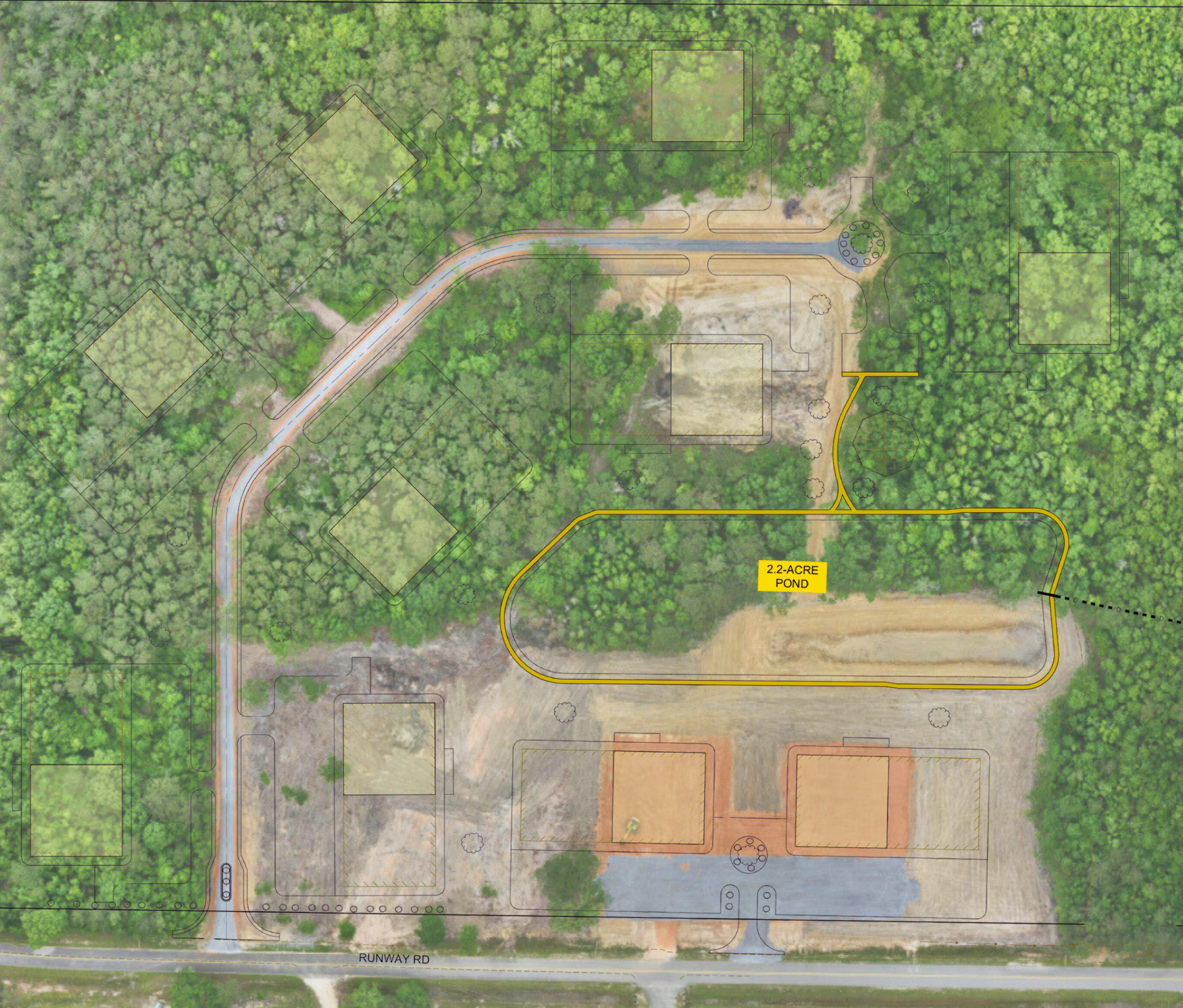




# PEARL RIVER COUNTY TECHNOLOGY PARK

[PROEDD.COM](http://PROEDD.COM)

