



1,025 ACRES | JACKSON, MISSISSIPPI MSA | 1978 HWY 22
CANTON, MISSISSIPPI 39046 | 32.589559, -90.093767

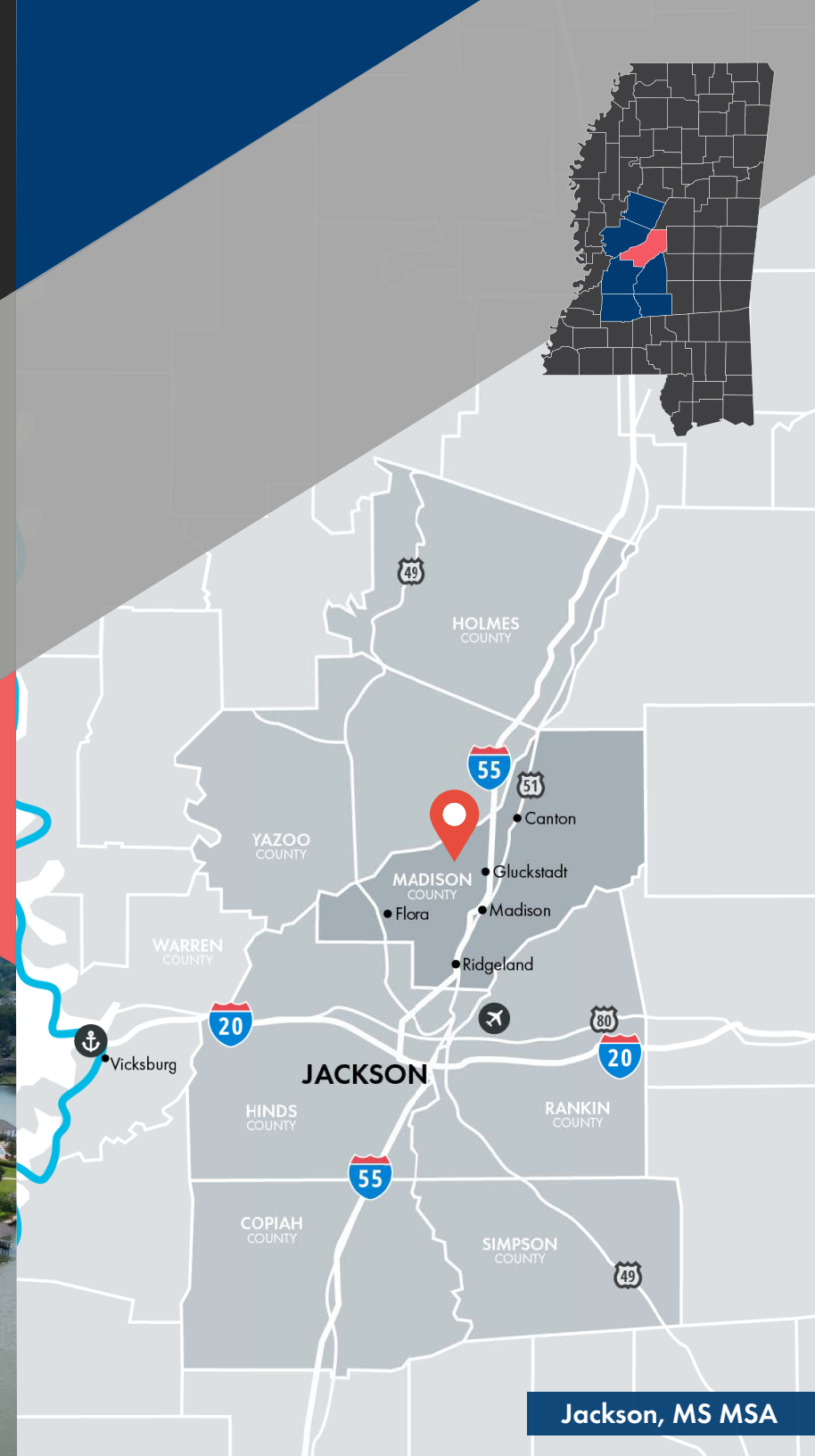
MADISON COUNTY MEGA SITE | Site Overview

AN ENTERGY QUALIFIED SITE

A premier site in the heart of a growing industrial center

MADISON COUNTY MEGA SITE

Located in a fast-growing and dynamic industrial region, the site offers advanced infrastructure and access to a skilled and experienced workforce – all within a major southern metro.



