

2015

Grounds for Development: Residential



#3 on USA Today's Fastest Growing Economies (2013)

Home to the largest employer and port in Mississippi

Pascagoula School District named 100 Best Communities for Young People in America (2010, 2011, and 2012)

Jackson County, Mississippi's county seat

For more information, please contact:

Jen Dearman
Director of Community and Economic Development
P.O. Box 908
630 Delmas Avenue
Pascagoula, MS 39568
(228) 938-6651 ph
(228) 938-6637 fax
jdearman@cityofpascagoula.com

Joe Huffman
City Manager
P.O. Box 908
630 Watts Avenue
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A Great Place to
Live, Work, & Play!

CITY OF PASCAGOULA COMMUNITY PROFILE

The City of Pascagoula, one of Mississippi's largest cities, is the Seat of Jackson County. The village of Pascagoula was incorporated in 1838. In 1904, Pascagoula and the village of Scranton, which had formed around the railroad station now located in downtown Pascagoula, were combined and incorporated as the City of Pascagoula. Pascagoula is home to the largest employer in the state, Huntington Ingalls Shipbuilding.

www.cityofpascagoula.com

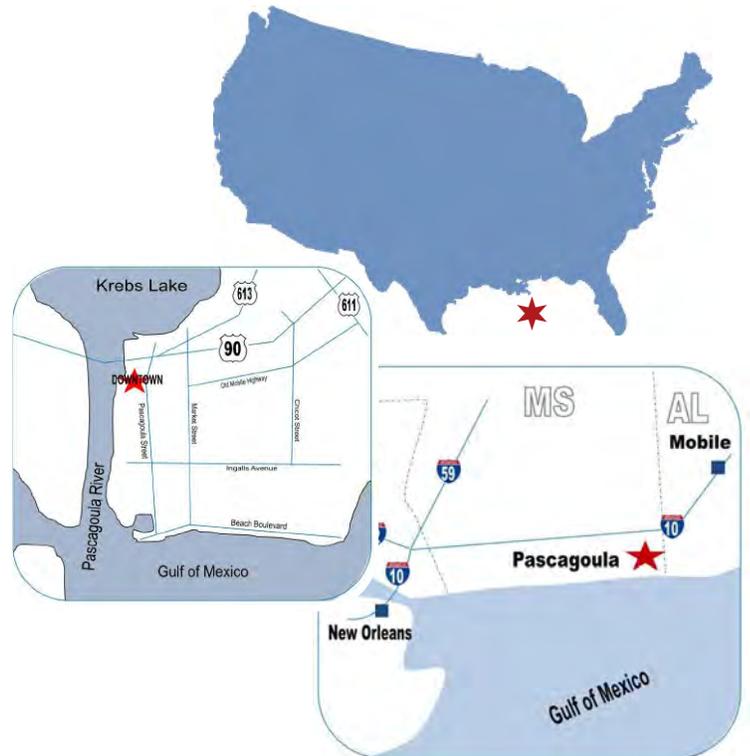
Pascagoula Quick Facts

Population (2010)	22,392
Median Age	34.97
Households	8,481
Median Household Income (2012)	\$40,998
Incorporated Square Miles	15.38
Acres of Parks	200
Median House Value	\$104,440
Organization Budget	\$25,000,000
Population Estimate (2030)	30,250

Services: Police, Water, Sewer, Street, Storm Drainage, Parks, Recreation, Open Space

In travel time, the City is located thirty minutes east of Biloxi, Mississippi and two hours east of New Orleans, Louisiana. The City is thirty minutes west of Mobile, Alabama and four hours south of Jackson, Mississippi. With Highways 90, 613, and 63 transversing it, Pascagoula can easily access Interstate 10 just to its north.

- 30 Minutes to Biloxi, Mississippi
- 30 Minutes to Mobile, Alabama
- 2 hours to New Orleans, Louisiana



Airports

Trent Lott International Airport	(8 miles)
Mobile Regional Airport	(34 miles)
Biloxi-Gulfport International Airport	(39 miles)
Louis Armstrong New Orleans	(121 miles)



LABOR FORCE

The City of Pascagoula is the county seat of Jackson County, which is the third most populous county in Mississippi and is home to the state's largest employer, Ingalls Shipbuilding. Numerous Jackson County employers — including Chevron, Ingalls Shipbuilding and countless others — build their success with the help of a remarkable pool of employees who deliver top quality in often complex positions.

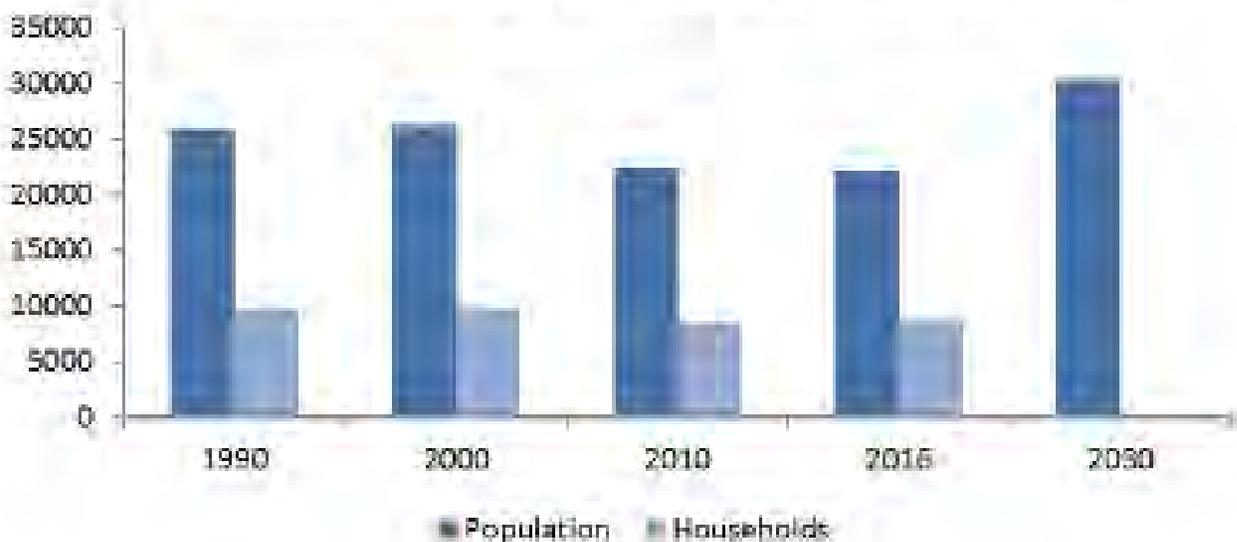
Businesses with operations in Jackson County, Mississippi can count on motivated employees who are committed to their work and proud of their community's reputation for excellence.

