects of the project include:
  - Site grading
  - Erosion Control
  - Granular material for the project
  - Asphalt paving
  - Curb and guttering
  - Striping
- Total Site Development Project: \$100,000.00
  - \$50,000.00 MDA Site Development
  - \$25,000.00 County Match
  - \$25,000.00 Cooperative Competes Grant



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# THANK YOU

*Lindsay Ward  
Director of Economic Development*

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## OFFICE



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PEARL RIVER COUNTY ECONOMIC DEVELOPMENT DISTRICT

