



GREATER HATTIESBURG, MS

The Hub City



ADP
AREA DEVELOPMENT PARTNERSHIP
GREATER HATTIESBURG MS



CONTENT

- 04** Greater Hattiesburg Community
- 10** Regional Connectivity
- 13** Educational Strength
- 16** Diverse Business Base
- 19** Recent Success
- 22** Population & Labor Force
- 27** Workforce Training



AVAILABLE SITES

- 29** USM Innovation & Commercialization Park
- 35** I-59 Supply Chain Park
- 39** Eagle One Mega Site

GREATER HATTIESBURG

Greater Hattiesburg has a vibrant, diverse economy with a pro-business environment. The Hattiesburg Metropolitan Statistical Area (MSA) is comprised of Forrest, Lamar, and Perry Counties, and recently added Covington County, which brings the metro area population to over 173,000. Greater Hattiesburg is a “hub” of the Gulf South, so its population increases to over 710,000 within a 60-mile radius. The regional economy is built upon the three pillars of healthcare, education, manufacturing and the military while maintaining a booming retail sales level of \$2.18 billion annually.

Greater Hattiesburg is a vibrant, dynamic college town that often ranks #1 in Mississippi in job growth among metro areas with a workforce base that eclipses 293,654 within a 60-mile radius. In fact, an independent study from 247wallst.com just ranked the Hattiesburg Metro the #2 MSA in the country for job growth during the COVID-19 pandemic (out of 392 metros). Greater Hattiesburg possesses a superior multi-modal transportation network with direct access to multiple ocean ports, making it a hub for companies looking to take advantage of the best of all worlds.

With over 26,000 college students in a 30-mile radius, Greater Hattiesburg has a highly educated populace and a superb quality of life. The University of Southern Mississippi (USM) is one of America’s top Polymer Science Engineering universities, conducting world-class polymer research and workforce training for global companies engaged in coatings, composites, and cosmetics.

Within recent years, over \$300M in solar energy development has come on-line in the region supplying 154MW of clean energy to the local electrical grid with more in development. Regions Bank, a Fortune 500 bank headquartered in Birmingham, AL, opened their new 60,000 sq. ft. \$23 million mortgage operations center here in 2019 and most recently, Idaho Forest Group has started production on their first southeast state-of-the-art fiber conversion facility in Lumberton, MS. FedEx Ground is now under construction with a \$20 million, 200,000 sq. ft. distribution center in the I-59 Supply Chain Park and will employ 200. Jones will begin construction of their new \$30 million HQ that will employ over 200 in Midtown Hattiesburg just south of Hotel Indigo overlooking The University of Southern Mississippi.

Greater Hattiesburg is a vibrant region that embraces international diversity as evidenced by USM being home to students and faculty from 73 countries and William Carey University’s student base representing 45 countries. USM is one of only 34 universities nationwide accredited in all four areas of the arts. Greater Hattiesburg is home to major college sports, a 40+ mile biking, jogging, and equestrian trail called The Longleaf Trace, one of only two accredited zoos in Mississippi, nationally recognized restaurants and pubs, lakefront housing, and is within an easy drive of the beautiful Gulf of Mexico beaches and less than two hours from New Orleans, LA.

Contact



CHAD NEWELL
President
601-296-7513
c.newell@theadp.com



TODD JACKSON
Executive Vice President
601-296-7509
t.jackson@theadp.com

VIBRANT ECONOMY

173,435 POPULATION

\$ 75,048 AVERAGE HOUSEHOLD INCOME

#2 IN THE NATION FOR JOB GROWTH %

GREATER HATTIESBURG, MISSISSIPPI

OVER:
700,000
RESIDENTS WITHIN 60-MILES
(ESRI 2022)

2022 AVG COST OF LIVING:
88.2%
OF NATIONAL AVERAGE
(C2ER/COLI 2021)

12 MONTH MOVING AVG
UNEMPLOYMENT RATE
3.2 %
STATE RATE: 3.7 %
U.S. RATE: 3.6%
(MDES APRIL 2023)



13.4%
INCREASE IN HOME SALES FROM 2018-2022
(HAAR 2018 - 2022)

NEW JOBS TRACKED IN LAST FIVE YEARS:
OVER **3,336**
(ADP 2018-2022)

2 OF THE
TOP 10
BEST PUBLIC HIGH SCHOOLS IN MS
(U.S News & World Report 2022)

#3 CITY OF HATTIESBURG RANKS IN THE STATE IN RETAIL SALES
(MDOR FY 2022)

HATTIESBURG MS RANKS **#2** IN THE NATION FOR JOB GROWTH % DURING THE PANDEMIC

TOP 11 CITIES TO SEE PUBLIC ART IN THE WORLD
(TRAVEL & LEISURE MAGAZINE)

2.9% INCREASE FROM FEB 2020 TO NOV 2020
(247wallst.com)

CAPITAL INVESTMENT IN THE LAST FIVE YEARS:
\$1.20B
(ADP 2018-2022)

\$400M INVESTMENT IN GREEN ENERGY



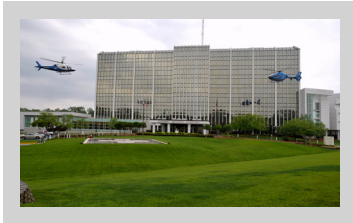
MSA ANNUAL RETAIL SALES:
\$2.25B
(MDOR FY 2022)

2,500 ACRES OF SOLAR DEVELOPMENT
250 MW ON THE GRID OR IN DEVELOPMENT



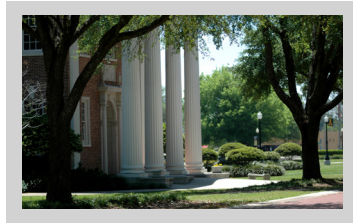
AREA DEVELOPMENT PARTNERSHIP 601.296.7500 | WWW.THEADP.COM

FOUR PILLARS



HEALTHCARE

11,151 employees



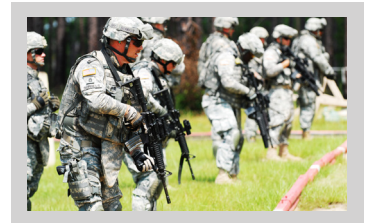
EDUCATION

7,354 employees



MANUFACTURING

6,337 employees



MILITARY

1,200+ employees

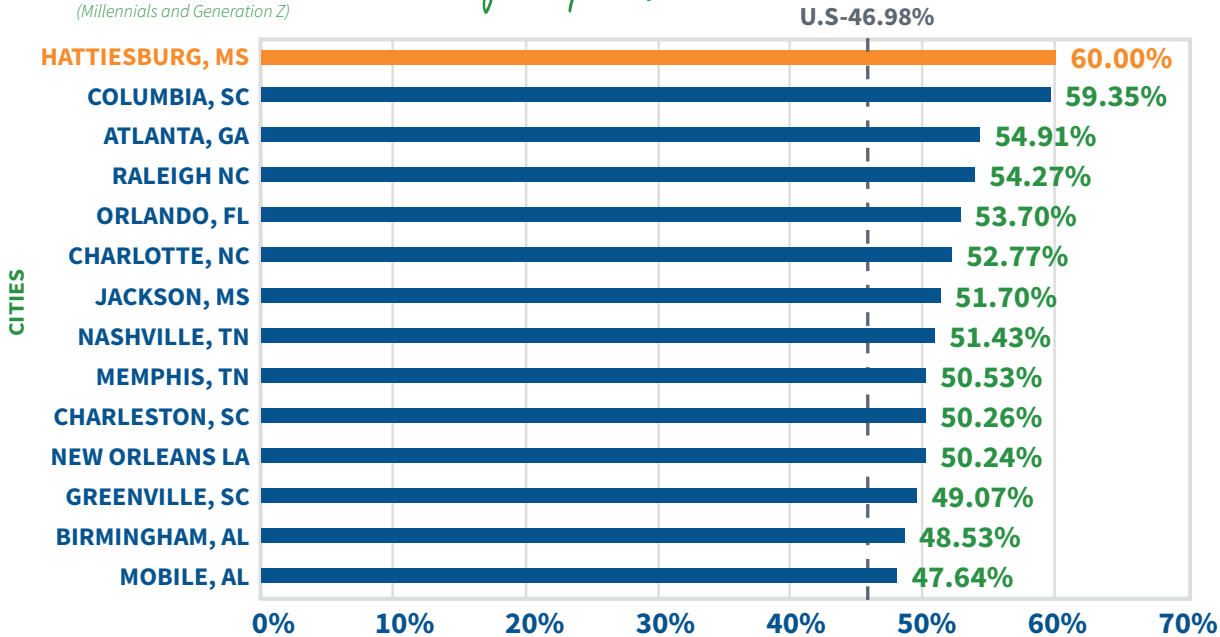


Growth at a GLANCE

GREATER HATTIESBURG pulls in a population **OVER 700,000** within a 60-mile radius.

