

FAWN GROVE

INDUSTRIAL PARK

ITAWAMBA COUNTY, MISSISSIPPI

MANUFACTURING | WAREHOUSE | DISTRIBUTION

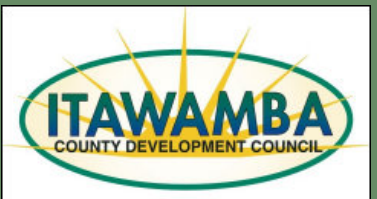
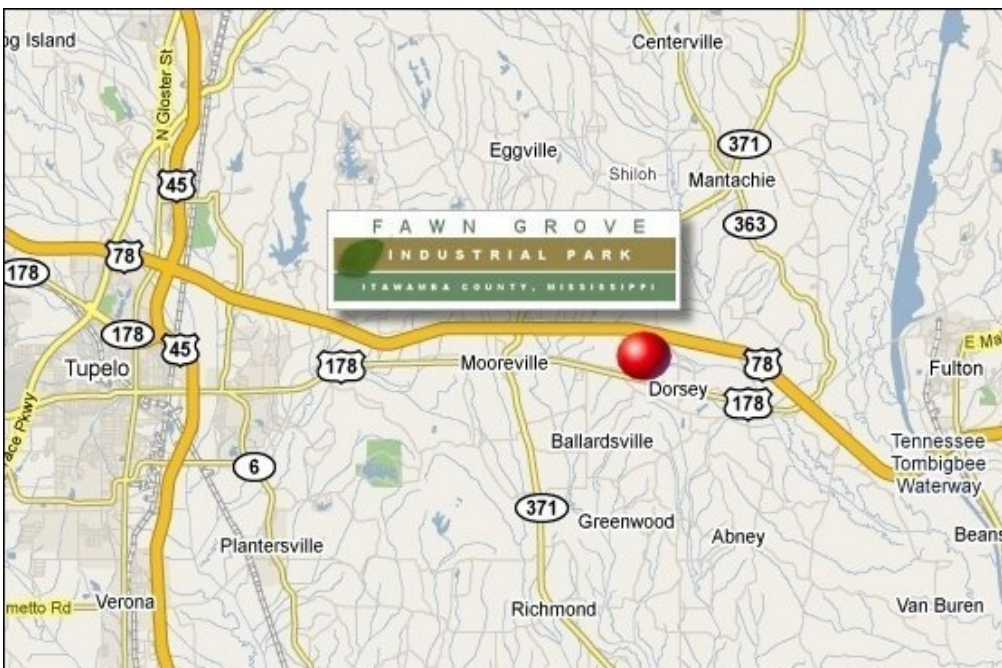


A state-of-the-art industrial park located in the heart of northeast Mississippi's industrial region, Fawn Grove Industrial Park is just west of Port Itawamba on the Tennessee-Tombigbee Waterway and less than fifteen minutes east of Tupelo – northeast Mississippi's retail and industrial trade center.

Located along US Highway 78 (Future I-22) and State Highway 178, Fawn Grove Industrial Park is located halfway between Memphis, Tennessee and Birmingham, Alabama.

Offering many amenities, a wide range of lot sizes are available. For more information about Fawn Grove Industrial Park, contact:

**The Itawamba County
Development Council**
PO Box 577
Fulton, MS 38843
(662) 862-4571
www.itawamba.com



LOT SIZES AVAILABLE FROM 10 TO 120 ACRES

**FAWN GROVE
INDUSTRIAL PARK
QUICK FACTS**

Latitude – 34.269

Longitude – 88.524

9.1 miles to Tupelo, Mississippi

7.4 miles to Port Itawamba

23.03 miles to Blue Springs
(location of the new Toyota
manufacturing facility)

Halfway between Memphis,
Tennessee and Birmingham,
Alabama



Whatever your needs, we can work in partnership with you to determine your required lot size. Any size from ten acres to 120 acres is available for your needs.

Fawn Grove Industrial Park is conveniently located in an ideal rural setting with municipal amenities and no municipal taxes. Itawamba County has a business-friendly environment offering possibilities of industrial tax exemptions.

Fawn Grove Industrial Park is conveniently situated in northeastern Mississippi in close proximity to most all major southeastern cities and has a direct link to the Gulf of Mexico via the Tennessee-Tombigbee Waterway



Just 7.1 miles west of Port Itawamba and the Tennessee-Tombigbee Waterway, connecting Mid-America with the Gulf of Mexico. Port Itawamba has direct access to the Mississippiian Railway Cooperative connecting the port with Burlington Northern, a Class I major railroad.

