

# Simpson County, Mississippi



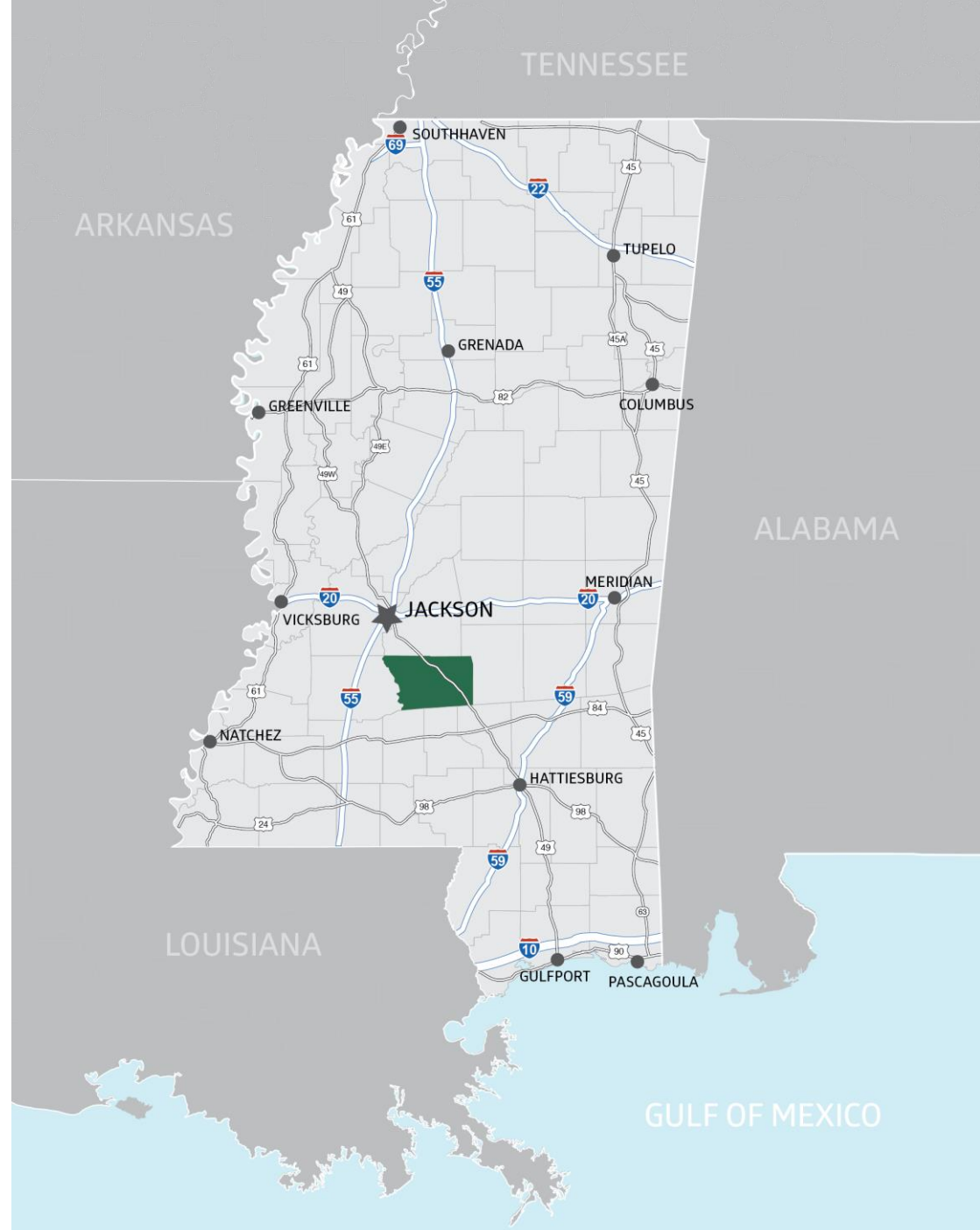
Community. Growth. Support.

