

# PROFIT POTENTIAL IN THE IUKA-BELMONT TRADE AREA IN MISSISSIPPI-ALABAMA-TENNESSEE



**PERCENT JOB GROWTH AMONG THE HIGHEST IN THE USA.** In January 2020, Tennessee Valley Authority Research Services issued its economic assessment of TVA valley counties.

The local job growth rate is more than double the job growth rate for the nation (15.4% for Tishomingo County and 6.9% for the USA). Tishomingo County is projected to grow faster than the national average for at least the next five years.

Manufacturing is the largest employer in Tishomingo County, five times the national average. Average annual earnings per manufacturing worker in 2019 were \$48,524.

## A HIGH QUALITY COMMUNITY WITH SUBSTANTIAL PROFIT POTENTIAL



Tishomingo County ranks # 1 in the USA south for new manufacturing jobs per capita over the past ten years according to *Southern Business & Development*, the recognized authority on economic development in the southern USA.



Tishomingo County had a 15.4% job growth rate over the past five years compared to 6.9% for the USA and is projected to grow faster than the national rate for the next five years.



The Tishomingo County tax rate is one of the three lowest in the USA and the county has rated third most cost efficient county in the USA for five years in a row.



Tishomingo County School District is "A" rated and ranks in the top five percent statewide. The community college has the largest industrial training program in the state.



The local hospital has earned a "5 STAR" rating from the US Department of Health & Human Services and consistently rates among the top 5% in national quality standards.



The local crime rate is among the lowest in the nation according to FBI statistics.



900,000 documented visitors per year enjoy clean air and water, good highways, 50,000 acres of lakes, seven marinas, two state parks, 12 Corps of Engineers parks, one national park, four museums, eight retirement and vacation communities, and proximity to urban areas.



**RETAIL MARKETPLACE PROFILE.** ESRI is the major source of decision data for government, business, and industry.

According to ESRI, Tishomingo County, Mississippi, USA, had \$183,008,650 in retail sales. Potential retail sales are \$223,081,232 (this number does not include service or professional services, rents, banking, and construction).

A few of the greatest retail gaps are in the following:

- Gasoline stations & truck stops;
- Building materials and supplies;
- Food stores;
- Restaurants;
- Clothing stores;
- Miscellaneous retailers;
- Furniture and home furnishings;
- Health & personal care stores; and
- Others such as lodging.

Here are a few examples of Tishomingo County companies hiring during 2023-2025

**NORTHROP GRUMMAN**

**GENERAL ATOMICS**  
ELECTROMAGNETICS

**SAMUEL** 1855  
ROLL FORM GROUP

**G&G**  
STEEL

**NUCOR**<sup>®</sup>  
SKYLINE

**hago**  
Automotive

TRAXYS

**MISSISSIPPI**  
SILICON

**NOV**  
**NATIONAL OILWELL VARCO**

**PSP**  
INDUSTRIES

**CFI**

TEMPUR  
+ SEALY

A Ferragone Company  
**FERROUS**  
METAL PROCESSING CO.

**ECOWATER**  
SYSTEMS<sup>®</sup>

**BMSI**





**FOR LEASE.** On Bay Springs Lake, Dennis, Mississippi, available sites range from five acres to 1,000 acres. Owned by the U. S. Army Corps of Engineers. Available for long-term lease with options to renew. Approved uses may include, but are not limited to, a marina, rental cabins, motel or hotel, RV park, water park, golf course, restaurant, and other recreational and tourism-related development, including infrastructure. The site is located on Bay Springs Lake on the Tennessee-Tombigbee Waterway and is connected by water to the Mississippi-Ohio-Missouri-Great Lakes-St. Lawrence Navigation System and the Gulf of Mexico. The site is also located adjacent to the Natchez Trace Parkway, one of the most visited national parks in the USA. For more information contact the Tishomingo County Development Foundation at telephone number 662-423-9933; email: [gary@tishomingo.org](mailto:gary@tishomingo.org); web sites: [www.tishomingo.org](http://www.tishomingo.org) and [www.tishomingofunhere.org](http://www.tishomingofunhere.org).



**FOR SALE.** 97 acres (39 hectares) of water front property on Pickwick Lake, a 43,000 acre (17,400 hectares) lake connected to the Tennessee River and Tennessee-Tombigbee Waterway with water connections to the Mississippi-Ohio-Missouri-Great Lakes Navigation System and the Gulf of Mexico. This beautiful forested site is located near two marinas and within 45 minutes driving time to a metro area. Ten minutes to local airport. Paved access road and commercial water to site. Privately owned with no restrictions on development. Contact: Beth Davis or Travis Childers, Pickwick Premier Properties, office: 662-423-1965, Cell: 662-424-5253, e-mail: [bethdavis1968@gmail.com](mailto:bethdavis1968@gmail.com), [www.pickwick-premierproperties.com](http://www.pickwick-premierproperties.com).





**FOR LEASE.** Several renovated commercial buildings available in picturesque downtown luka, Mississippi, USA, near museums, restaurants, historic structures, and the central business district. Space ranges from 2,100 SF to 350 SF. Contact John Enlow at 904-206-2969 or e-mail [jenlow@forestresourceadvisors.com](mailto:jenlow@forestresourceadvisors.com).



**FOR SALE OR LEASE.** Two acre/0.81 hectare commercial parcel adjacent to Dollar General on Highway 25 in Belmont, Mississippi. Site work completed and city utilities are onsite. Contact owner Justin Parker at 662-423-8828.

BEST OF THE NEW



# Tishomingo County



"Award Winning Public Private Partnership"

Tishomingo County Development Authority  
Tishomingo County Development Foundation  
Tishomingo County Tourism Council

www.tishomingo.org | www.tishomingofunhere.org

BEST OF THE OLD



1001 Battleground Drive | luka, Mississippi 38852 USA | 662-423-9933 | 662-423-0051 | [info@tishomingo.org](mailto:info@tishomingo.org)