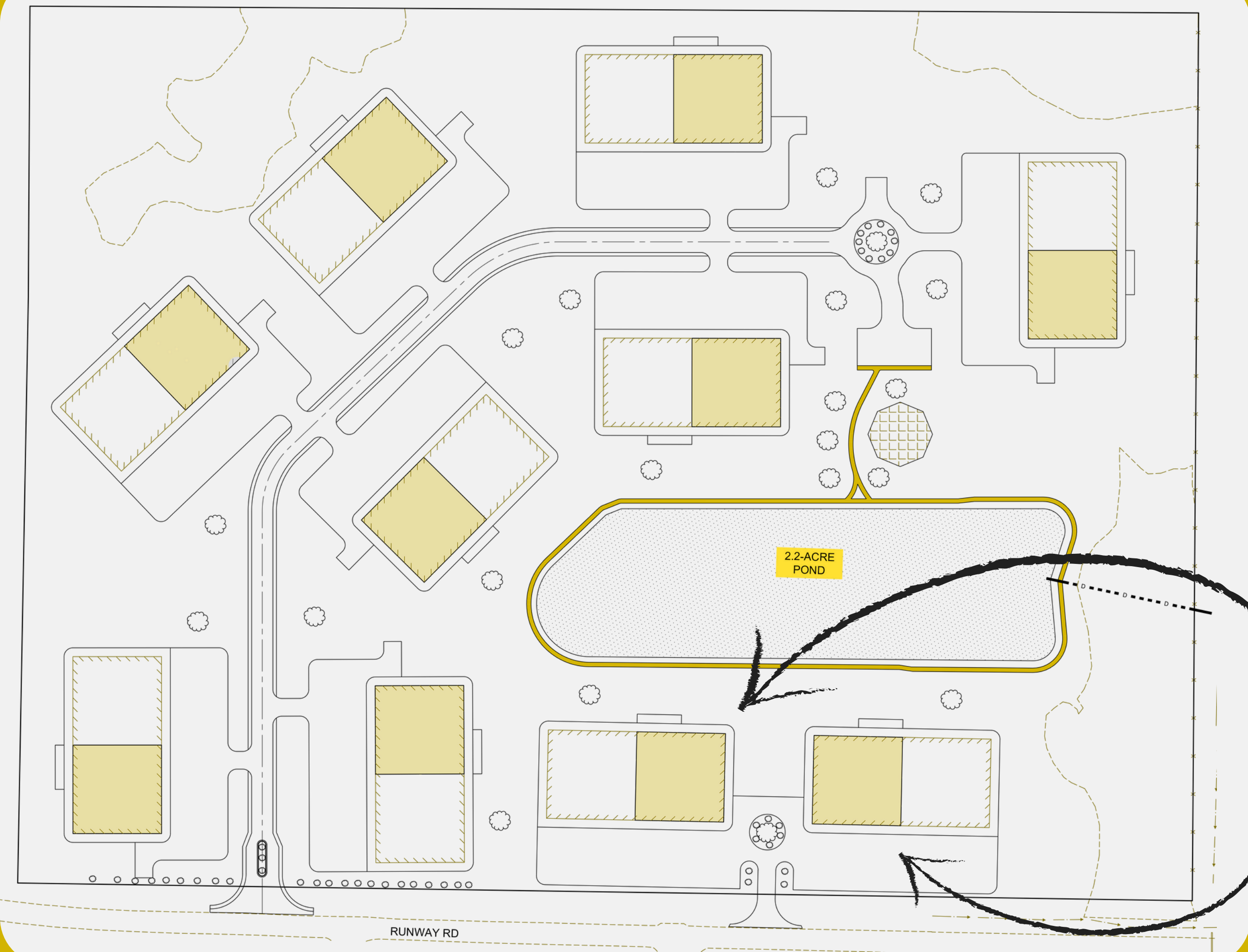




The Pearl River County Technology Park sprawls over 30 acres of masterfully planned land, strategically situated along Runway Road, right across from the Picayune Municipal Airport. This vibrant hub, zoned for Light Industrial use, is equipped to host a wide array of manufacturing operations, making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

