

50,000 SF Building

Metal building on approximately 5 acres with a 30,000 SF manufacturing area, 10,000 SF non-air conditioned warehouse and 10,000 SF air conditioned warehouse/office area. The finished 150 x 200 manufacturing area has three rows of interior columns with 33 x 50 bays.



Formerly used as a lace manufacturing facility, warehousing, and cut and sew operation. Suitable for other uses, as well.



37,000 SF Building

This 37,000 SF industrial building has an eave height of 14' (20' at the center) with a clearance of approximately 11' due to the positioning of the feedrail, compressed air lines, and the lighting.

A single row of columns spaced 30' apart divides the production area into two equal bays 62.5' x 270'.



500,000 SF of Space

The Walthall County EDA has constructed or acquired over 500,000 SF of industrial space to help qualified companies grow their businesses. Walthall County and the Town of Tylertown work diligently to create jobs in the community and provide a progressive business atmosphere.



Want to Build?



21-Acre site nearly adjacent to Four-Lane US Hwy 98 and 20 miles to I-55 and 41 miles to I-59. Owned by the County and offered reasonably to qualified businesses.

Up to 55 acres ~ available in the Industrial Park and owned by the EDA and Chamber of Commerce. Zoned I-1 with easy adjacent to Four-Lane US Hwy 98 and 20 miles to I-55 and 41 miles to I-59. Offered at little or no cost to qualified businesses.

4-acre site ~ multiple block buildings are on the property that could be renovated or removed for new construction. This site is available for lease or purchase.

Larger Sites Available ~ privately-owned property suitable for industrial development is available throughout the County. Assistance will be provided at no cost to help you find the perfect location for your business.

FILMING LOCATIONS...

Walthall County is loaded with old structures offering creative filming opportunities.



Farmers Market

Open May 1 through November 29
Every Tuesday from 8 a.m. until 1 p.m.

Outdoor Film Locations, too!

The Bogue Chitto River flows through Walthall County and canoes, kayaks, and tubes can be rented from several local businesses or resorts. For those looking for a smaller waterway, Magee's Creek is loaded with sandy beaches and paddlers are drawn back by the beauty of the creek and the tall, leafy hardwoods.



Bogue Chitto River

Whether you're looking for a location for a movie, documentary, or commercial, Walthall County will likely have the perfect spot.

Walthall County

...where Country means Opportunity!

Industrial Property

Convenient

Enjoy the charm and neighborliness of a small town with a short drive providing the energy and excitement of New Orleans, LA, Jackson, MS and Baton Rouge, LA. All are within a 90-minute drive providing residents easy access to deep-water ports, municipal airports, and some of the best hospitals in the South. Four-lane HWY 98 makes traveling to Hattiesburg, MS and accessing I-59 a pleasant and speedy route. I-55 (McComb, MS) is less than 20 minutes from Tylertown via four-lane US Hwy. 98.



From Jackson, take I-55 south to McComb, MS, take 98 East for 20 miles.

From Hattiesburg, MS take (4-lane) 98 West 55 miles.

From New Orleans via causeway, take LA25 North and MS27 North or via interstate, take I-55 North to McComb, then US 98 East (4-lane) to Tylertown - 20 miles.

If you're looking for an economical and convenient location with easy access to the Northeast U.S. and the largest Southern Cities...

Economical

It's easy to live well and operate your company for less here. The cost of living is low and housing prices are some of the most affordable in the nation.

Utilities, fuel, newspapers, healthcare services, prescription drugs, and payments made by Medicare and Medicaid are all exempt from the state sales tax that is set at 7%. And, when it's time to retire, the state charges no income tax on certified retirement income like 401(k)s and IRAs.

Increase your bottom line dramatically by expanding your company and locating in Walthall County, Mississippi.

Workforce

Walthall County offers a dedicated and non-union workforce with a pay scale that is one of the lowest in the nation.

Low Tax Rates

Industrial exemptions are available for qualified companies. Mississippi has one of the lowest income tax rates varying from 3% to 5%. And for individuals, there are no taxes on qualified retirement income, including Social Security benefits, and there's a bonus exemption on property taxes for those 65 and over.

Healthcare

Costs are an important issue for everyone and Mississippi's health-care costs are 11.1% less than national averages. Tylertown is home to Walthall General Hospital, an affiliate of Forrest General. Southwest Mississippi Regional Medical Center is less than a 20-minute drive from Tylertown.

Walthall County may be just the place for you... or your business!



Quick Scan or call (601) 876-2680
www.co.walthall.ms.us



Over 800,000 people live within 60 miles of Tylertown, giving us the ability to meet the workforce needs of almost any size company.

Walthall County
Mississippi