

Walthall County Industrial Park



The Walthall County Industrial Park is owned by the Walthall County Chamber of Commerce and the Walthall County Economic Development Authority. The property is available as a single tract or can be divided into several parcels. All utilities are located on or adjacent to the site.

SPECIFICATIONS

Site:	80 Acres	55 available acres
Natural Gas:	Southeast Natural Gas	2" High Pressure and 6" main
Electricity:	Entergy	Three-phase (480 V) service (2.3 miles to substation)
Water:	Town of Tylertown	8" and 10" looped main 75 PSI Static Pressure
Sewer:	Town of Tylertown	10" main
Fiber Optic:	AT&T	Adjacent to the site

Walthall County Economic Development Authority

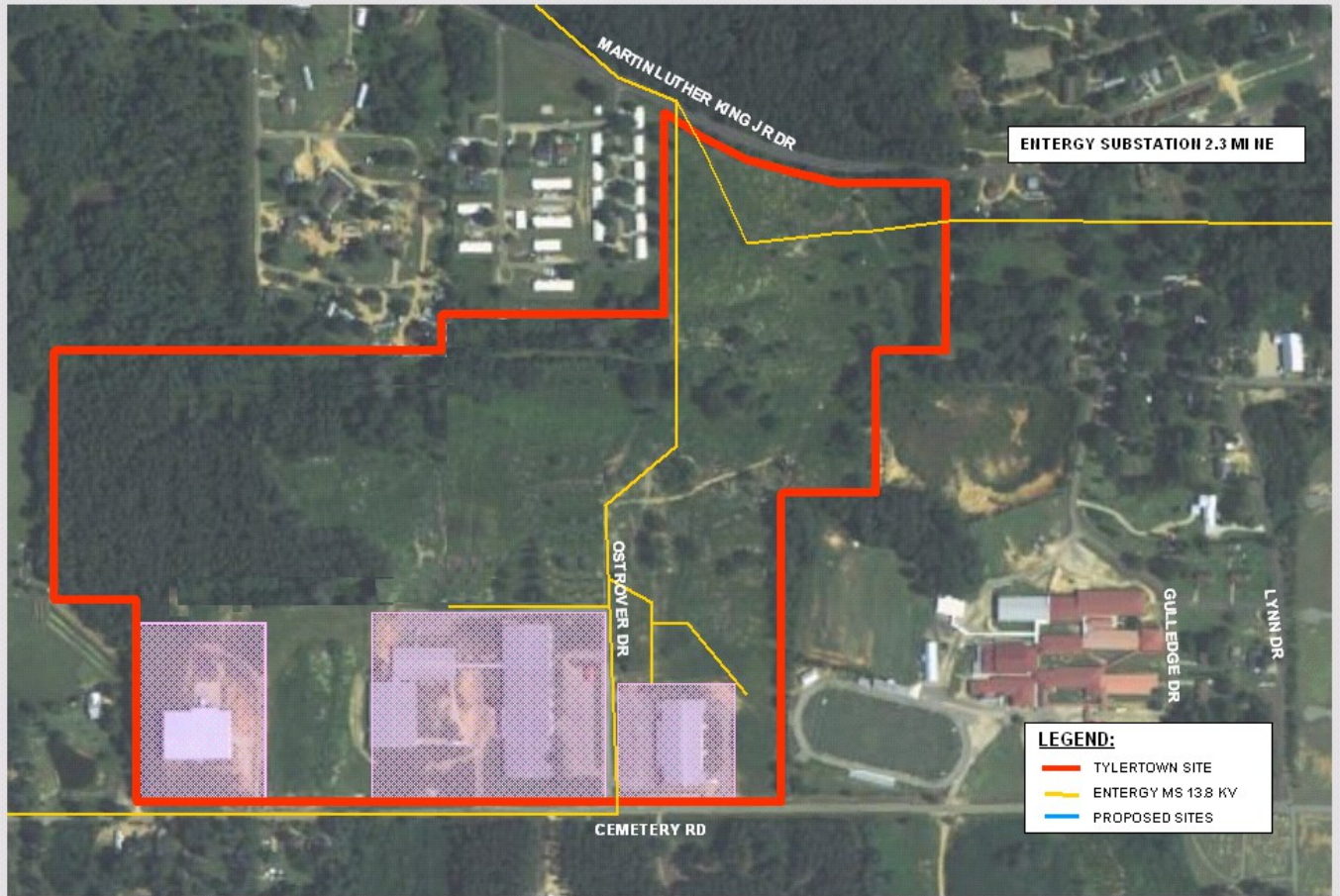
www.availablefacility.com

Pam Keaton, Economic Developer ~ 601.876.2680 (O) or 601.303.0643 (M)