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

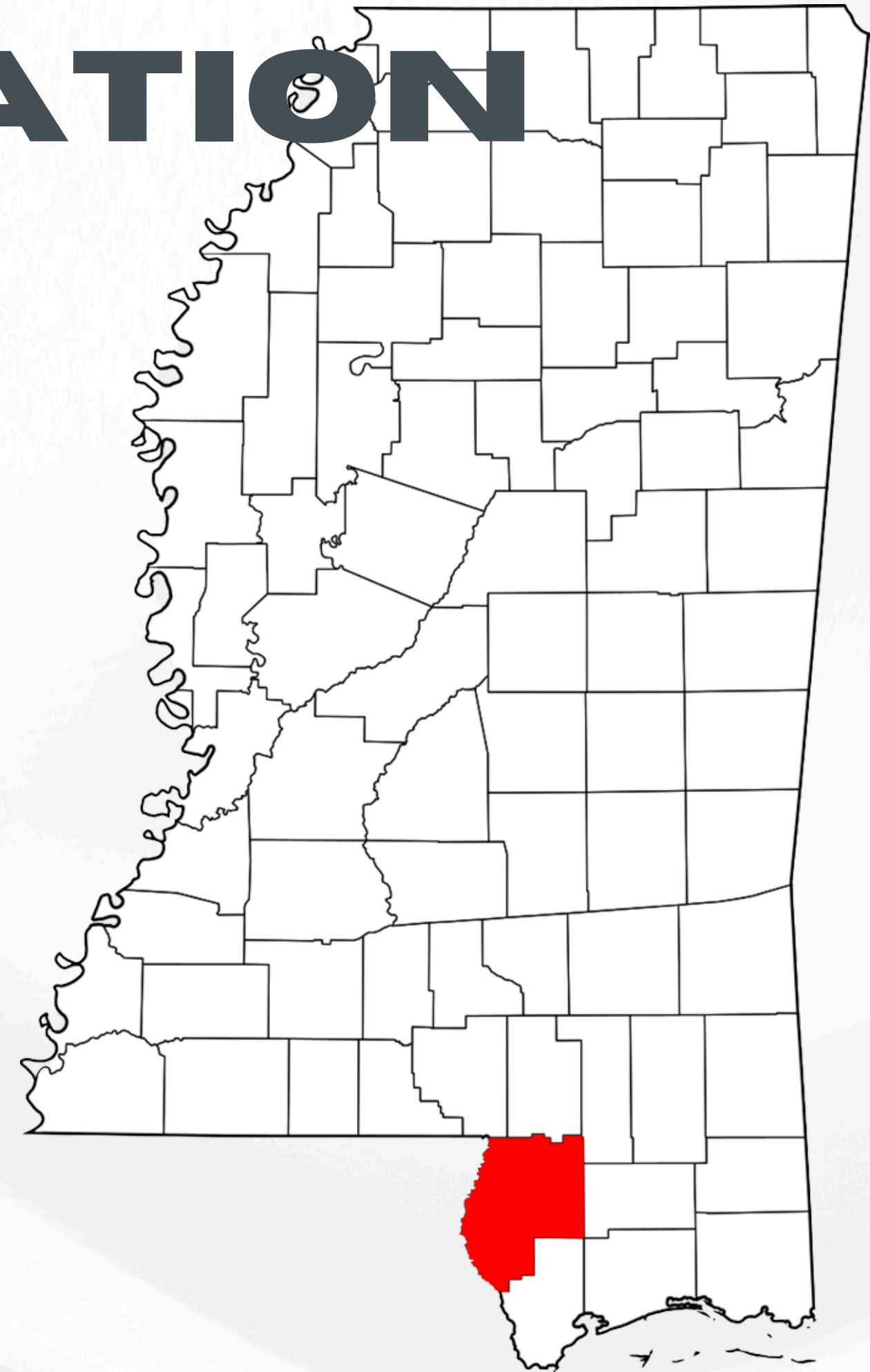


## Demographics

City of Poplarville: 2,833

City of Picayune: 11,885

Pearl River County: 56,145





# STRATEGIC LOCATION

The Pearl River County 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.

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# 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.