YOUNG TALENT *as % of Population*

(Millennials and Generation Z)



▶ The City of Hattiesburg has the **HIGHEST PERCENTAGE** of **YOUNG TALENT** compared to other major cities in the South.

Source: ESRI Community Analyst 2022

Live. Work. Play
THE HATTIESBURG WAY
Quality of life in Greater Hattiesburg



Scan or click to view our relocation guide!



LIVE

- Numerous **executive** housing options
- Cost of Living **15% below** national average
- **2 of the Top 10** School Districts in the State
- **Vibrant** music scene
- Healthcare **hub**
- Recognized by Travel & Leisure Magazine as one of the **top 11 places** to see public art **in the world.**

PLAY

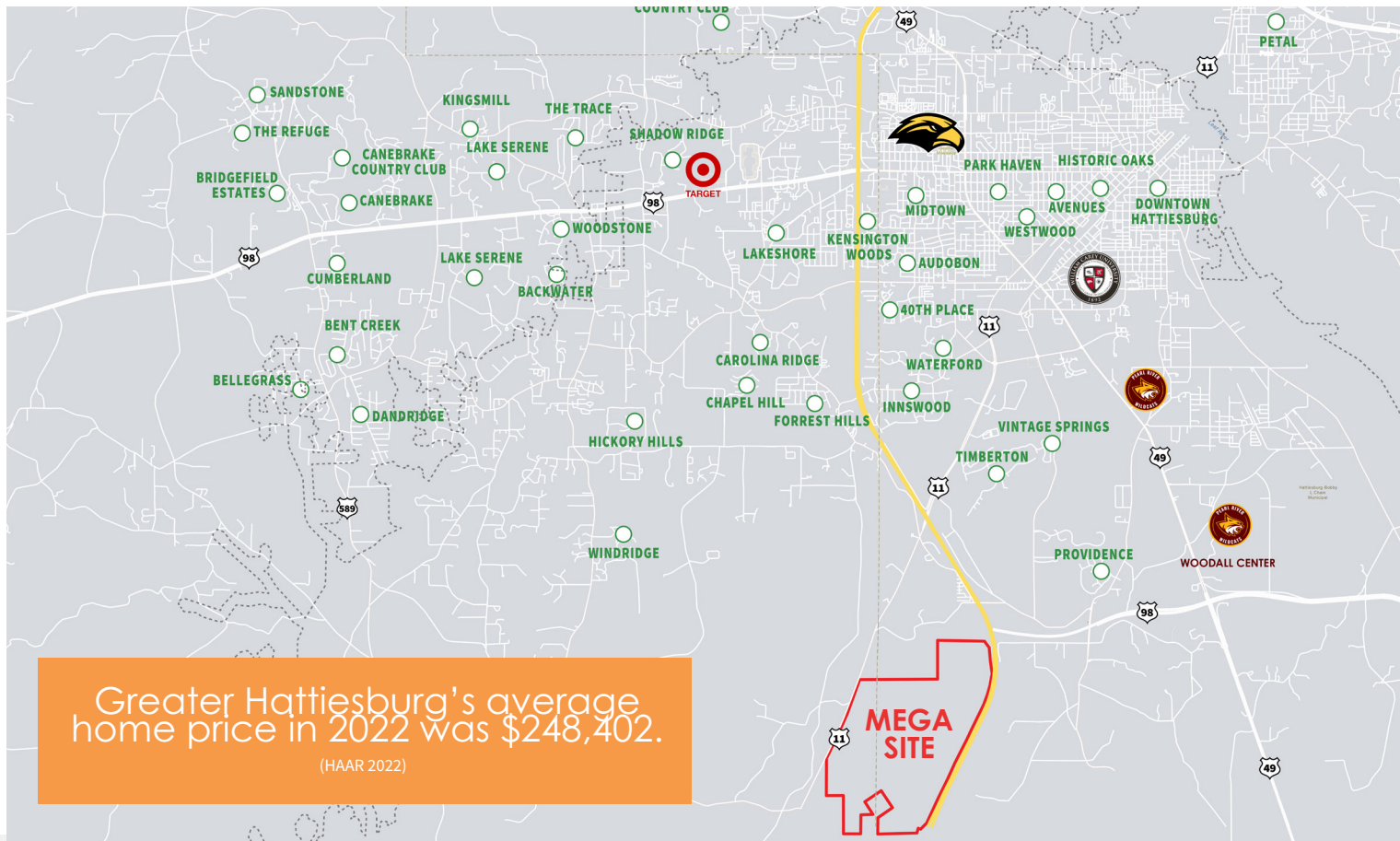
- **40+ mile** biking, jogging, and equestrian trail called the Longleaf Trace
- **4** championship **golf courses**
- **Division 1** college sporting events
- Short drive to **canoeing, kayaking, camping and hiking**
- USM **Orchestra and Symphony**

SHOP & EAT

- Booming retail market with **over \$2.25B** in retail sales per year
- Local hometown brewery **Southern Prohibition**
- Multiple **local boutiques** and **national retailer** options
- **Midtown Hattiesburg** - a mix of restaurants shops and Hattiesburg's own **Hotel Indigo**, the only one in the state.

HATTIESBURG, MISSISSIPPI

NEIGHBORHOODS





B
BELLEGRASS



Big Bay
LAKE



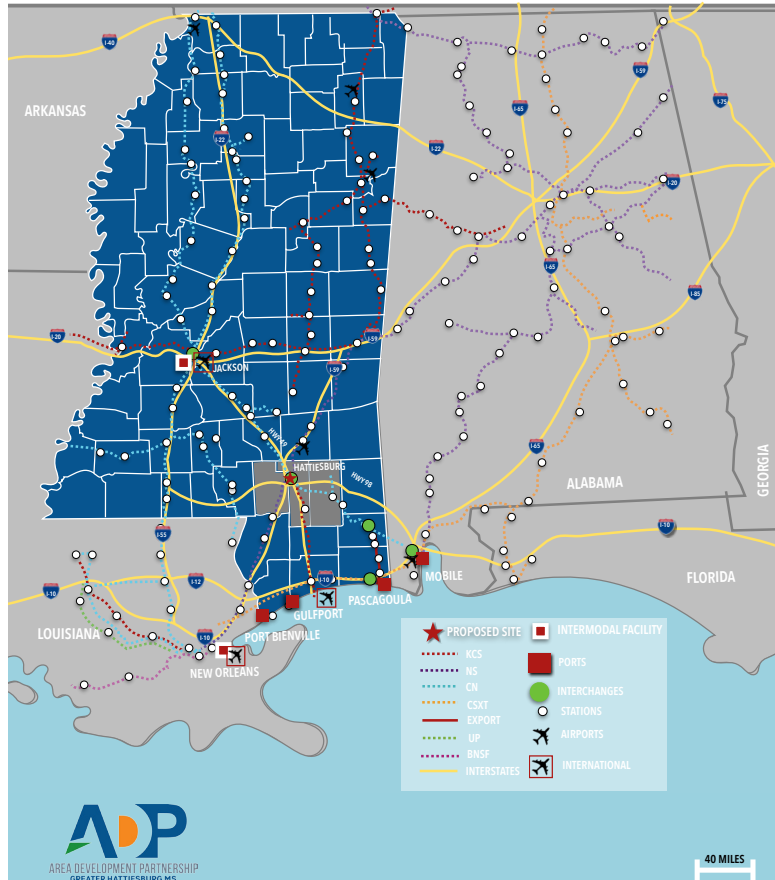
TIMBERTON



CANE BRAKE
COMMUNITY

REGIONAL CONNECTIVITY

The Hub City



3 Ground Transportation Corridors



3 Class I Rail Lines



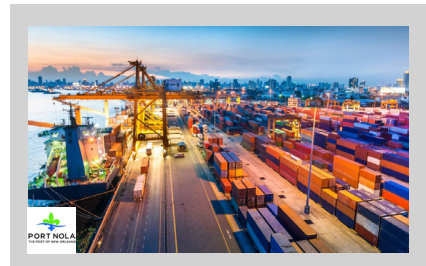
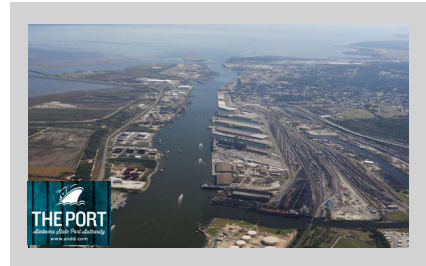
4 International airports within 2 hours