Major Area Employers		No. Employees
1	Huntington Ingalls Shipbuilding	10380
2	Chevron Refinery	3600
3	Singing River Health System	2465
4	Signal International	2250
5	VT Halter Marine	675
6	Wal-Mart Pascagoula	500
7	City of Pascagoula	300
8	Knights Marine	240
9	Mississippi Phosphates	225
10	First Chemical	160



Median Household Income	
Pascagoula	\$40,998
Mississippi	\$37,881
United States	\$51,914

Household & Population Estimates



EDUCATION

Pascagoula's population is educated, affluent, skilled diverse and dynamic. For three consecutive years, the Pascagoula-Gautier School District (PGSD) has been named one of America's Promise Alliance's 100 Best Communities for Young People. The national award was given to the PGSD to recognize its outstanding and innovative work in addressing the dropout crisis and making it an outstanding place for youth to live, learn and grow. On the college level, Pascagoula is positioned next to the 2011 Aspen Finalist, MS Gulf Coast Community College, and between five universities with seven convenient campuses.



For more information
visit our website at
www.cityofpascagoula.com

Pascagoula School District

The Pascagoula-Gautier School District (PSD) is a public school district that houses approximately 7,500 students in 19 elementary school (K-5), middle school (6-8), high school (9-12), and specialty school campuses that serve the cities of Gautier and Pascagoula, MS.

Established in 1912, the PSD has a current school budget of \$78 million and employs over 1,100 teachers, administrators, instructional, and other support personnel.

Colleges/Universities

MS Gulf Coast Community College
(Jackson County Campus - 7 miles)

University of Southern Mississippi
(Gulf Park Campus - 44 miles)
(Hattiesburg Campus - 94 miles)

William Carey University
(Tradition Campus - 30 miles)
(Hattiesburg Campus - 93 miles)

University of South Alabama *(37 miles)*

Spring Hill College *(39 miles)*

University of Mobile *(48 miles)*

Private Education

Resurrection Catholic Elementary

Resurrection Catholic Middle and High School

Bethel Christian Academy

Grace Christian School

Economic Development

The Department of Community and Economic Development works to bring all possible opportunities to the City. The Department acts as an advocate to recruit new businesses, retain existing businesses, and guide stakeholders to resources. The Department also partners with other City departments to ease the permitting, zoning, and incentives processes.

For information on steps to starting a business in Pascagoula, available properties, and demographics, visit the www.cityofpascagoula.com and click on the Business tab at top or contact the Director of Community and Economic Development, Jen Dearman, at (228) 938-6651 or jdearman@cityofpascagoula.com.



Medical Facilities

Singing River Health Systems

Singing River Health System is a governmental entity organized and existing pursuant to the community hospital statutes of the State of Mississippi operating as a not-for-profit organization. Singing River Health System is one of the largest employers on the Mississippi Gulf Coast, providing jobs for more than 2,700 residents of Jackson County and surrounding areas. SRHS provided \$185 million for employees' salaries and benefits in 2011. Direct and indirect impact from SRHS on Jackson County is an estimated 4,050 jobs and \$259 million per year in wages.

Pascagoula, MS Jackson County

Location

Pascagoula is a city in Jackson County, Mississippi. It is the principal city of the Pascagoula, Mississippi Metropolitan Statistical Area, as a part of the Gulfport-Biloxi-Pascagoula, Mississippi Combined Statistical Area. Pascagoula is located at 302149N, 883231W (30.363656, -88.542041), along the Mississippi Sound at the mouth of the Pascagoula River.



Business Climate

Pascagoula is the premier industrial city of Mississippi. Pascagoula is home to the states largest employer, Huntington Ingalls Shipbuilding "America's Shipbuilder." Other major industries include the nation's largest Chevron refinery, First Chemical/Dupont, VT Halter, and Signal International, an oil platform builder.

