

WEST RANKIN INDUSTRIAL SITE

Within Jackson, MS MSA



Old Whitfield Road, Pearl, Mississippi 39208 • 32.255946, -90.090734

Site Overview

Total Acreage:
200+/-

Ownership:
Public

Previous Use:
Undeveloped

Surrounding Land Use:
Commercial, Agricultural, Timber, Distribution, State Agencies

Fiber/Telecom Availability:
AT&T, C Spire Comcast Xfinity

Due Diligence:
Surveys completed include Phase I Environmental, Wetland Assessment, Endangered Species, Cultural Resources study ongoing

Location

Available Acreage:
200+/-

Topography:
Gently Rolling

Zoning Classification:
Industrial

For Sale/Lease:
Sale-Yes, Lease-No

Subdividable:
Yes

Sale Price Per Acre:
Negotiable

Current Tenants:
FedEx Distribution

Demographics

Jackson MSA Labor Force:
291,650

Rankin County Labor Force:
80,386

Prime-Age Labor Force Participation Rate:
81.8%

State Unemployment (5/25):
3.8%

County Unemployment (5/25):
2.7%

Average Household Income:
\$96,120

Transportation

Nearest Highway:
U.S. Highway 475

Highway Distance:
0.9 Miles

Nearest Interstate:
I-20

Interstate Distance:
2 Miles

Rail Access:
No

Nearest Airport:
5.7 miles - Jackson Medger-Wiley Evers International Airport

Electric

Electrical Supplier:
Entergy

Distance to 3-Phase:
650 yds

Waste Water

Supplier:
West Rankin Utility Authority via City of Pearl

Diameter of Waste Water Line:
700 yds

Waste Water Capacity:
8MGD, Expandable to 40MGD

Natural Gas

Supplier:
Delta Utilities

Distance to Nearest Main:
On-Site

Diameter of Main:
4 inches (10.16cm)

Gas MainPSI:
60 PSI

Water

Water Supplier:
City of Pearl

Distance to Main:
On-Site

Diameter of Water Line:
12 Inches (30.48cm)