Jackson, MS MSA

MADISON COUNTY MEGA SITE CHARACTERISTICS

MEGA SITE LOCATION

1978 HWY 22, Canton, Mississippi 39046 | 32.589559, -90.093767

Size: 1,025 acres (415 hectares) // **Available:** 855 acres (346 hectares) // **Previous Use:** Undeveloped

Unique Features: Mississippi Healthcare Zone // [Learn more about Healthcare Zone incentives and benefits](#)

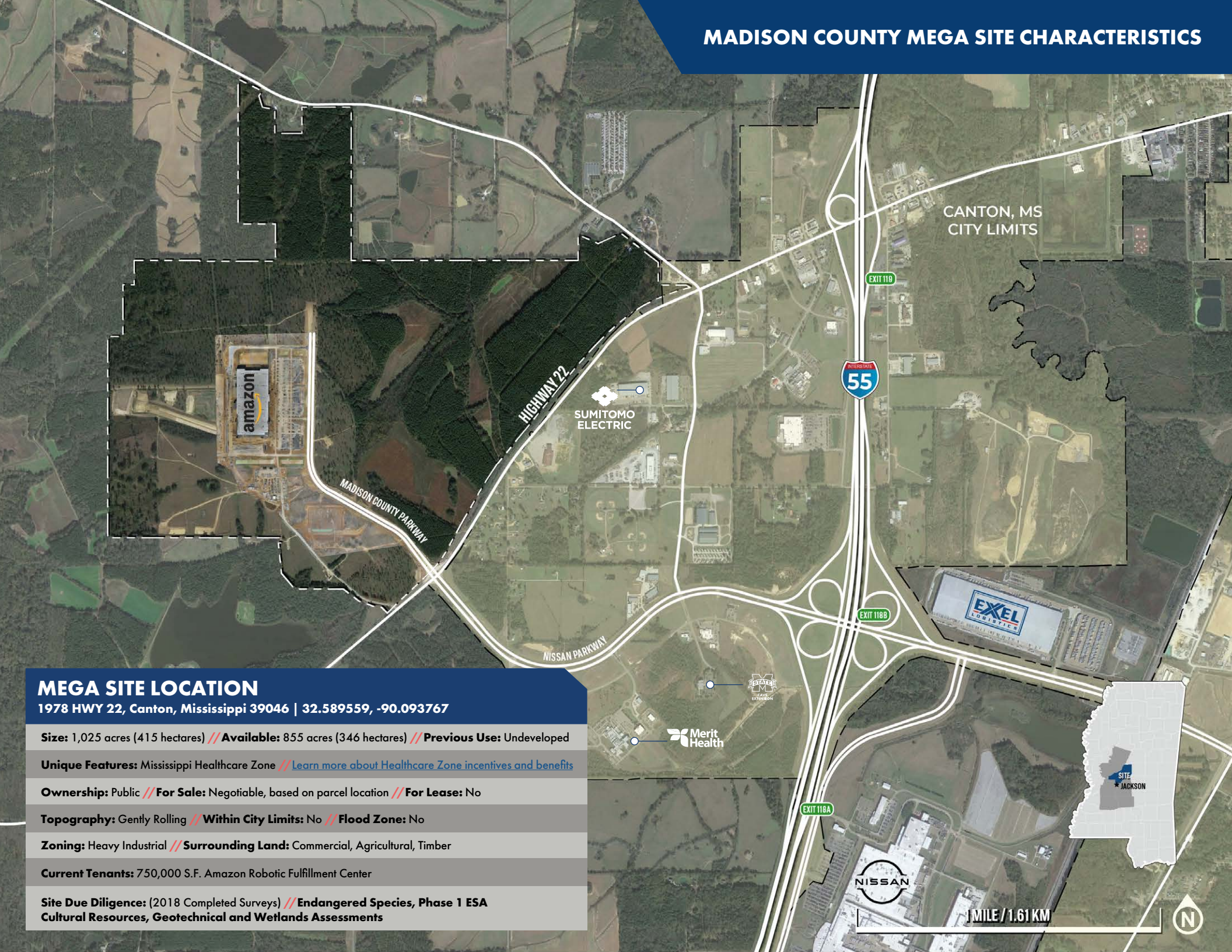
Ownership: Public // **For Sale:** Negotiable, based on parcel location // **For Lease:** No