3 Gulf of Mexico ports within 2 hours

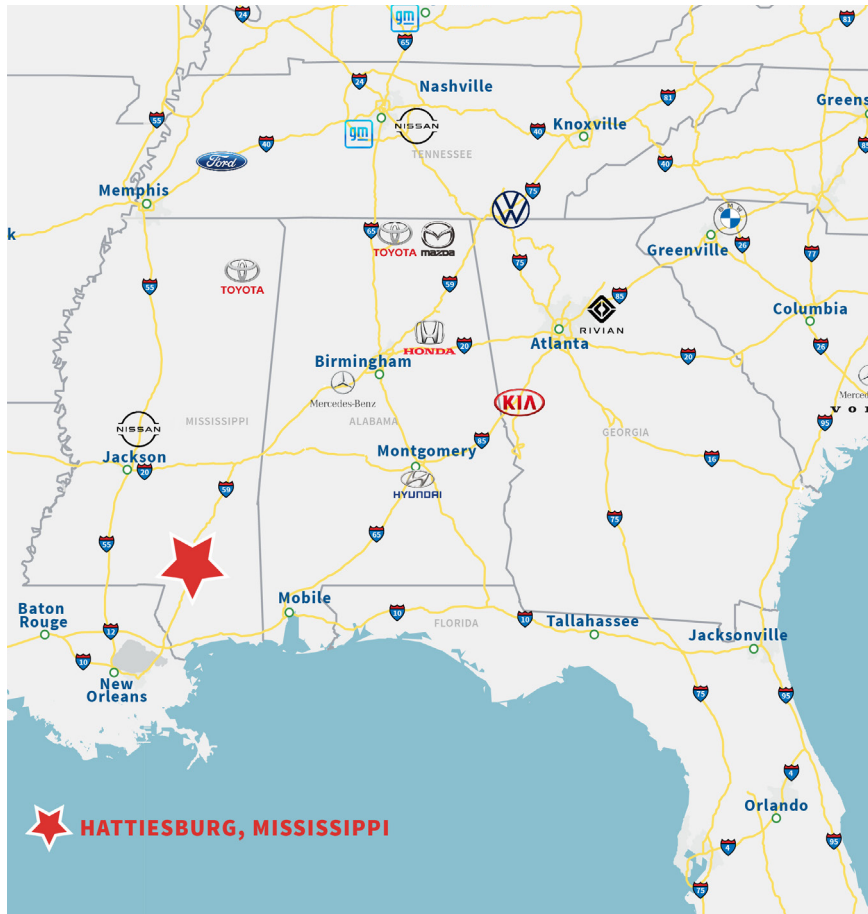
REGIONAL CONNECTIVITY

Port Access

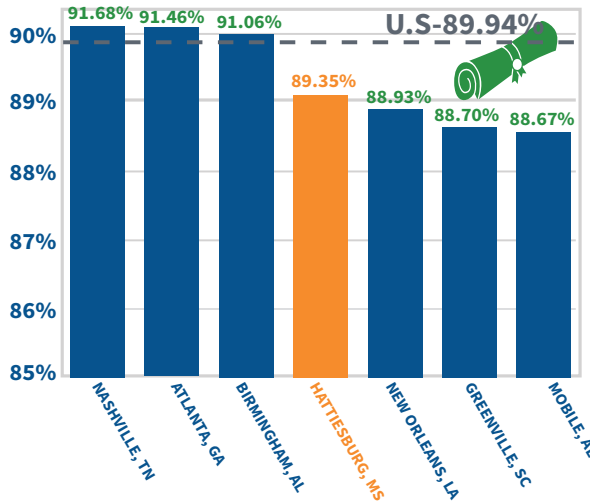


INDUSTRY PROXIMITY

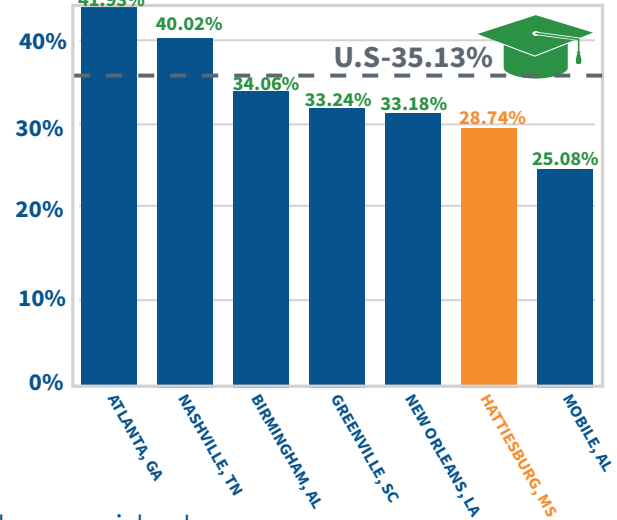
Automotive



AGE 25+ HIGH SCHOOL DIPLOMA OR HIGHER



AGE 25+ BACHELOR'S DEGREE OR HIGHER



89.35% of Greater Hattiesburg residents age 25 or older hold at least a **HIGH SCHOOL DIPLOMA** while **28.74%** of residents age 25 or older hold a **BACHELOR'S DEGREE OR HIGHER.**

Source: ESRI Community Analyst 2022

EDUCATIONAL STRENGTH

Higher Education



WILLIAM
CAREY
UNIVERSITY



PEARL RIVER
COMMUNITY COLLEGE



INSTITUTION	ENROLLMENT	ANNUAL GRADUATES
UNIVERSITY OF SOUTHERN MISSISSIPPI	13,151	3,378
WILLIAM CAREY UNIVERSITY	4,162	1,219
JONES COUNTY JUNIOR COLLEGE	4,887	1,385
PEARL RIVER COMMUNITY COLLEGE	4,439	889
TOTAL	26,639	6,871

26,000+

**COLLEGE STUDENTS IN
GREATER HATTIESBURG**

Source: IHL FTE 2020, IES FTE 2020

EDUCATIONAL STRENGTH

International Activities

German Programs

- Longstanding reciprocal exchange agreement with University of Bonn since 1990
- Over the past 5 years have hosted 12 exchange students for entire academic year
- Have sent 11 students to Bonn for extended studies
- Currently hosting four German exchange students
- One faculty member



405
INTERNATIONAL STUDENTS
FROM
70
COUNTRIES



137
INTERNATIONAL STUDENTS
FROM
45
COUNTRIES

DIVERSE BUSINESS BASE



DIVERSE BUSINESS BASE

MS European Companies



TOP EMPLOYERS

Manufacturing/Distribution

COMPANY	# OF EMPLOYEES
Howard Industries	3,500
Mar-Jac Poultry	1,200
Kohler Engines	1,145
Channel Control Merchants, Inc.	404
York International	240
Sofidel America	165
Mississippi Tank	185
Select Product Group	125
Hattiesburg Coca-Cola	150
Wis-Pak	143
Georgia Pacific, Leaf River Cellulose	122
Resinall Mississippi Inc.	111



Service

COMPANY	# OF EMPLOYEES
Forrest General Hospital	3,500
University of Southern Mississippi	2,300
Hattiesburg Clinic	2,218
Lamar County School District	1,300
Merit Health Wesley	1,222
Camp Shelby	1,200
Maximus	1,200
Hattiesburg Public School District	750
City of Hattiesburg	717
Petal School District	535
SaviLinx	491
Cooperative Energy	400
Regions Bank	400
William Carey University	370