Contact

Jen Dearman
Department of Community and Economic Development
Phone: (228) 938-6651
E-mail: jdearman@cityofpascagoula.com

Demographic Information

Population

Population:	2014
	22,318
Labor Market Population:	57,980
Data Source: ESRI demographic and income profile - STDB; MDES Annual Labor Force Report	

Households

	2006	2014
Total Number of Households:	10,020	8,459
Average Household Size:	2.49	2.53
Median Household Income:	\$36,164.00	\$40,998.00
Data Source: ESRI demographic and income profile - STDB		

Educational Attainment: Population - Age 25 Plus

	2011
Associate Degree:	11 %
Bachelor's Degree:	14 %
Graduate or Professional Degree:	11 %

Metro Area Distances

City	Driving Distance (miles)	Flight Time	Days by Truck	Days by Rail
Atlanta, GA	365	1 hr 10 min	0	0
Dallas, TX	592	1hr 50 min	0	0
Jackson, MS	186	N/A	0	0
Memphis, TN	393	3 hrs 15 min	0	0
New Orleans, LA	111	N/A	0	0

Labor Force Characteristics

Annual Labor Force Report: JACKSON County

2015 Average Residence Based Amounts:

Civilian Labor Force: 57,960

Unemployed: 4,450

Rate: 7.7

Employed: 53,510

2015 Average Establishment Based Amounts:

Manufacturing: 14,340

Non-manufacturing: 37,010

Leading Employers

	Product or Service	Employees
Chevron Refinery	One of the top petroleum refineries in the US	3,600
Huntington Ingalls Shipbuilding	Manufacturing, engineering and management services	10,380
Singing River Health System	Health Care	2,465

Local Government

Type of Government:	Council-Manager
Comprehensive City Plan:	Yes
Year Plan Completed:	2010
Strategic City Plan:	Yes
Year Plan Completed:	2010
City Zoning Ordinance in Effect:	Yes
County Zoning Ordinance in Effect:	Yes
Percent of Streets Paved:	100.0

Local Government Services

Community & Economic Development:	Grants Management & Growing the Economy
Fire Department:	Fire Fighting & Rescue
Parks & Recreation:	Leisure Services
Planning & Building:	Permits
Planning & Zoning Department:	Reviews Development Plans
Police Department:	Law Enforcement
Public Works Department:	Public Works Services

Utilities

Water

Provider Name:	City of Pascagoula Utilities Department
Rated Capacity (mgd):	5.4
Average Capacity (mgd):	2.8
Peak Demand (mgd):	3.6
Storage Capacity (gallons):	4,025,000

Sewer

Provider Name:	City of Pascagoula Utilities Department
Rated Capacity (mgd):	0
Average Daily Demand (mgd):	2.5
Peak Demand (mgd):	0

Electric

Provider Name:	Mississippi Power
Peak Demand (kW):	2,484,000
Generation Capacity (MW):	3,867
Customers Served (state):	186,490
Customers Served (system):	4,504,000

Provider Name:	Singing River Electric
Peak Demand (kW):	442,071
Generation Capacity (MW):	0
Customers Served (state):	71,682 in MS; 329 in AL
Customers Served (system):	72,011

Transportation

Interstates and Highways

In travel time, the City is located thirty minutes east of Biloxi, Mississippi and two hours east of New Orleans, Louisiana. The City is thirty minutes west of Mobile, Alabama and four hours south of Jackson, Mississippi. With Highways 90, 613, and 63 transversing it, Pascagoula can easily access Interstate 10 just to its north.

30 Minutes to Biloxi, Mississippi
30 Minutes to Mobile, Alabama
2 hours to New Orleans, Louisiana

Motor Freight

Motor Carriers:	11
Local Terminals:	0

Railroads

CSX Transportation (CSXT); east/west
Kansas City Southern (KCS); north/south
Canadian National (CN); connects to CSXT via MSE

Piggyback Ramp Available:

Distance to Nearest Piggyback:	0
Intermodal Services Available:	

Airport

Gulfport-Biloxi International - 9 nonstop flights to Houston and connections to Dallas/Ft Worth, Memphis, Charlotte, Atlanta, Orlando-Sanford, Ft Lauderdale, and Tampa with a 9,002 ft all weather jet runway.

Mobile Regional Airport with flights to Atlanta, Houston, Charlotte, Dallas/Ft Worth, and Chicago O'Hare

Waterway

Gulf of Mexico
Pascagoula River - about 80 miles long, with permits available for boating, fishing, & hunting. The Pascagoula River is the largest free-flowing river in the continental U.S.

Public Transportation Network

Coast Transit Authority (CTA) serves the three coastal counties and all incorporated cities in these counties. They currently provide Fixed Route and ADA/Paratransit Services in Biloxi, Gautier, Gulfport, Ocean Springs & Pascagoula.

Taxation Structure

Actual Valuation (2015):	\$234,509,404.00
Bond Indebtedness (2015)	
General Obligation:	\$2,680,000.00
Revenue:	\$3,590,000.00
County:	\$0.00
School:	\$0.00

General Comments:

The City's budget for the fiscal year ending September 30, 2015 totals \$33,510,860 for the General Fund and \$62,091,904 for all funds.

The City's fiscal year 2015 operations are financed (in part) by General Fund millage of 32.17 mills.

The City's general obligation bonded debt capacity at September 30, 2014 was \$35,176,411 (15%) and \$41,282,791 (20%).

Quality of Life

Commercial Services

Number of Hotels and Motels:	22
Number of Rooms Available:	610
Number of Conference Centers:	2
Capacity of Largest Conference Center:	450

Education

Elementary and Secondary Education Overview

The Pascagoula-Gautier School District (PGSD) is a public school district with approximately 7500 students in 19 elementary (K-5), middle (6-8), high school (9-12), and specialty campuses that serve the cities of Gautier and Pascagoula, MS. The PGSD has a budget of \$78 million and employs over 1,100 people. The PGSD is a long-standing member of the SACS accreditation agency, has two Blue Ribbon high schools, and has a 4 out of 5 from the MS Dept. of Education Office of Accreditation.