Topography: Gently Rolling // **Within City Limits:** No // **Flood Zone:** No

Zoning: Heavy Industrial // **Surrounding Land:** Commercial, Agricultural, Timber

Current Tenants: 750,000 S.F. Amazon Robotic Fulfillment Center

Site Due Diligence: (2018 Completed Surveys) // **Endangered Species, Phase 1 ESA**
Cultural Resources, Geotechnical and Wetlands Assessments



CANTON, MS
CITY LIMITS

LEGEND

Water Tank 

Pump Stations 

Water 

Sewer 

Natural Gas 

Electric Distribution 

Electric Transmission 

Electrical Substation 

Fiber 

EXISTING UTILITIES

Electric

Electrical Supplier: Entergy

Distance to 3-Phase: On-site

Available Voltage: 230 kV to 12kV substation

Available Capacity: 60 MW

Expandable to 300 MW once the Entergy MS substation is constructed (December 2021 projected completion date)

Redundancy: Triple redundancy from three separate sources

Water

Water Supplier: Canton Municipal Utilities

Distance to Main: On-site

Diameter of Water Line: 16 Inches (40.64cm)

Available Capacity: 2 MGD with the completion of a one-million gallon elevated tank (2022 Q2 completion date)

Fiber/Telecom

AT&T, C Spire, Comcast Xfinity

Wastewater

Supplier: Canton Municipal Utilities

Distance to Facility: On-site

Diameter of Wastewater Line: 10 Inches (25.40cm)