RECENT GROWTH



HEADQUARTERS



Jones
\$50M
 INVESTMENT
200
 JOBS



MIXED USE



\$35M
 INVESTMENT
200
 JOBS
100-ROOM
 HOTEL INDIGO



BACK OFFICE



REGIONS
\$23M
 INVESTMENT
 OVER **400** JOBS
60,000
 SQ FT FACILITY



MANUFACTURING



\$250M
 INVESTMENT
170
 JOBS



MANUFACTURING



IDAHO **FOREST**
\$250M
 INVESTMENT
170
 JOBS



DISTRIBUTION



FedEx
 Ground
\$20M
 INVESTMENT
217,000 SF
 FACILITY



\$1.20B
 IN CAPITAL
 INVESTMENT



OVER
3,336 JOBS
 CREATED

Source: ADP 2018-2022

SOLAR STRONG



250

MEGAWATTS ON THE GRID OR
IN DEVELOPMENT



\$400M
INVESTMENT



2500



ACRES OF SOLAR PANELS

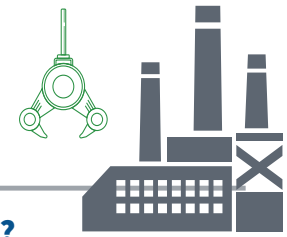


ENOUGH ENERGY TO POWER OVER

40,000 HOMES

HUB CITY

Talent



Looking for a location where top talent wants to work and live?

IT'S HATTIESBURG, MISSISSIPPI!



2 top rated
universities within 20 minutes



Hattiesburg is home to the
Mississippi Polymer Institute
which has helped create customized high-tech training programs for almost 600 clients state wide



Pearl River Community College offers **customized** training programs through multiple CTE programs and Pine Belt Works



Hattiesburg MSA ranked **#2** in the nation for job growth percentage from Feb 2020 to Nov 2020



Over **11,000** degrees / certificates were given in 2021 within a 60-min drive time of the mega site including 2 yr certificates, 4 yr degrees and post graduate awards



University of Southern Mississippi has **405** international students from **70** countries and William Carey University has **137** international students from **45** countries

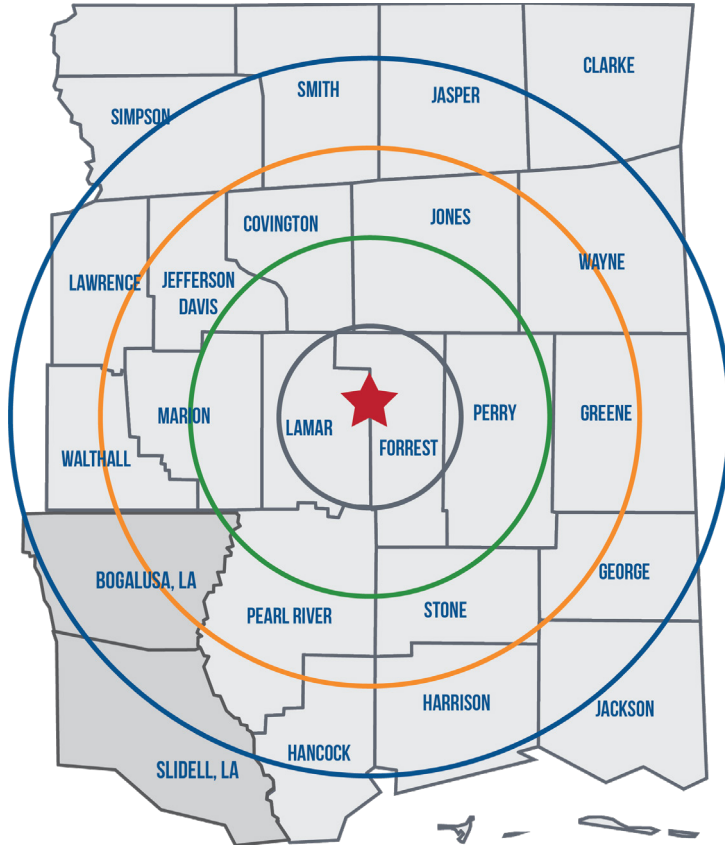


University of Southern Mississippi is **one of only 34** universities in the nation accredited in all four areas of art