Developed in conjunction with Southeastern Regional Opportunity Zone  
Mississippi Development Authority  
and with the assistance of  
Cooperative Energy  
2019

# LOCATION

Simpson County is located strategically halfway between

- Jackson, Capital City of Mississippi
- Hattiesburg, Home of the University of Southern Mississippi



# TRANSPORTATION

- **U.S. Hwy 49** runs through the heart of the county
- Three Interstates are within 30-40 miles: **I-20; I-55; and I-59**
- Canadian National Railway serves the county
- **Jackson International Airport** – 35 miles
- **Magee Municipal Airport** – 2 miles
- **Port of Gulfport** – 2 hours via U.S. Highway 49.

## Distance from Simpson County to Major U.S. Markets

City	Distance (miles)
New Orleans, Louisiana	155
Memphis, Tennessee	251
Huntsville, Alabama	333
Atlanta, Georgia	380
Dallas, Texas	445
St. Louis, Missouri	533
Chicago, Illinois	782



# BUSINESS CLIMATE



**27,279**  
2018 Population



**4.0%**  
Unemployment Rate

AVERAGE  
COMMUTE TIME  
 **33.7**  
MINUTES

AVERAGE WAGE  
**\$29,925**



**11,559**  
Workforce



**729**  
Total Businesses

AVERAGE MANUFACTURING WAGE  
**\$25,179**



## COST OF LIVING INDEX




**\$37,285**  
MEDIAN HOUSEHOLD INCOME



**27.4%**  
POVERTY RATE

**RIGHT TO  
WORK STATE**  
**3.2%**  
private union membership in county

## **\$515 MILLION** GROSS DOMESTIC PRODUCT

The largest contributing sector, Health Care and Social Assistance, contributed 20.4% to the 2017 Gross Domestic Product (GDP) of the county.

## LARGEST INDUSTRY CLUSTERS



AGRICULTURE



HEALTH



FOOD  
MANUFACTURING



EDUCATION



PUBLIC  
ADMINISTRATION

Data Sources: JobsEQ, Hoovers, and ESRI; retrieved January 2019. Data points range from 2017-2018.

# WORKFORCE



Workforce – 11,559

Total Employed in County – 10,149

- Home to Copiah-Lincoln Community College – Simpson Center
- Part of Co-Lin’s Regional ACT Work Ready Community Initiative
- Certified



28% of the State’s  
Population resides within  
a 50-mile radius of  
Magee, MS.

*Source: CMPDD*

# Simpson County Commerce Park

31.93519, -89.897964

## Site Specifications:

- 109 Acres
- For sale or lease
- New Markets Tax

Credit Eligible Area

- Publically owned



# Simpson County Business Park – Commercial



# Simpson County Business Park – Commercial

110 Pioneer Way, Magee, MS 39111

## Building Specifications:

- 29,178 SQ Office Building
- 9.92 Acres
- Parking Ratio 4.66/1,000 SF
- Building Class: A
- Ceiling Height: 12”
- Year Built: 2010
- Former use: Healthcare back office and processing operations
- \$2,500,000 sale price, includes all FF&E





# Our Communities



**Braxton  
Mendenhall**

**D'Lo  
Magee**

D'Lo Water Park  
Simpson Lake

Keep Simpson County Beautiful  
Keep Magee Beautiful  
Keep Mendenhall Beautiful

Simpson County Heritage Trail  
Simpson County Historical & Genealogical  
Society & Museum Sanatorium  
Museum at Boswell Regional Center



# Business Community



HOWARD INDUSTRIES, INC.



## Major Employers

• Boswell Regional Center	890
• Simpson County School District	600
• Millcreek Rehabilitation Center	550
• WalMart	330
• Simpson General Hospital	189

## Largest Industry Clusters

- Agriculture
- Education
- Health
- Food Manufacturing
- Public Administration

# Our Advantages

- Location
- Transportation
- Workforce
- Industrial and Commercial Sites
- Welcoming Cooperation Among State, Regional, and Local Public and Private Developers
- “One-Stop” Contact



## DONNIE CAUGHMAN

**Executive Director**

Simpson County Development Foundation

 601.847.2375

 [scdfcaughman@bellsouth.net](mailto:scdfcaughman@bellsouth.net)