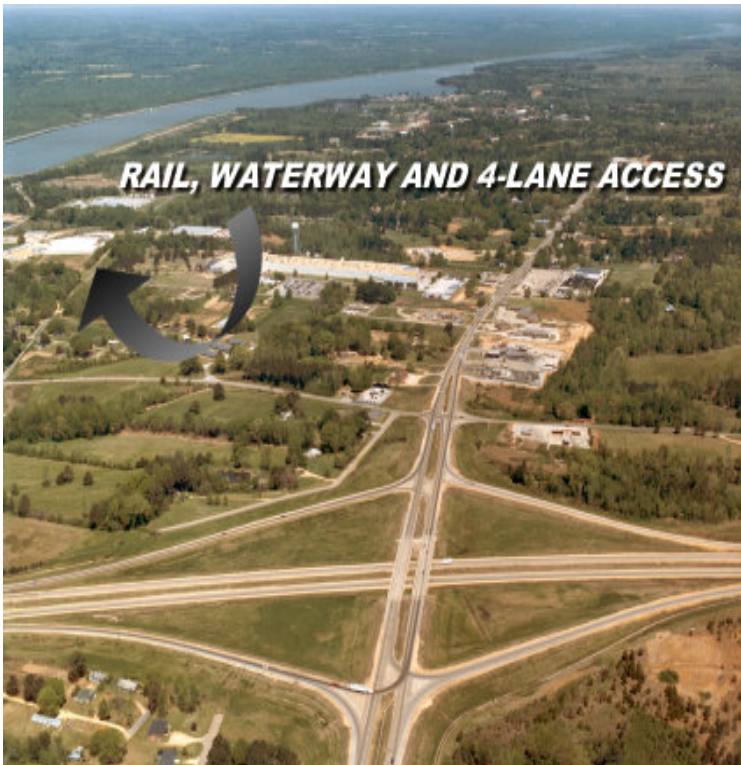




# **PORT ITAWAMBA INDUSTRIAL PARK**

**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](http://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 | 10.87% |      |  |
| Age 21-24 | 4.87%  |      |  |
| Age 25-34 | 13.87% |      |  |
| Age 35-44 | 13.27% |      |  |
| 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 | 2008   | 2007   | 2006   | 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 | 10,248 | 10,288 | 10,988 |

| Establishment Based Amounts                   | 2008         | 2007         | 2006         | 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           | 50           | 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           | 18           | 10           |
| Finance & Insurance                           | 110          | 90           | 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          |
| <b>Total Non-agricultural Employment</b>      | <b>8,140</b> | <b>8,840</b> | <b>8,688</b> | <b>8,598</b> | <b>8,460</b> | <b>8,430</b> |

To download a complete demographics report about Itawamba County, visit the Itawamba County Development Council website at [www.itawamba.com](http://www.itawamba.com).