2 of the top 10 public high schools in the state

POPULATION

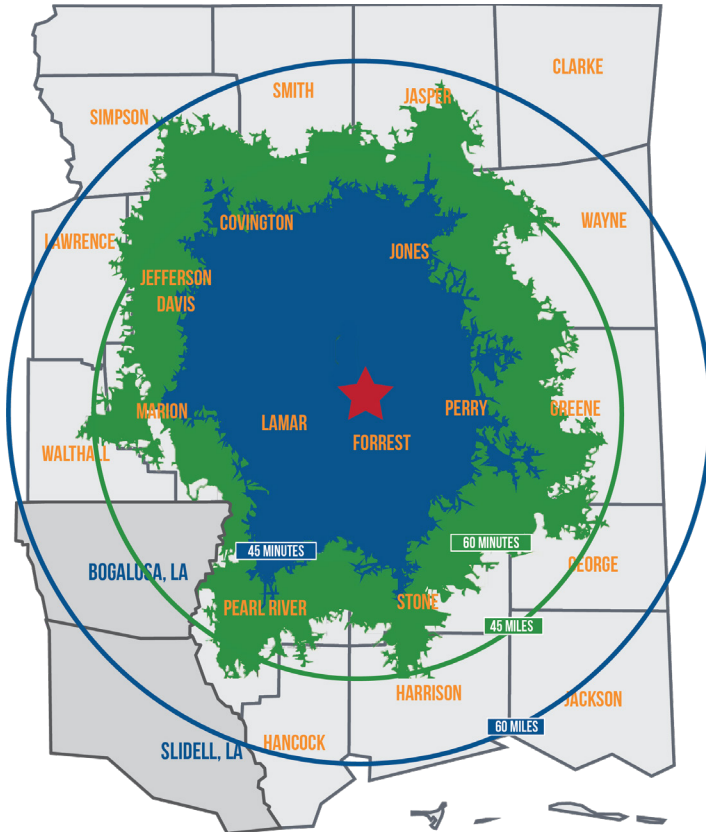


Radius Ring

★ GREATER HATTIESBURG	
15 MI / 24 KM	130,302
30 MI / 48 KM	214,973
45 MI / 72 KM	367,395
60 MI / 96 KM	715,591

ESRI Community Analyst 2022

LABOR FORCE



Drive Time



GREATER HATTIESBURG



45 MINUTES
146,478



60 MINUTES
275,425

Radius Ring



GREATER HATTIESBURG



45 MI / 72 KM
191,563




60 MI / 96 KM
293,646





JobsEQ Labor Force 2022

LABOR FORCE

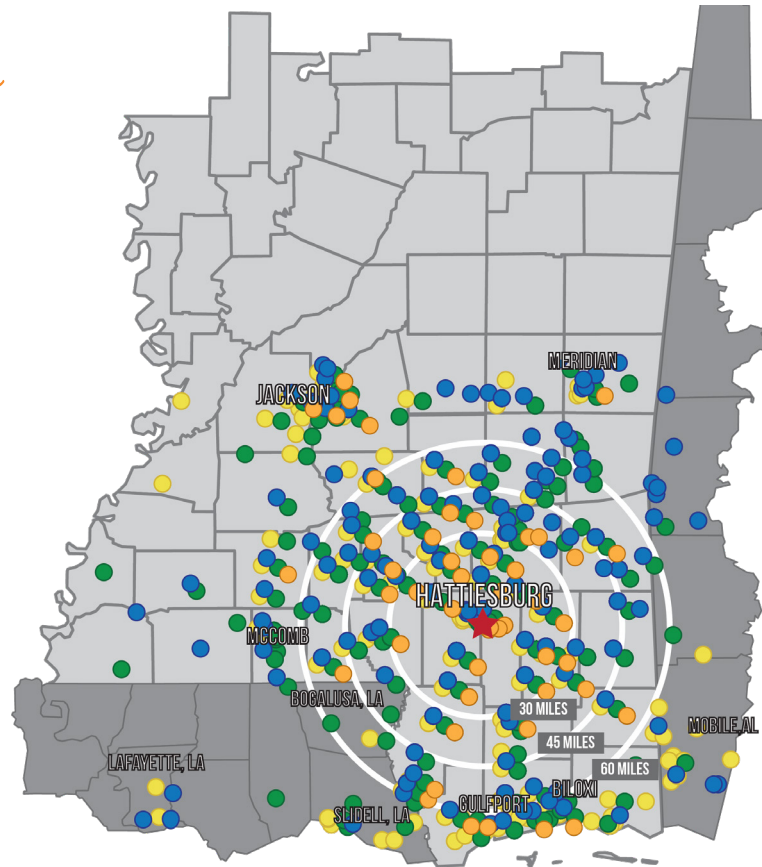
Commuting Zip Codes

 HATTIESBURG

INDUSTRY KEY

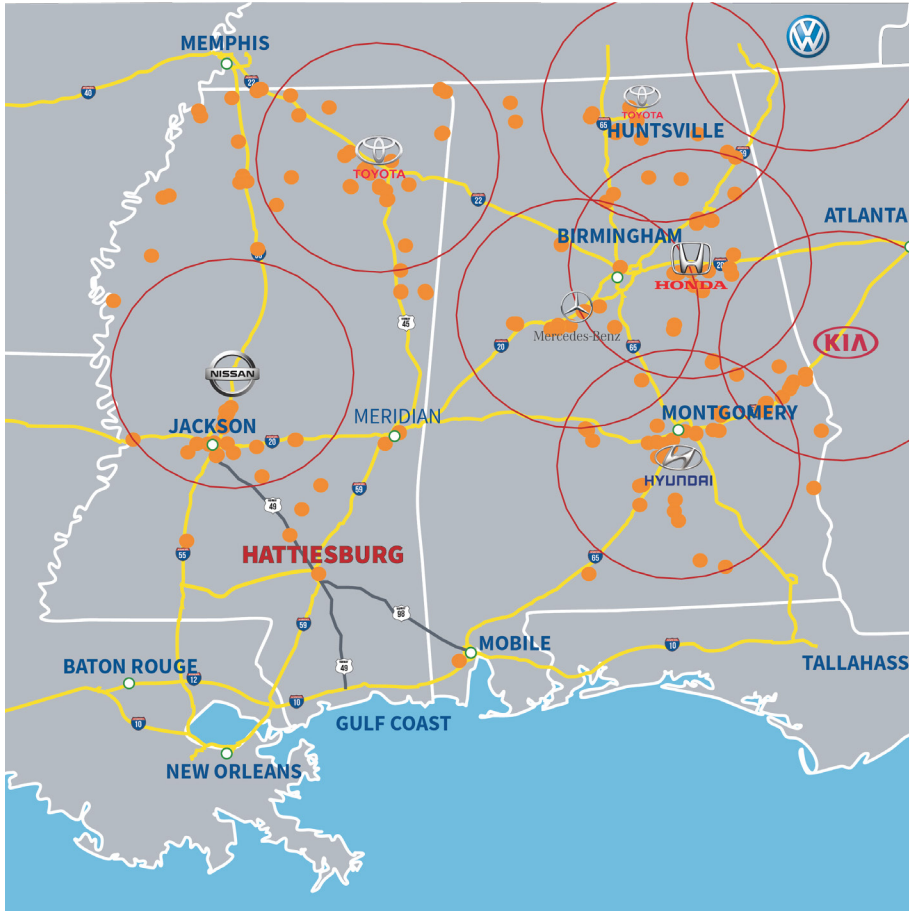
-  HEALTHCARE
-  MANUFACTURING
-  EDUCATION
-  UTILITIES

*Each location on the map represents the zip code of where **one or more** employees live*



LABOR FORCE

Labor Availability



OEM SUPPLIER

Each location on the map represents the zip code of **one or more** suppliers

MDA Automotive Suppliers 2018
Economic Development Partnership of Alabama, 2018

WORKFORCE FOUNDATION

2 OF THE TOP SCHOOL DISTRICTS IN THE STATE



- Interactive career fair
- 8th & 9th Graders
- All Hattiesburg MSA Schools
- Over 1,000 students
- 50+ exhibitors

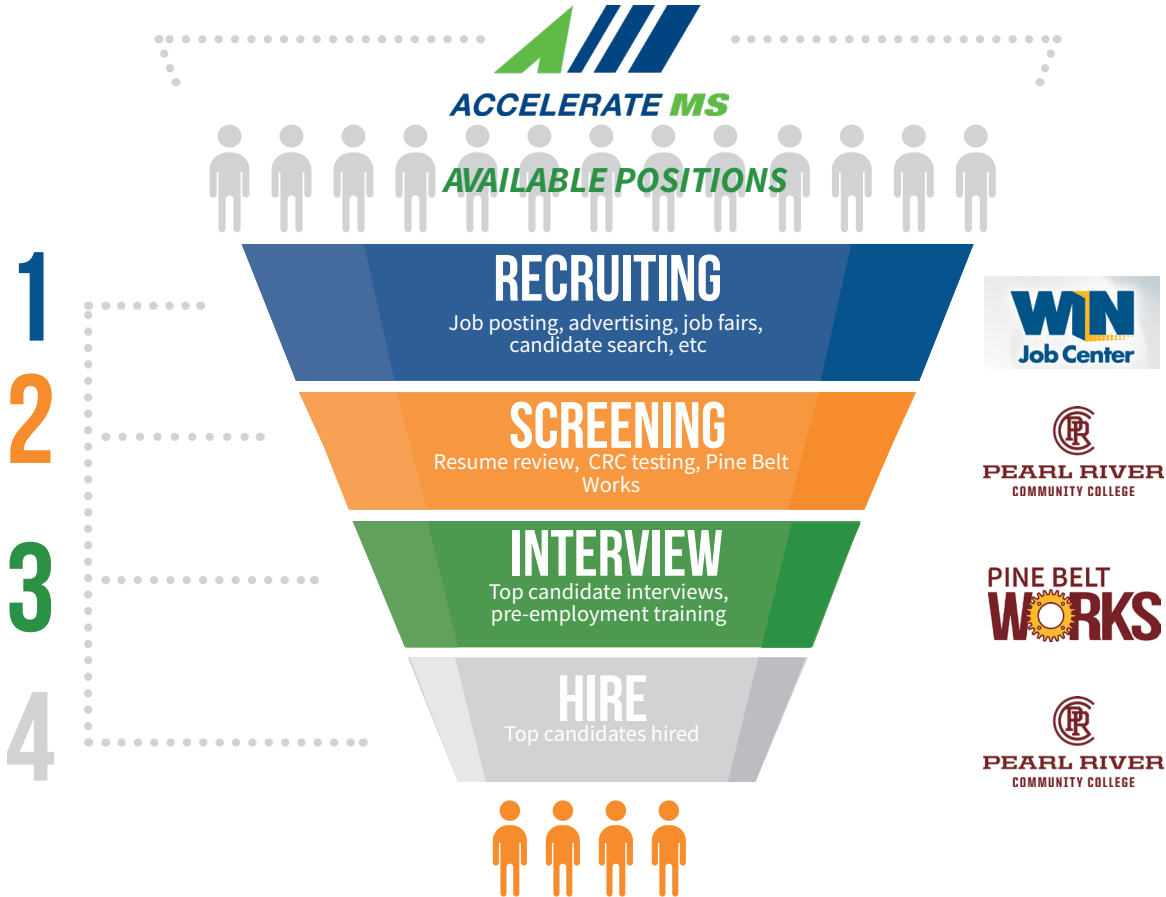
Mission:
POSSIBLE

- Soft skills training
- 11th Graders
- All Hattiesburg MSA Schools
- Almost 500 students
- USM & William Carey
- On demand component with workbook



- Educator continuing education
- All Hattiesburg MSA Schools
- 28 teachers
- Revolving industries

WORKFORCE TRAINING



FIND THE RIGHT TALENT► TRAIN THEM THE RIGHT WAY

- Online Job Postings
 - Job Fairs
 - E-verify
 - Applicant Screening
 - Interview Assistance
 - Apprenticeship opportunities from local career tech programs
- Recurring Training
 - Forklift
 - OSHA 10 hr & 30 hr
 - First AID/CPR
 - Microsoft Office
 - Advanced Training
 - PLCs
 - Robotics
 - Leadership
 - Communication
 - Vendor Specific Training
 - Possibility for funding to acquire training directly from equipment manufacturer
 - Train-The-Trainer
 - Possibility for funding to send your employee to equipment manufacturer training in order to train more of your employees