Wastewater Capacity: 2 MGD

Natural Gas

Supplier: Canton Municipal Utilities

Distance to Nearest Main: On-site

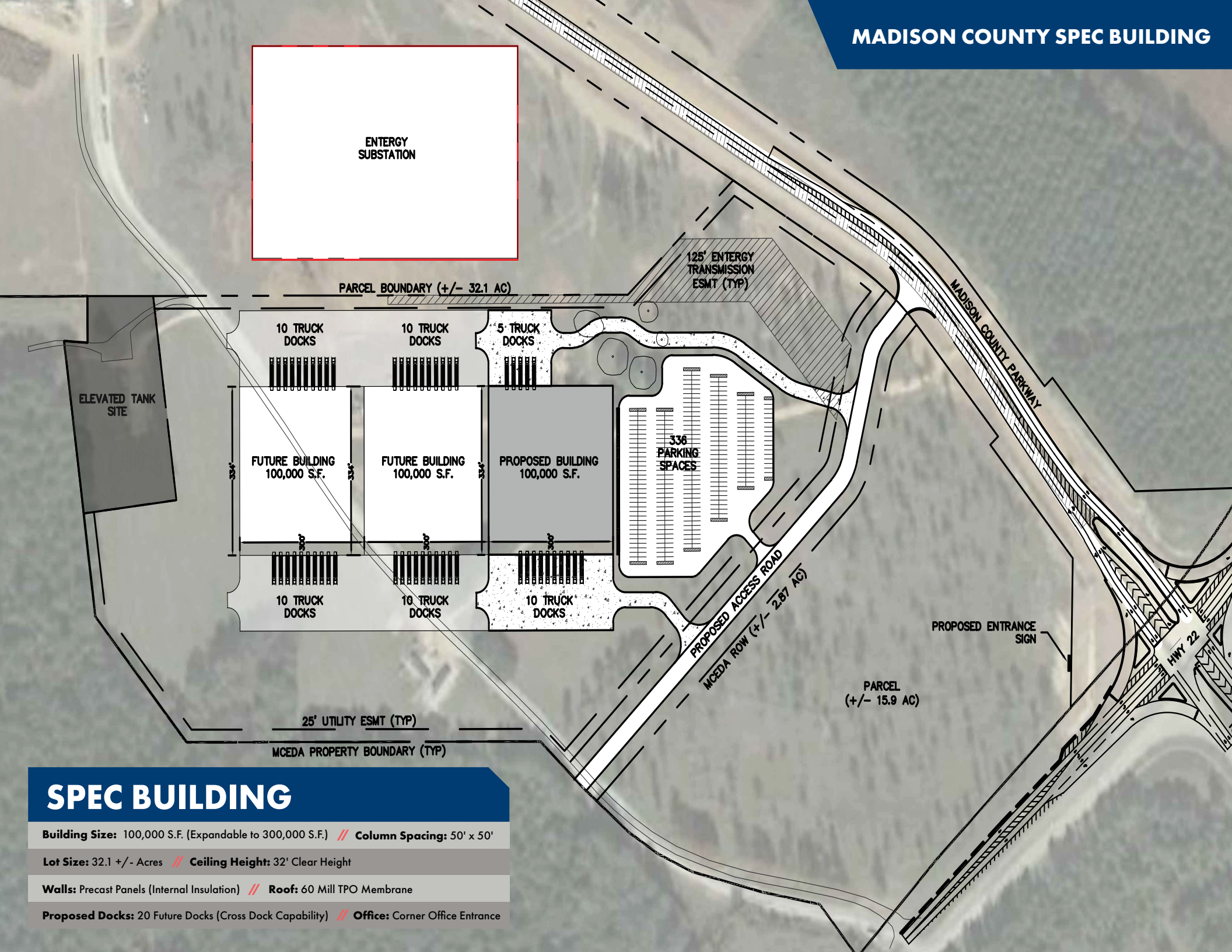
Diameter of Main: 6 Inches (15.24cm)

Gas Main PSI: 40 PSI

NISSAN

1 MILE / 1.6 KM





SPEC BUILDING

Building Size: 100,000 S.F. (Expandable to 300,000 S.F.) // **Column Spacing:** 50' x 50'

Lot Size: 32.1 +/- Acres // **Ceiling Height:** 32' Clear Height

Walls: Precast Panels (Internal Insulation) // **Roof:** 60 Mill TPO Membrane

Proposed Docks: 20 Future Docks (Cross Dock Capability) // **Office:** Corner Office Entrance

MADISON COUNTY MEGA SITE ECONOMIC ADVANTAGES

Madison County offers a strong, low-cost business climate and an energetic, diversified economy that positions you for success. The county population growth and labor force demographics significantly outpace national, state and regional averages.

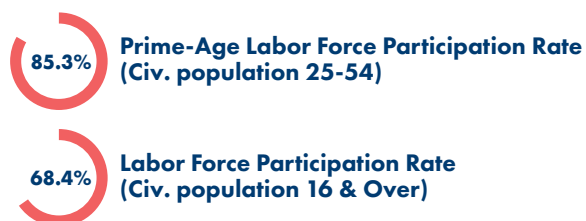
ACCELERATED GROWTH

Madison County is one of Mississippi's fastest-growing counties and boasts an annual population growth nearly twice the national average. The county has 148.7 people per square mile, compared to 63.4 in Mississippi, reflecting a highly concentrated pool of potential employees.

2 MADISON COUNTY'S
GROWTH NEARLY
X THE NATIONAL AVERAGE

ABUNDANCE OF SKILL

Residents are experienced and well-educated, with labor force participation rates increasing year-over-year. Madison County has the highest participate rate in the state, outpacing state and national averages.



