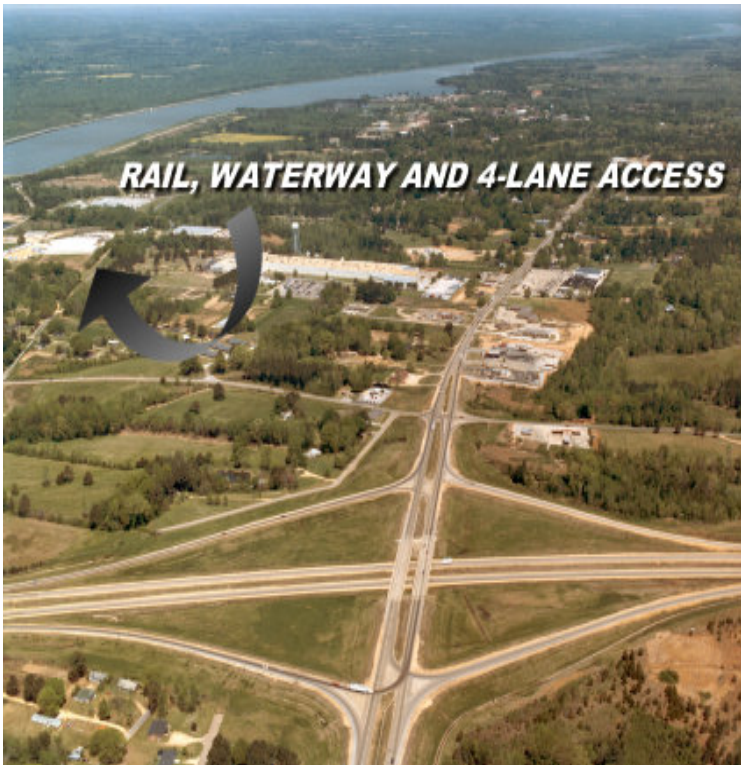




PORT ITAWAMBA INDUSTRIAL PARK

ITAWAMBA COUNTY, MISSISSIPPI

MANUFACTURING | WAREHOUSE | DISTRIBUTION



RAIL, WATERWAY AND 4-LANE ACCESS

A STATE-OF-THE-ART INDUSTRIAL PARK IN THE HEART OF MISSISSIPPI'S INDUSTRIAL REGION..

A state-of-the-art industrial park located in the heart of northeast Mississippi's industrial region, Port Itawamba Industrial Park is just north of Port Itawamba on the Tennessee-Tombigbee Waterway and adjacent to the Mississippian Railway connecting Fulton to Burlington Northern – Santa Fe, a major Class I railroad. Located less than fifteen minutes east of Tupelo – northeast Mississippi's retail and industrial trade center, Port Itawamba Industrial Park is a prime location for your business.

Located just north of US Highway 78 (Future I-22) Port Itawamba 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 Port Itawamba Industrial Park, contact:

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



*a prime location for your manufacturing,
warehousing, and distribution needs*



Whatever your needs, we can work in partnership with you to determine your required lot size. Any size from five acres to 15.97 acres is available for your needs.

Port Itawamba Industrial Park is conveniently located in an ideal municipal setting with all municipal amenities and low municipal and county taxes. Itawamba County has a business-friendly environment offering possibilities of industrial tax exemptions.

Port Itawamba 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 adjacent Tennessee-Tombigbee Waterway



a view of a portion of the parcel



Adjacent to Port Itawamba and the Tennessee-Tombigbee Waterway, connecting Mid-America with the Gulf of Mexico. Port Itawamba Industrial Park has direct access to the Mississippian Railway Cooperative connecting the park with Burlington Northern-Santa Fe, a Class I major railroad

Adjacent to Port Itawamba and Direct Railroad Access



PORT ITAWAMBA INDUSTRIAL PARK FEATURES

Park Features

- Lots available from 5 acres to 45 acres +/-
- Hard surface highway through park
- Adjacent to Port Itawamba and rail service
- 27 miles east of Toyota's new Blue Springs facility

Utilities

- Water – existing 6" line serving entire park..
- Wastewater – 8" force main
- Electrical Power – 460 volt three-phase service
- Natural Gas – Ex 2" line serving industrial park
-

Transportation

- Halfway between Memphis, Tennessee and Birmingham, Alabama
- Just north of 4-lane US Highway 78 (future I-22)
- Just west of State Highway 25
- 15.5 miles east of Tupelo Regional Airport
- Adjacent to Tennessee-Tombigbee Waterway
- Adjacent to Mississippian Railway





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 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

Mississippi

2009

GENERAL DEMOGRAPHICS

Population: 23,292 Households: 9,085

By Gender		2008	
Male	48.58%		
Female	51.42%		

By Age		2008	
Age 0-9	12.84%		
Age 10-20	10.83%		
Age 21-24	4.87%		
Age 25-34	13.85%		
Age 35-44	13.23%		
Age 45-54	13.39%		
Age 55-64	11.45%		
Age 65-74	7.89%		
Age 75+	6.71%		

By Race and Ethnicity		2008	
White	98.04%		
African American	6.88%		
Other	1.28%		

**CREATE
FOUNDATION**

LABOR MARKET

Residence Based Amounts	2003	2007	2008	2005	2004	2003
Civilian Labor Force	18,250	10,880	11,080	10,980	10,918	11,620
Unemployed	870	793	783	732	628	632
Unemployment Rate	4.8	7.0	7.1	6.6	5.7	5.4
Employed	8,480	10,180	10,280	10,240	10,288	10,980

Establishment Based Amounts	2003	2007	2008	2005	2004	2003
Manufacturing	1,200	1,770	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	190	190	120	140	110
Mining	40	30	30	30	30	60
Utilities	60	40	40	40	40	40
Construction	730	1,240	780	700	648	770
Wholesale Trade	230	280	270	240	228	210
Retail Trade	670	680	670	690	658	690
Transportation & Warehousing	170	130	130	130	128	140
Information	40	30	30	30	30	10
Finance & Insurance	110	30	100	80	74	60
Real Estate, Rental & Leasing	20	30	30	30	28	20
Professional Scientific & Technical Services	30	30	30	30	48	30
Management of Companies	0	0	0	0	0	0
Administrative Support & Waste Management	110	130	100	90	68	60
Educational Services	20	0	0	0	0	0
Health Care & Social Assistance	600	680	640	530	528	460
Arts, Entertainment & Recreation	20	30	30	30	48	20
Accommodation & Food Services	300	340	330	320	298	260
Other Services (except public administration)	50	70	40	40	58	50
Government	1,170	1,020	1,220	1,020	1,008	1,120
Education	800	1,050	600	780	818	830
Total Non-agricultural Employment	8,140	8,840	8,680	8,598	8,460	8,480

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