GREATER HATTIESBURG

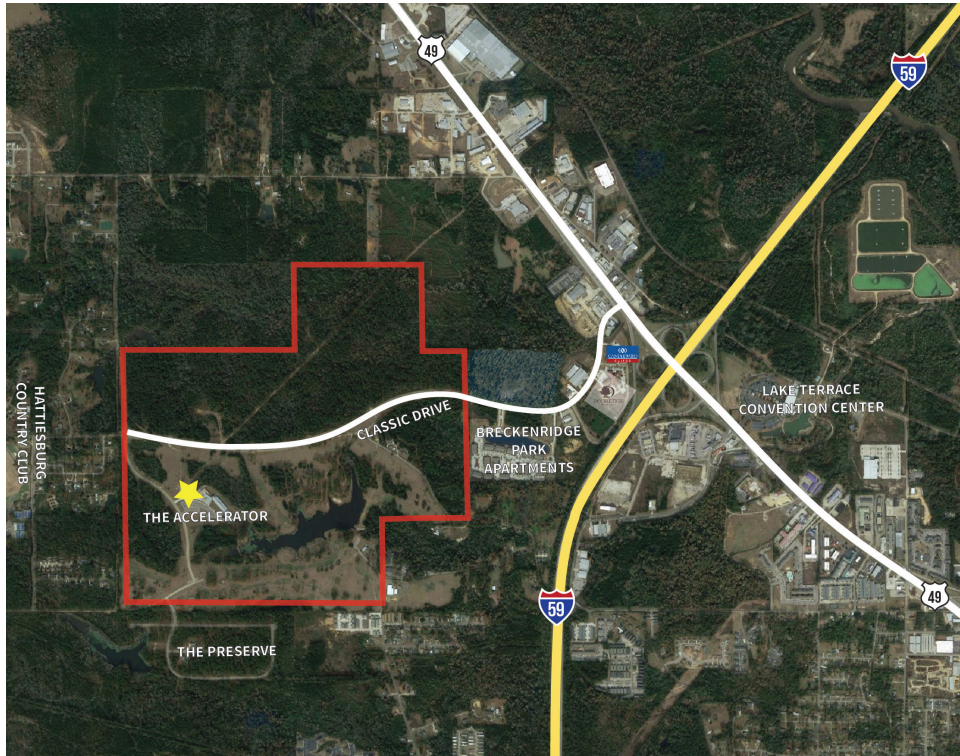
THE UNIVERSITY OF SOUTHERN
MISSISSIPPI INNOVATION AND
COMMERCIALIZATION PARK (ICP)



THE GARDEN AT USM



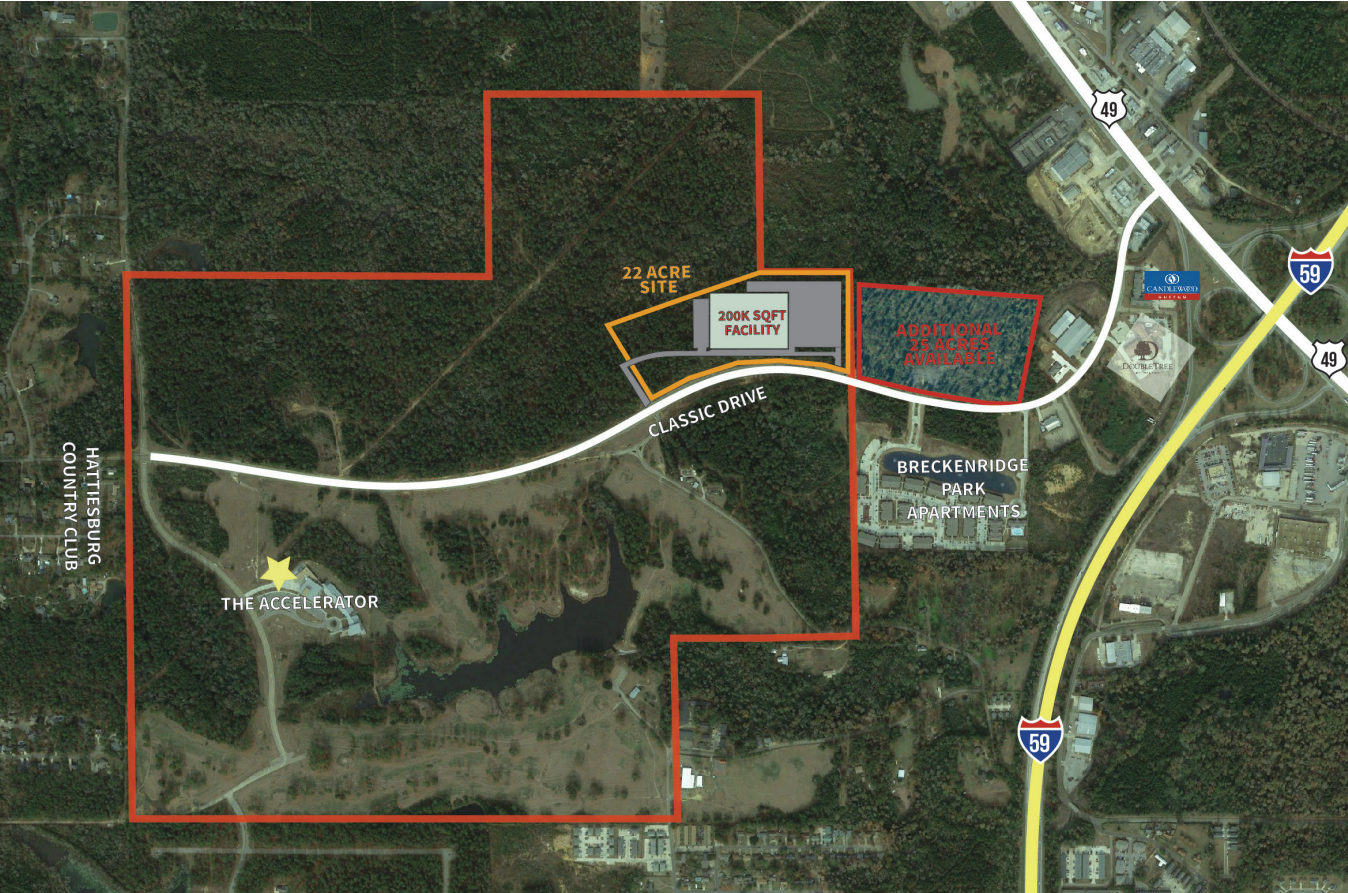
THE GARDEN AT USM



SITE ADVANTAGES

- 500-acre technology park
- Underground infrastructure
- <1 mile from Interstate interchange
- All due diligence completed
- 22-acre light industrial site is free of any encumbrances
- Close proximity to quality of life amenities
- Located in designated New Market Tax Credit and Opportunity Zone area

INNOVATION AND COMMERCIALIZATION PARK



PARTNERSHIP IN INNOVATION



DESIGNATED R1
VERY HIGH RESEARCH ACTIVITY UNIVERSITY BY CARNEGIE CLASSIFICATION OF HIGHER LEARNING



The Accelerator

The mission of USM's Accelerator is to drive economic development through technology innovation and commercialization. The Accelerator serves business as an innovation center for accelerated technology development, scale-up, market validation, manufacturing and commercialization-all under the same roof. By fostering entrepreneurship and job creation through the acceleration of new business formation, growth and viability, the Accelerator at Southern Miss is truly a one of a kind technology centered business incubator.

The Innovation and Commercialization Park is a premier technology park designed to support all stages of business growth with the following key components:

- Parcels for advanced material manufacturers to purchase or lease long-term
- The Mississippi Polymer Institute (MPI); the industrial outreach arm of the School of Polymers and High Performance Materials
- A Technology Incubator that provides office space, laboratories, pilot-scale facilities, and support services to accelerate innovation and business growth.