MAGNET FOR TALENT

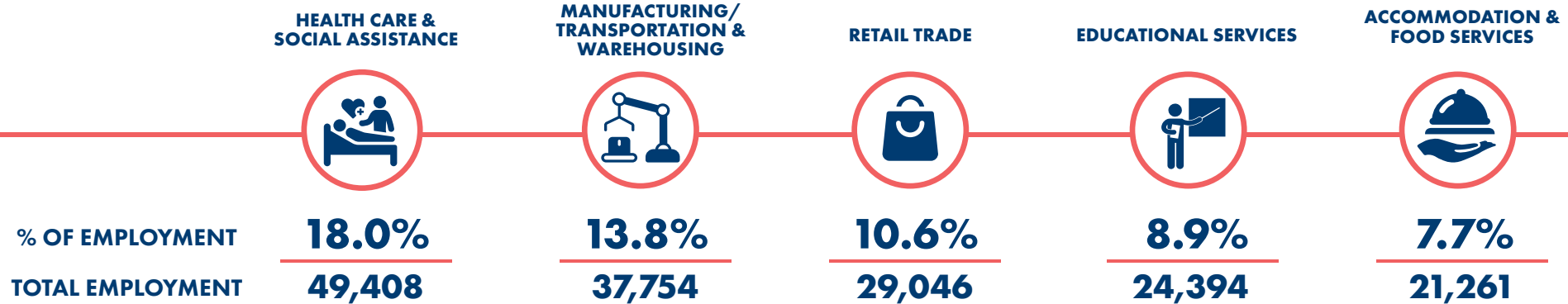
Each year, education partners award numerous certificates in welding, machining, electrical and other high-demand technical programs, as well as professional degrees in Accounting, Finance, Health Care and Information Technology. Nearly a quarter of Mississippians receiving manufacturing awards and certificates are located within 45 minutes of Madison County.

14 INDUSTRY CLUSTER PROGRAMS
INCLUDING MANUFACTURING, STEM, COMPUTER SCIENCE,
AND INFORMATION TECHNOLOGY.

ECONOMIC OVERVIEW	MADISON COUNTY, MS	MEGA SITE REGIONAL DRAW (45-MINUTE DRIVE-TIME)	JACKSON, MS USA (SEVEN COUNTIES)	MISSISSIPPI	USA
POPULATION	104,562	592,294	597,727	2,984,418	324,697,795
ANNUAL POPULATION GROWTH	1.2%	0.1%	0.2%	0.1%	0.7%
LABOR FORCE PARTICIPATION RATE (CIV. POPULATION 16 & OVER)	68.4%	61.9%	61.4%	57.0%	63.2%
PRIME-AGE LABOR FORCE PART. RATE (CIV. POP. 25-54)	85.3%	80.2%	79.9%	76.7%	82.1%
EDUCATIONAL ATTAINMENT (AGE 25-64 WITH H.S. DIPLOMA OR HIGHER)	93.6%	88.9%	89.1%	86.4%	89.1%
EDUCATIONAL ATTAINMENT (AGE 25-64 WITH ASSOC DEGREE OR HIGHER)	59.5%	40.7%	40.8%	33.5%	42.6%
COST OF LIVING INDEX	97.1	87.2	87.2	83.7	100.0
AVERAGE ANNUAL SALARY	\$44,565	\$44,491	\$44,394	\$40,491	\$60,042
MEDIAN AGE	37.2	36.6	36.4	37.5	38.1

LEADING INDUSTRIES THAT CALL THE REGION HOME

Top 5 sectors account for 57.5% of the industries within a 45-minute drive-time.



MAJOR INDUSTRIES

Madison County and the Jackson, MS MSA have a high concentration of manufacturing and transportation/warehousing industries. Numerous well recognized industries based out of Japan, Germany, France, Italy and the U.S. have made significant investments to the region where they continue to thrive.



CONTACT INFORMATION



For more information about the Madison County Mega Site, please contact us.

Madison County Economic Development Authority

Address 135 Mississippi Parkway | Canton, MS 39046

Phone 601.605.0368

Websites madisoncountyeda.com | Property Database: [Click Here](#)

Social   

OUR STAFF



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