TYLERTOWN SITE

WALTHALL COUNTY - MISSISSIPPI



Walthall County Industrial Park:

Available Acres:
 Topography:
 Zoning:
 Within City Limits:

Miles to:

4-lane US 98:
 I-55:
 I-59:
 Rail (Canadian National)
 New Orleans:
 Baton Rouge:
 Jackson:
 Memphis:
 Houston:
 Atlanta

80 Acres

55
 Moderate Slope
 Industrial – Heavy
 Yes

1.4
 19.3
 43 miles
 17.3
 78 miles (Port and International Airport)
 72
 95
 310
 373
 427



Utilities

Electricity: Entergy Mississippi Inc. (EMI) is a subsidiary of Entergy Corporation and is also the largest private utility in the state. EMI's diverse fuel mix helps provide some of the lowest rates in the nation.

- **ED Rider** - an incentive rate program designed to induce new and existing customers to add new or incremental load. The rider offers a \$0.005 credit per KWH for new and existing customers. Customer must meet minimum requirements and execute electrical service contract for a period of 5 years.
- **Electrical Infrastructure Program** - designed to offset upfront infrastructure costs for new and existing customers that locate in EMI service territory. Program qualifications are based on electrical usage of each customer.

Natural Gas: Southeast Utilities – available at the site. Rates are based on the wholesale cost to the Natural Gas Provider and vary monthly. Additional information will be provided in any requested format.

Water/Sewer: Town of Tylertown – the Town has the ability to provide treated water with a flow rate of 225gpm and has the additional capacity to provide the requested volume.

The Town of Tylertown's water system consists of three wells, a water treatment plant with a capacity of 2.16 million gallons per day (mgd) and storage tanks of 500,000 gallons (elevated), 150,000 gallons (elevated) and 50,000 gallons (ground storage). The town's system is currently rated for 3,000 connections of which only 1,100 are currently being used. Those 1,100 connections are utilizing approximately 400,000 gpd of the Town's 2.16 mgd of capacity leaving approximately 1.76 millions of gallons available daily for new customers.

Access and Transportation:

- **Metro-Areas** - Tylertown is located approximately 90 miles from Jackson, MS, New Orleans, LA and Baton Rouge, LA to provide close and convenient access to three major cities,.
- **Truck Transport** - US Highway 98 (limited access four-lane) provides easy access to I55 and I-59 for incoming raw materials and outgoing finished products.
- **Sea Ports**
 - **Port of Gulfport:** 120 miles - The traditional market for products moving to and from the Port of Gulfport is Central America. The port averages more than two million tons of bulk, breakbulk, and containerized cargo (in 200 thousand TEUs) a year. The Port of Gulfport is the third major container seaport on the United States shores on the Gulf of Mexico.
 - **Port of New Orleans:** 90 miles – The port of New Orleans is 1st in the US based on the volume of cargo handled and has the longest wharf in the world.

Workforce:

Walthall County's annual unemployment rate as of February 2020 averaged 6.6% with the workforce averaging around 4,400. However, according to the 2010 Census, over 150,000 people live within 30 miles of Tylertown and over 800,000 within 60 miles. The average travel time to work for Walthall County is 35.1 minutes (ACS 5-year estimates). In rural areas, where miles are measured in minutes, this region certainly has the available workforce to fill the needs of a company requiring a diverse range of employees. An additional indicator that our workforce is underutilized is that Walthall County is one of the few counties in Mississippi with more employees commuting outside of the county than those working in the county where they reside.

Mississippi is a “**right-to-work**” state. Simply put, an employee in a right-to-work state cannot be forced to join a union or to pay union dues even if a union is elected as the bargaining representative at the employer's business. Our non-union and underutilized workforce makes our cost-effective and available labor pool an additional consideration. (Labor Survey available with regional details)

Incentives:

The Walthall County Board of Supervisors have historically approved any available incentives for qualified economic development projects that meet and follow the guidelines required. Walthall County is a Tier III County with access to some of the best incentives available that provide companies the tools required to grow their bottom-line when opening or relocating a facility.

- Credit per Job of 10% of Payroll through the Jobs Tax Credits program - calculated as a percentage of eligible payroll each year for five years, based on the business's location and wages subject to state income tax. The credits are taken in years two through six after the new jobs are created. Credits can be used to offset up to fifty percent of a business's income tax liability, and unused Jobs Tax Credits can be carried forward up to five years. As a Tier III county, Walthall County has a 10 job minimum.
- Exemption from property taxes on finished goods through the Free Port Warehouse program.
- Customized industrial training programs provided through Southwest Mississippi Community College.