60,000	TOTAL SQUARE FEET
4	MILES FROM THE UNIVERSITY OF SOUTHERN MISSISSIPPI CAMPUS
10	LABORATORIES
12	PRIVATE OFFICES
30	WORK CUBICLES
15,000	SQUARE FEET TOTAL SHARED RESOURCES

PARTNERSHIP IN INNOVATION



THE UNIVERSITY OF
SOUTHERN
MISSISSIPPI

SCHOOL OF POLYMERS
& HIGH PERFORMANCE
MATERIALS



THE
ACCELERATOR

IDEA >> DEVELOPMENT >> TRIALS, SCALES, SCALE-UP >> COMMERCIALIZATION



100+
UNDERGRADUATE
STUDENTS

70+
GRADUATE
STUDENTS

20+
POST-DOCTORAL
STUDENTS

GREATER HATTIESBURG

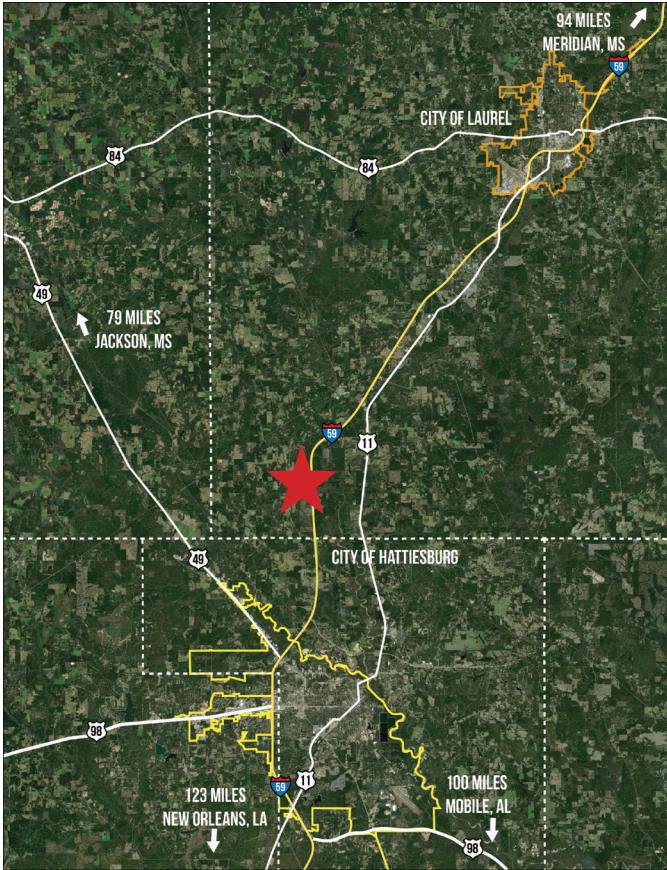


I-59 SUPPLY CHAIN MISSISSIPPI PARK



I-59 SUPPLY CHAIN PARK

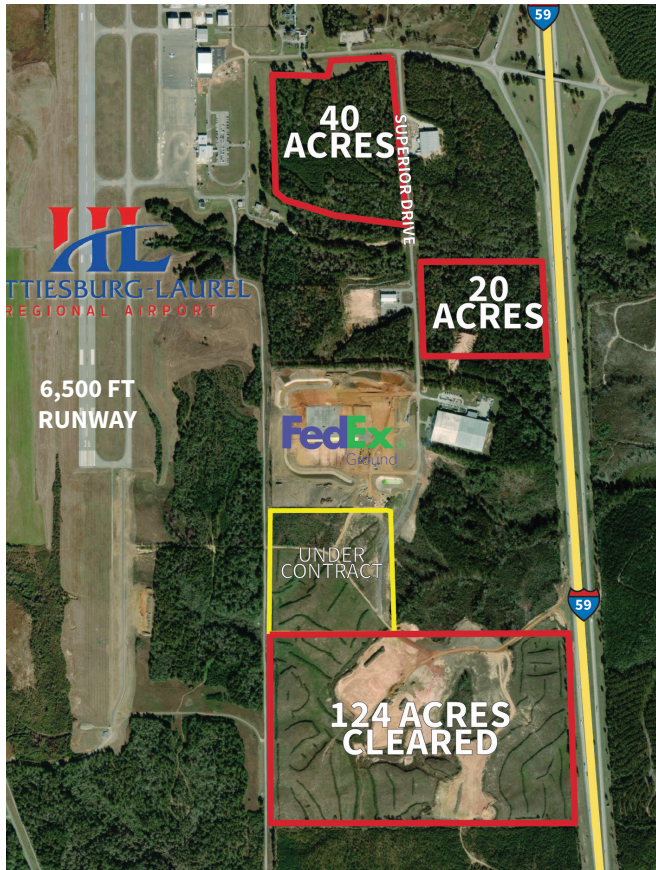
Regional Map



- **North & South Interstate:**
Interstate 59 - adjacent
- **West & East Interstate:**
Interstate 20 - 73 miles (117 KM)
Interstate 10 - 78 miles (126 KM)
- **Highway:**
U.S Highway 49 - 8 miles (13 KM)
U.S Highway 98 - 10 miles (16 KM)
U.S Highway 84 - 21 miles (34 KM)
- **Airport:**
Hattiesburg-Laurel Regional Airport - adjacent
- **Port:**
Port of Gulfport - 83 miles (134 KM)

I-59 SUPPLY CHAIN PARK

Site Map



SITE CHARACTERISTICS

- Total Acres Available: 124 acres
- Ownership: Hattiesburg-Laurel Regional Airport Authority
- Phase 1 Environmental: Yes
- Geo-technical Report: Yes
- Wetlands Delineation: Yes
- Cultural Resources Survey: Yes