Higher Education Overview

Colleges within 50 miles of Pascagoula, MS:

Bishop State Community College-Mobile, AL
MGCCC-Perkinston Campus, Perkinston, MS
MGCCC-Gautier Campus, Gautier, MS
MGCCC-Jefferson Davis Campus, Gulfport, MS
Miller-Motte Technical College-Gulfport, MS
Spring Hill College-Mobile, AL
Tulane University Biloxi Campus-Biloxi, MS
University of South Alabama-Mobile, AL
Virginia College-Biloxi, MS
William Carey University Tradition Campus-Biloxi, MS

Health Facilities and Personnel

Number of Hospitals:	1
Total Number of Beds:	435
Number of Outpatient Clinics:	6
Number of Medical Doctors:	290
Number of Dentists:	6
Number of Registered Nurses:	925
Number of Practical Nurses:	25

Residential Development Incentive Program

****Save up to \$5,000****



Qualifications

- Build a \$150,000 or more, owner occupied, single-family home in Pascagoula
- Permit, utility, and inspection fees will be waived for a total savings up to \$5,000
- Effective until December 31, 2015

Scenario #1

House valued at 150,000.00 with a 200 amp electrical service and 3 ton A/C without existing water, sewer, or gas taps where the water main is on the opposite side of the road.

Building permit fees (building, electrical, mechanical, and plumbing)

- Building - \$ 923.00
- Electrical - \$ 125.00
- Plumbing - \$ 134.00
- Mechanical - \$ 61.00
- Water Connection with Tap - \$ 1859.61
- Sewer Connection with Tap - \$ 350.00
- Gas Connection with Tap - \$ 375.00 – includes installing 50 ft. of service line at \$ 2.00 per ft.

Total of Possible Incentive - **\$ 3827.61**

Scenario #2

House valued at 300,000.00 with a 200 amp electrical service and 5 ton A/C without existing water, sewer, or gas taps where the water main is on the opposite side of the road.

Building permit fees (building, electrical, mechanical, and plumbing)

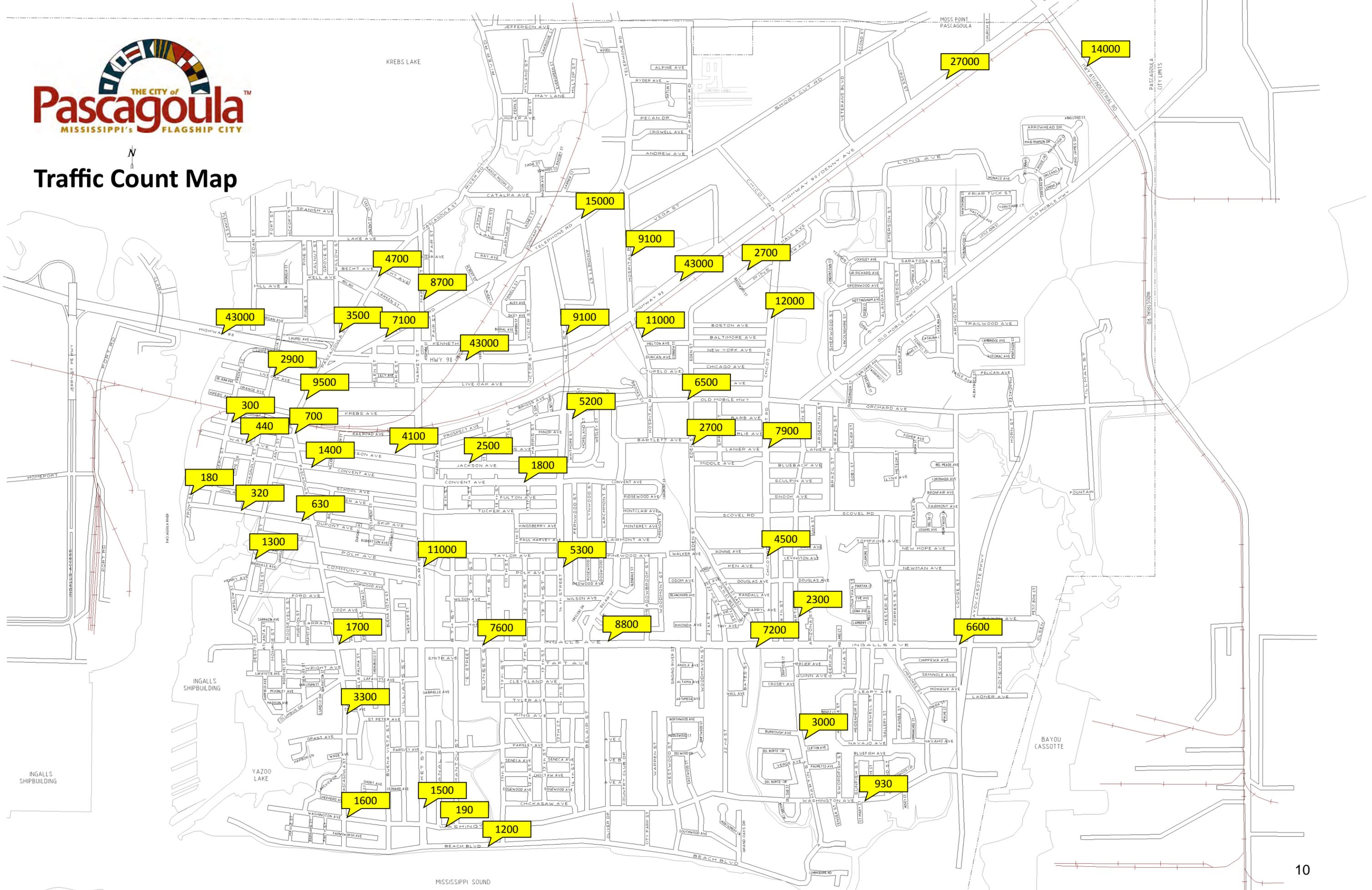
- Building - \$ 1673.00
- Electrical - \$ 130.00
- Plumbing - \$ 137.00
- Mechanical - \$ 67.00
- Water Connection with Tap - \$ 1859.61
- Sewer Connection with Tap - \$ 350.00
- Gas Connection with Tap - \$ 375.00 – includes installing 50 ft. of service line at \$ 2.00 per ft.