FAWN GROVE INDUSTRIAL PARK FEATURES

Park Features

- Lots available from 10 acres to 120 acres
- Hard surface highway through park
- 7.1 miles west of Port Itawamba and rail service
- 23 miles east of Toyota's new Blue Springs facility

Utilities

- Water – existing 12" line serving entire park. Elevated Water Tank, 300,000 gallon dedicated water storage.
- Wastewater – 8" force main
- Electrical Power – Dedicated substation 40 MVA, redundant 25 MVA supply
- Natural Gas – Ex 2" line serving industrial park with 300 MCF capacity. 4" high-pressure line with 2,000 MCF capacity

Transportation

- Halfway between Memphis, Tennessee and Birmingham, Alabama
- Adjacent to 4-lane US Highway 78 (future I-22)
- Adjacent to State Highway 178
- 9.5 miles east of Tupelo Regional Airport
- Access to Tennessee-Tombigbee Waterway 7.1 miles
- Access to Mississippi Railway 7.1 miles

The new Fawn Grove Industrial Parkway winds through the large industrial complex in western Itawamba County.



just 23 miles east of blue springs

**home of Toyota's new
manufacturing facility**



Itawamba County, Mississippi is located in the scenic northeastern hills section of the state. Located just east of Tupelo – northeastern Mississippi's retail and industrial trade center and halfway between Memphis, Tennessee and Birmingham, Alabama, the county's quality of life is unsurpassed in the region. With top-notch educational facilities, including Itawamba Community College, the county has an excellent work force training program.

The Itawamba Community College five-county district has implemented a tuition guarantee program for high school graduates, including graduates in Itawamba County.

<http://www.icc.cc.ms.us/>



ITAWAMBA COUNTY AT A GLANCE

People	
Population:	23,390
Labor Force:	11,250
Job Growth Rate:	12.34%
Unemployment Rate:	11.00%
Median Age:	36.07
Labor Force	
Bachelors Degree or higher:	9.86%
High School Degree of higher:	71.35%
White Collar Workers:	55%
Blue Collar Workers:	44%
Universities in Community:	0
Universities in County + 50 miles:	5
Community Colleges in Community:	1
Community Colleges in County + 50 miles:	2

Itawamba County

Mississippi

2009

GENERAL DEMOGRAPHICS

Population: 23,292 Households: 9,085

By Gender		2008	
Male	48.98%	Age 0-9	12.84%
Female	51.02%	Age 10-20	16.83%
		Age 21-24	4.87%
		Age 25-34	13.93%
		Age 35-44	13.23%
		Age 45-54	13.30%
		Age 55-64	11.49%
		Age 65-74	7.39%
		Age 75+	6.71%

By Race and Ethnicity		2008	
White	62.04%		
Minor American	6.88%		
Other	1.28%		

CREATE
FOUNDATION

LABOR MARKET

Residence Based Amounts	2003	2007	2008	2005	2004	2003
Civilian Labor Force	18,200	10,880	11,000	10,900	10,918	11,620
Unemployed	870	780	780	720	628	630
Unemployment Rate	4.8	7.0	7.1	6.6	5.7	5.4
Employed	1,480	10,100	10,280	10,240	10,298	10,990

Establishment Based Amounts	2008	2007	2008	2005	2004	2003
Manufacturing	1,200	1,270	1,670	1,470	1,408	1,200
Non-manufacturing	4,410	5,170	4,470	4,120	4,068	4,140
Agricultural Forestry, Fishing & Hunting	300	130	130	120	148	110
Mining	40	20	20	20	20	60
Utilities	40	40	40	40	48	40
Construction	730	1,240	780	700	648	770
Wholesale Trade	230	280	270	240	228	210
Retail Trade	810	680	670	660	668	660
Transportation & Warehousing	170	130	130	130	138	140
Information	40	30	30	30	38	30
Finance & Insurance	110	90	100	80	78	80
Real Estate, Rental & Leasing	30	30	30	30	28	20
Professional Scientific & Technical Services	30	30	20	20	48	30
Management of Companies	0	0	0	0	8	0
Administrative Support & Waste Management	110	130	100	90	88	80
Educational Services	20	0	0	0	0	0
Health Care & Social Assistance	660	580	540	530	528	460
Arts, Entertainment & Recreation	20	30	20	30	48	20
Accommodations & Food Services	280	240	230	230	208	250
Other Services (except public administration)	30	30	40	40	38	30
Government	1,170	1,220	1,220	1,020	1,068	1,120
Education	900	1,050	1,070	780	818	830
Total Non-agricultural Employment	6,140	6,940	6,088	5,598	5,450	5,430

To download a complete demographics report about Itawamba County, visit the Itawamba County Development Council website at www.itawamba.com.



Looking north along the Fawn Grove Industrial Park Parkway