*Scan here to watch a quick video
on the I-59 Supply Chain Site!*



I-59 SUPPLY CHAIN PARK

Site Aerial



124 ACRES

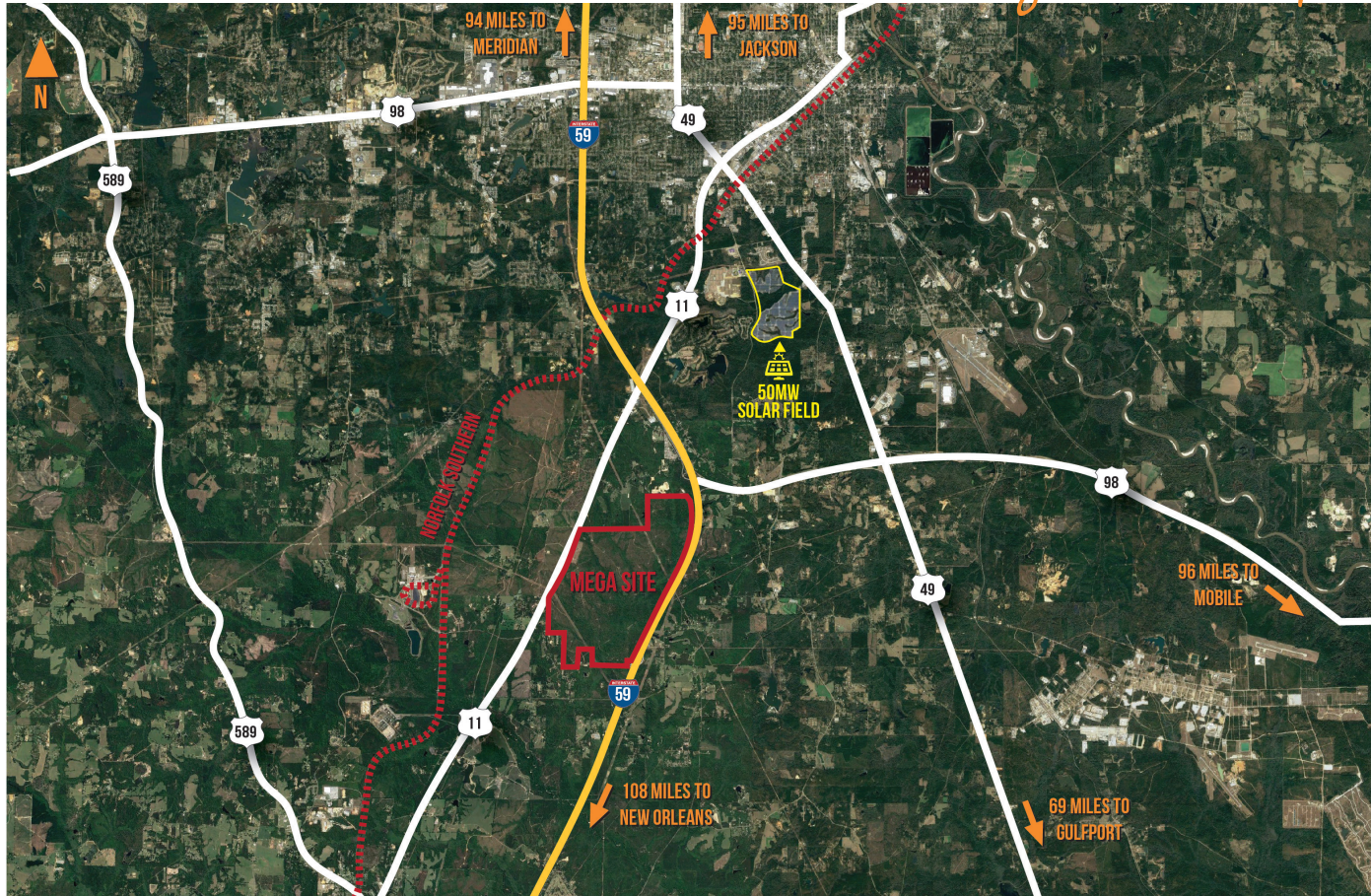
GREATER HATTIESBURG

EAGLE ONE MEGA SITE



EAGLE ONE MEGA SITE

Regional Map



EAGLE ONE MEGA SITE

Overview



Over **2200** acres available

3 miles (4 km) of frontage on **I-59**

Publicly owned by the Forrest-Lamar Alliance

1+ mile (2 km) of frontage on **Hwy 11**

Norfolk Southern rail service

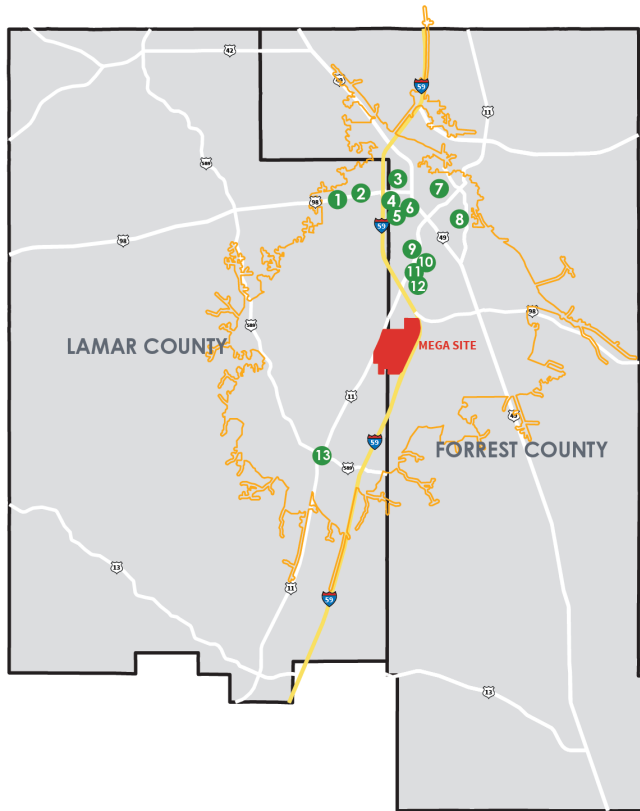
All Due Diligence Completed

Scan here to watch a quick video on the Eagle One Mega Site!



DINING & SHOPPING

WITHIN 15 MINUTE DRIVE TIME



01. Highway 98 Retail Corridor (The Met Apartments, The Lakes at Turtle Creek, Target, Dillards, Kohl's, Walmart, Sam's, Best Buy, etc.)
02. Merit Health Wesley
03. University of Southern Mississippi
04. Midtown Hattiesburg (Hotel Indigo, Mahogany Bar, Starbucks, Midtown Townhomes Corner Market, Fuzzy's Taco, etc.)
05. Hattiesburg Clinic
06. Forrest General Hospital
07. Downtown Hattiesburg (Blu Jazz, Southbound Bagel, Hub City Lofts)
08. William Carey University
09. Southern Bone and Joint
10. Timberton Sports Complex
11. YMCA
12. Timberton Subdivision
13. City of Purvis (Multiple Restaurants, Convenience Stores & Grocery Stores)

EAGLE ONE MEGA SITE

Rendering



EAGLE ONE MEGA SITE

Rendering

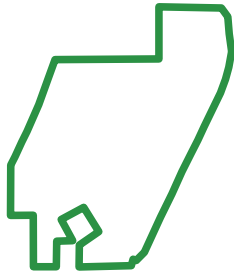


EAGLE ONE MEGA SITE

Development Progress

\$9.9M

grant awarded from the State of Mississippi (25% of total grant allowance) to the **Eagle One Mega Site** to assist in site clearing and grading and site access.



Publicly Owned
by the Forrest-Lamar
Alliance



\$2M
federal grant awarded
for site development



**Clearing &
Grubbing**
over 1,000 acres speed
to market

EAGLE ONE MEGA SITE

Spec Sheet

LOGISTICS INFORMATION

Often referred to as the “Hub City”, due to its strategic location, Greater Hattiesburg has a vibrant culture, diverse economy, and a high quality of life that provides a world of opportunity. Centrally located between Jackson, MS, Gulfport/Biloxi, MS, New Orleans, LA and Mobile, AL, Greater Hattiesburg is positioned with direct interstate connections and highway routes, three Class I railroads, and access to 5 Gulf of Mexico Ports.

Driving Distance:

- Gulfport - 69 miles (111 KM)
- Jackson - 95 miles (152 KM)
- Mobile - 99 miles (159 KM)
- New Orleans - 108 miles (173 KM)

5 Gulf of Mexico ports located less than two hours away from the site:

- Port of Gulfport (deep water) - 68 miles (109 KM)
- Port of Bienville - 95 miles (152 KM)
- Port of Pascagoula (deep water) - 97 miles (156 KM)
- Port of Mobile (deep water) - 99 miles (159 KM)
- Port of New Orleans (deep water) - 109 miles (175 KM)

Rail service will be provided by Norfolk Southern (Class I railroad):

- The site is located just two miles from the Norfolk Southern mainline that travels from the Port of New Orleans to Norfolk, Virginia and continues to the upper Northeast. Rail service can be extended to the site from the mainline.

Located within two hours of 6 airports:

(Including 5 Commercial Airports)

- Hattiesburg-Bobby L. Chain Municipal Airport (Available for corporate travel) - HBG (8 MI / 13KM)
- Hattiesburg-Laurel Regional Airport - PIB (18 MI / 29 KM)
- Gulfport-Biloxi International Airport - GPT (65 MI / 105 KM)
- Mobile Regional Airport - MOB (88 MI / 142 KM)
- Jackson-Evers International Airport - JAN (98 MI / 158 KM)
- Louis Armstrong New Orleans International Airport - MSY (116 MI / 187 KM)

SITE CHARACTERISTICS

- Total Acreage of the Eagle One Mega Site - 2,222 acres
- Frontage on Interstate 59 - 2.8 miles (5 KM)
- Frontage on U.S. Hwy 11 - 1.2 miles (2 KM)
- Latitude: 31.1332°
- Longitude: 89.2051°
- Altitude: 340'

Due Diligence:

All technical due diligence completed with no major limiting factors that will hinder or significantly impact development.

Studies Completed:

- ALTA Survey
- Phase I Environmental Study
- Geo-technical Soil Borings
- Wetlands Delineation/ Jurisdictional Determination
- Phase I Cultural Resources Study
- Threatened and Endangered Species Study

UTILITIES INFORMATION

Electric

- Service distributed and provided by Pearl River Valley Electrical Association with Cooperative Energy as the generation and transmission partner
- 161 kV line adjacent to the site to accommodate a wide array of electrical demands

Gas:

- 16" Gulf South natural gas pipeline on site
- Service provided by Spire Energy

Water/Sewer:

- Water service designed to exceed project demand and provided by local water association
- Sewer service provided by the City of Hattiesburg with ample treatment capacity



**AREA DEVELOPMENT PARTNERSHIP
GREATER HATTIESBURG MS**



601.296.7500 | WWW.THEADP.COM | C.NEWELL@THEADP.COM