Total of Possible Incentive - **\$ 4591.61**

For more information, please call the Building Official at (228) 938-6620.



Traffic Count Map



43000

4700

8700

15000

9100

43000

2700

12000

27000

14000

2900

3500

7100

43000

9100

11000

6500

300

9500

700

5200

2700

7900

180

320

630

4100

2500

1800

2700

7900

1300

11000

5300

4500

1700

7600

8800

7200

6600

3300

3000

1600

1500

190

1200

930



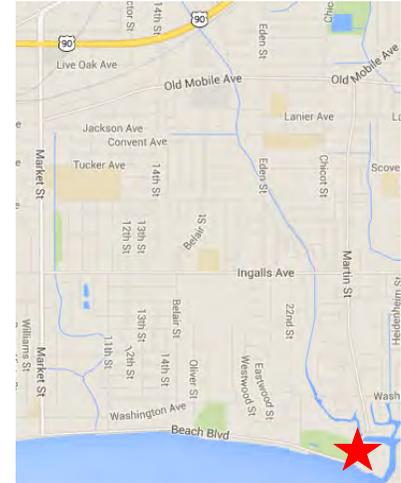
Grounds for Development-Residential Site Locations



1. 4111 Cedar Street (Page 15)
2. Riverfront Development Site (Page 20 & 21)
3. Ingalls Avenue (C-Lot) (Page 16)
4. Ingalls Avenue (Page 14)
5. 2714 Old Mobile Highway (Page 18 & 19)
6. Holland Street (Page 17)
7. 3800 Beach Boulevard (Page 12)
8. Old Mobile Highway (Page 13)

3800 Beach Boulevard

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Developers

Large open site in South Pascagoula prime for a residential development.

Property Characteristics:

- Located along the beachfront and to the west of Singing River Yacht Club

Contact:

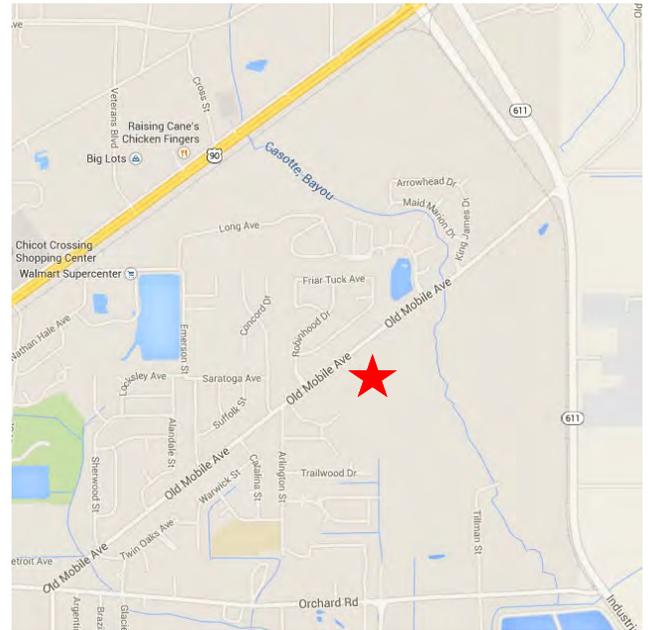
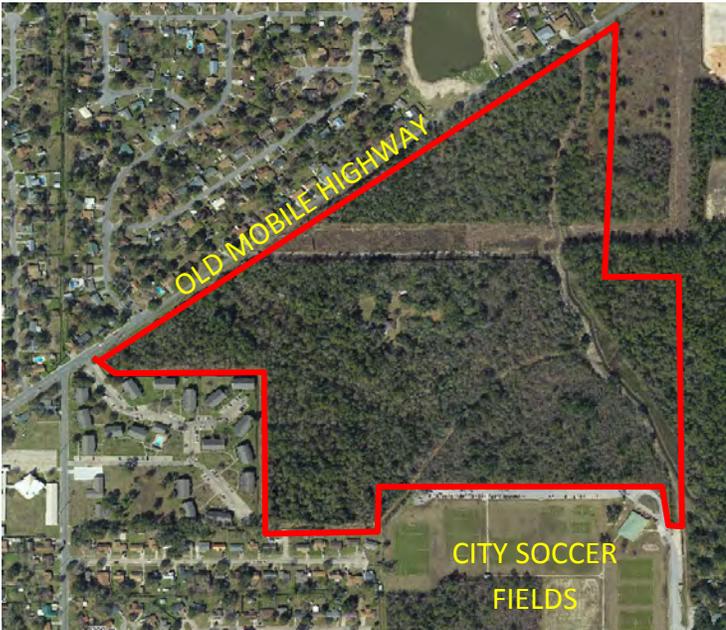
- Gulf Coast Heritage Realty, (228) 762-1771

Specifications:

- **Site Size:** 3.24 acres
- **Price:** \$1,250,000
- **School District:** Pascagoula-Gautier School District (Cherokee)
- **Zoning:** WMU
- **Flood Zone:** VE
- **Elevation:** 6ft
- **BEF:** 17ft to 18ft plus 1ft freeboard
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula

Old Mobile Highway

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Developers

Large open site in East Pascagoula prime for a residential development. Available for \$1,800,000

Property Characteristics:

- Located north of the City Soccer Fields

Contact:

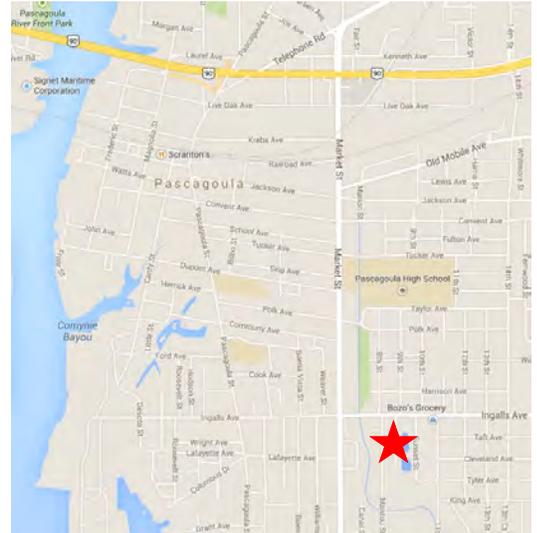
- Mark Cumbest, Cumbest Realty, (228) 588-6213

Specifications:

- **Site Size:** 6.18 acres
- **Zoning:** SRF6
- **Flood Zone:** AE
- **Elevation:** 8 ft to 12 ft
- **BFE:** 13ft plus 1ft freeboard
- **School Zone:** Pascagoula-Gautier School District (Arlington Elementary)
- **Fire Protection:** City of Pascagoula
- **Electric:** Singing River Electric
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula

Ingalls Avenue (Jerry Lee's Property)

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Developers

Large open site in South Pascagoula prime for a residential development.

Property Characteristics:

- Located along Ingalls Avenue near Market Street behind Jerry Lee's grocery
- Less than a 10 minute drive to Chevron
- Less than a 15 minute drive to Ingalls Shipbuilding

Contact:

- Jen Dearman (228) 938-6651

Specifications:

- **Site Size:** 6.18 acres
- **Fire Protection:** City of Pascagoula
- **Zoning:** SRF6
- **Flood Zone:** AE
- **Elevation:** 10ft
- **BFE:** 14ft plus 1ft freeboard
- **School District:** Pascagoula-Gautier School District (Eastlawn Elementary)
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of

*City of Pascagoula Community & Economic Development Department
630 Delmas Avenue Pascagoula, MS 39568*

4111 Cedar Street

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com

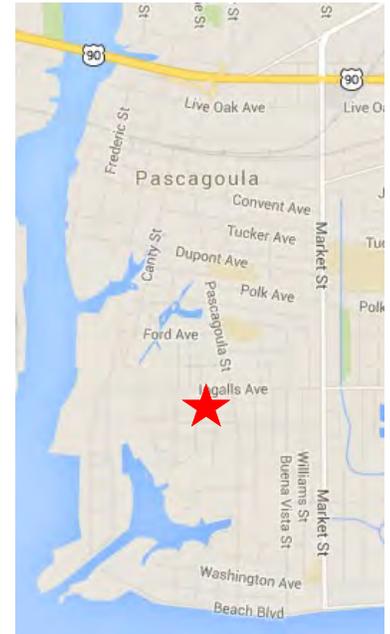


Specifications:

- **Buildings:** 2
- **Type:** Warehouse and office space
- **Site Size:** 4.82 acres
- **Zoning:** LI
- **Flood Zone:** AE
- **Elevation:** 6ft to 8ft
- **BFE:** 13ft plus 1ft freeboard
- **Former Use:** Industrial
- **Potential Use:** Mixed-use
- **School District:** Pascagoula-Gautier School District (Lake Elementary)
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula

Ingalls Avenue (C-Lot)

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Developers

Large open site in East Pascagoula prime for a residential development. Property is owned by Ingalls Shipbuilding who has stated they are open to selling.

Property Characteristics:

- Located in the southwest quadrant of the City

Contact:

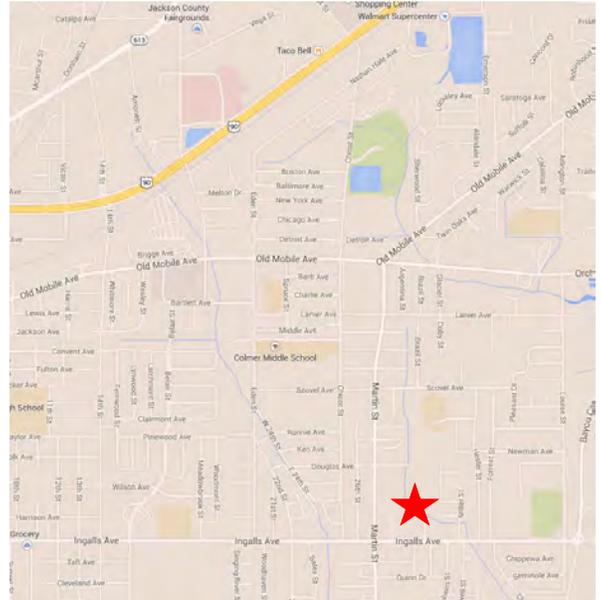
- Jen Dearman (228) 938-6651

Specifications:

- **Site Size:** 8.07 acres
- **Zoning:** NC
- **Flood Zone:** AE
- **Elevation:** 10ft to 12ft
- **BFE:** 14ft plus 1ft freeboard
- **School District:** Pascagoula-Gautier School District (Central Elementary)
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula

Holland Street

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Developers

Large open site in South Pascagoula prime for a residential development.