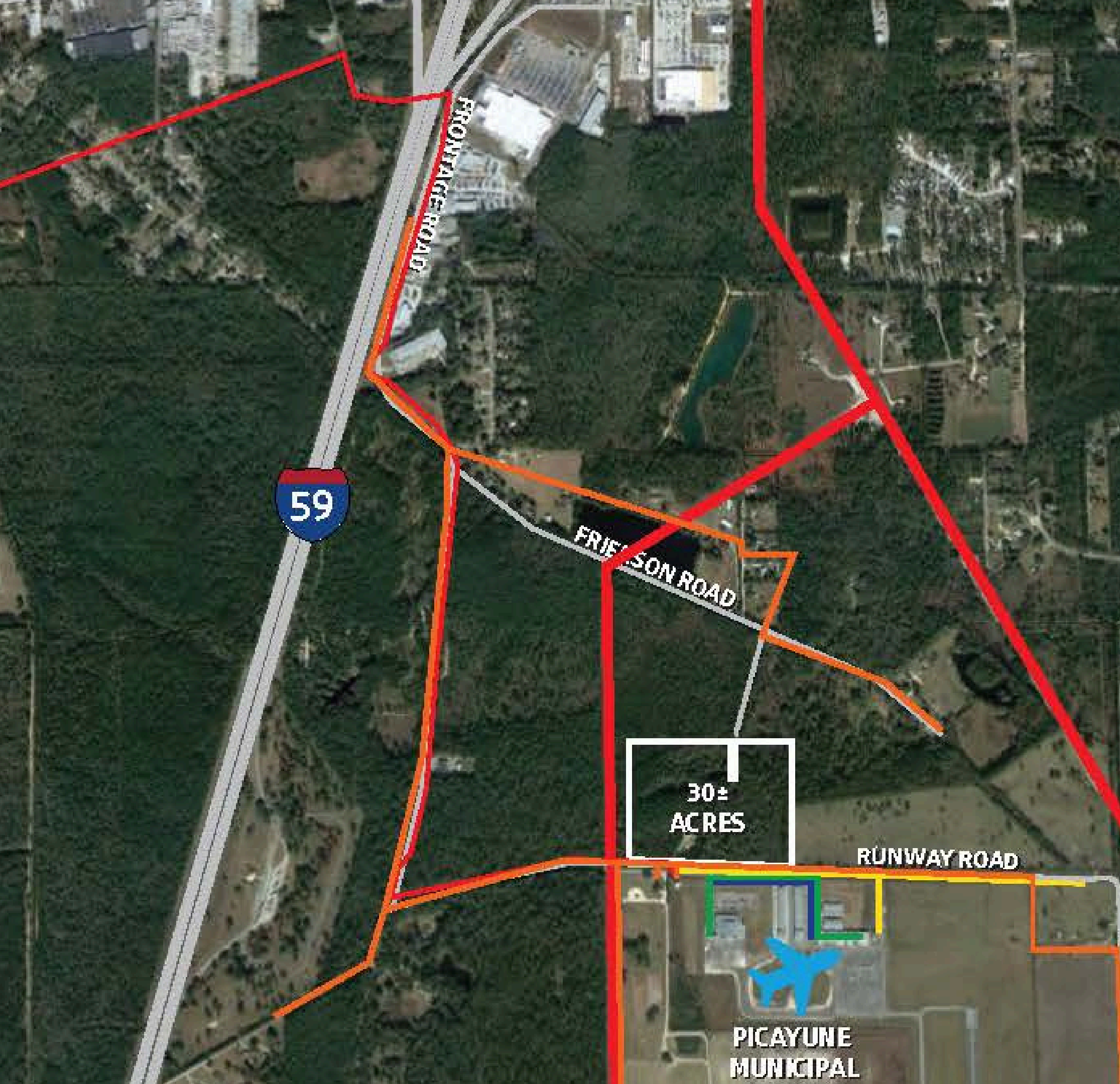
## Electric Power

- 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)  
Stennis International Airport –  
20 Miles (8,498 ft runway)  
Poplarville-Pearl River County Airport –  
27 Miles (4,000 ft runway)  
Hattiesburg Bobby L. Chain Airport –  
64 Miles (6,094 ft runway)

### 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





# TARGETED INDUSTRIES



AEROSPACE



BLUE ECONOMY



DISTRIBUTION



POLYMERS



ADVANCED  
MANUFACTURING



HEALTHCARE



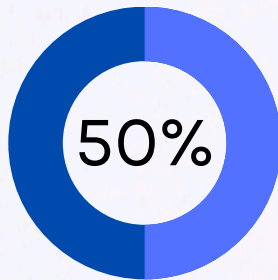
# FUTURE SITE DEVELOPMENT PROJECTS

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 technology park site. **Total Funds Awarded to Date for the Site: \$2,450,000.00 (79.79% grant funded)**



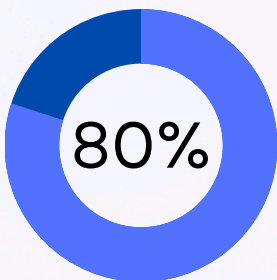
## Cooperative Competes Grant 2023

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



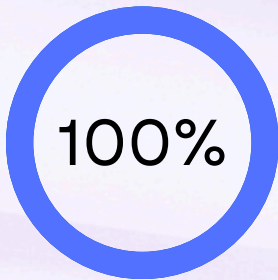
## MDA Site Development 2023

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



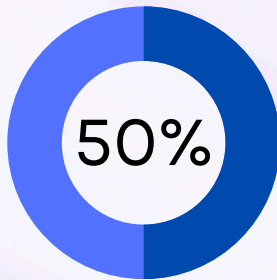
## Gulf Coast Restoration Fund 2023

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%



# 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](mailto:lward@pearlrivercounty.net)

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 (228) 861-8260