Property Characteristics:

- Located along Ingalls Avenue near Chicot Street
- Less than a 10 minute drive to Chevron
- Less than a 15 minute drive to Ingalls Shipbuilding

Contact:

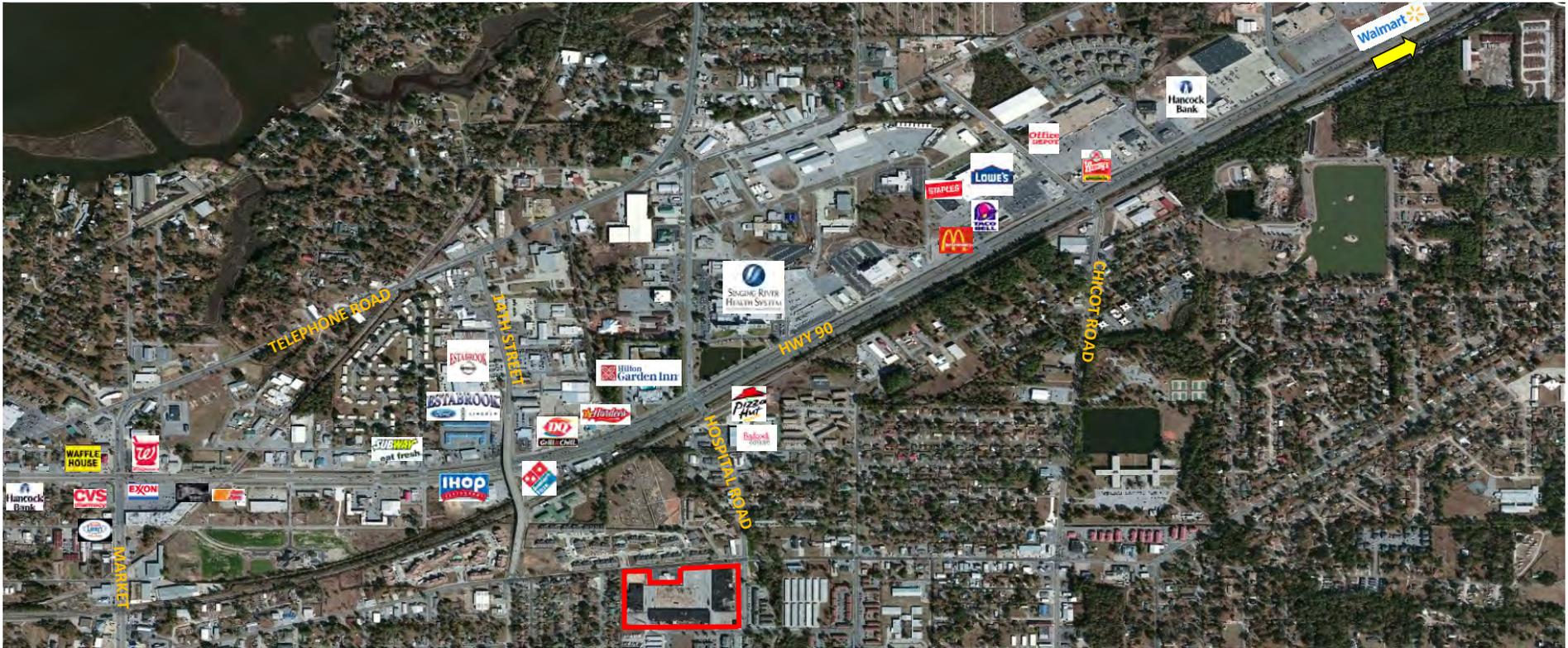
- Jen Dearman (228) 938-6651

Specifications:

- **Site Size:** 16 acres
- **Fire Protection:** City of Pascagoula
- **Zoning:** SRF6
- **Flood Zone:** AE
- **Elevation:** 10ft to 12ft
- **BFE:** 14ft plus 1ft freeboard
- **School District:** Pascagoula-Gautier School District (Arlington Elementary)
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula

2714 Old Mobile Highway

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



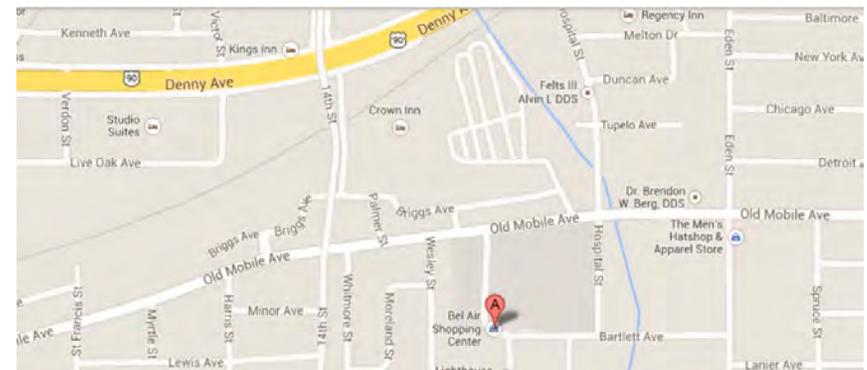
13.63 acre vacant site available for sale for \$2,700,000. The site is vacant with water, sewer, electric available.

Property Characteristics:

- Centrally located prime development property

Realtor Contact:

- Ricky Sutherland (228) 769-7777



City of Pascagoula Community & Economic Development Department 630 Delmas Avenue Pascagoula, MS 39568

2714 Old Mobile Highway

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



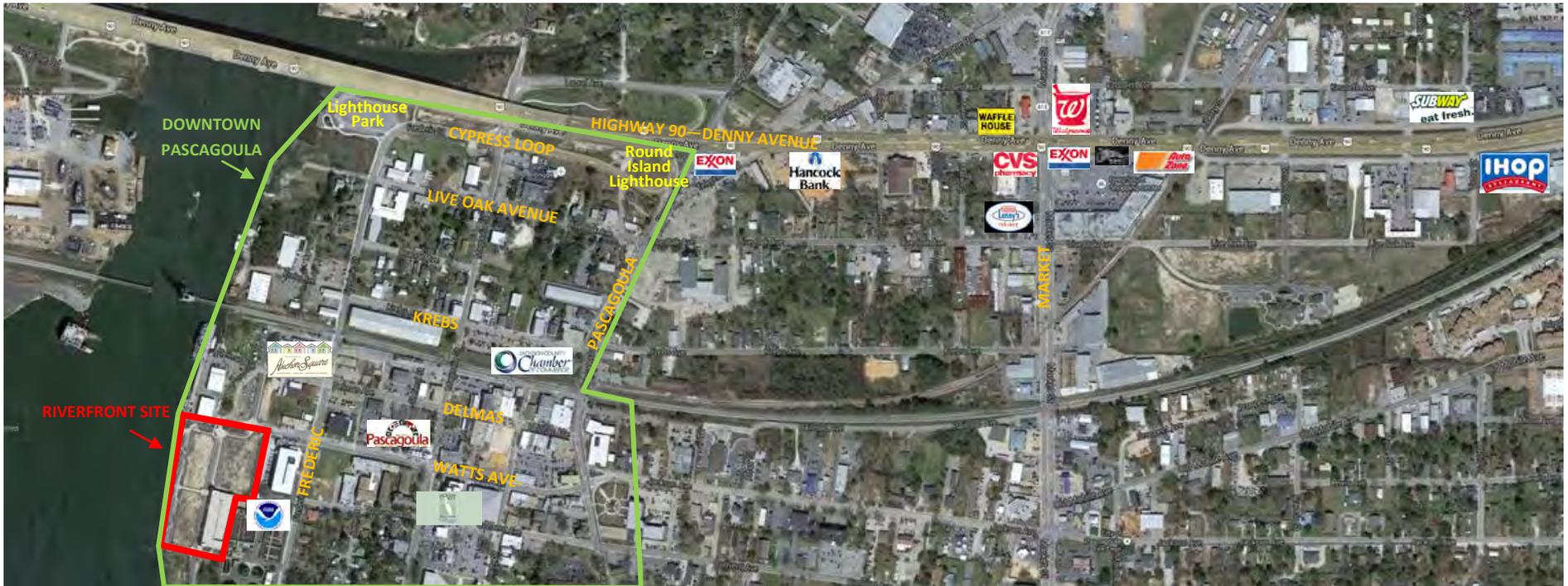
Specifications:

- **Site Size:** 13.63 acres
- **Daily Traffic Count:** 4100
- **Former Use:** Shopping Center
- **Zoning:** CC
- **Flood Zone:** AE/X
- **Elevation:** 12ft to 14ft
- **BFE:** N/A Buildings are required to be one ft above crown of road.
- **School District:** Pascagoula-Gautier School District (Eastlawn Elementary)
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula
- **Sell Price:** \$ 2,700,000



Riverfront Development Site

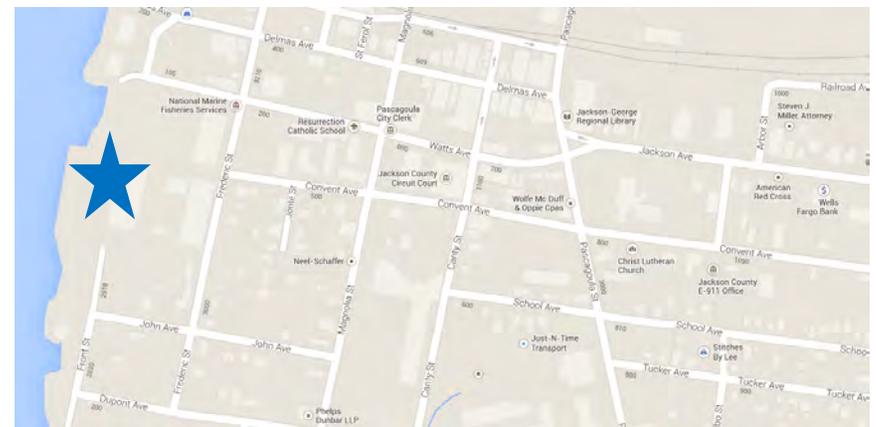
City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Property Characteristics:

Located on the Pascagoula River, this 3.47 acre site is part of a master plan for the downtown area. Managed by the Pascagoula Redevelopment Authority (PRA), the PRA is looking for a master developer or multiple developers to build a multi use property consisting of retail, restaurant, office and residential space.

Developer Contact: Jen Dearman, (228) 938-6651



Riverfront Development

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Specifications:

- **Site Size:** 3.47
- **Daily Traffic Count:** 1000
- **Price:** Open to negotiation with PRA
- **Zoning:** NC
- **Flood Zone:** AE
- **Ground Elevation:** 5ft to 10ft
- **BFE:** 12ft to 14ft plus 1ft freeboard
- **School District:** Pascagoula-Gautier School District (Central)
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula
- **Waterfront Property**
- **Riverfront Boardwalk** (City landscaped)

