

# 50,000 Acres/20,234 Hectares of Lakes Connected to America's Waterways



BEST OF THE NEW



## Tishomingo County



BEST OF THE OLD



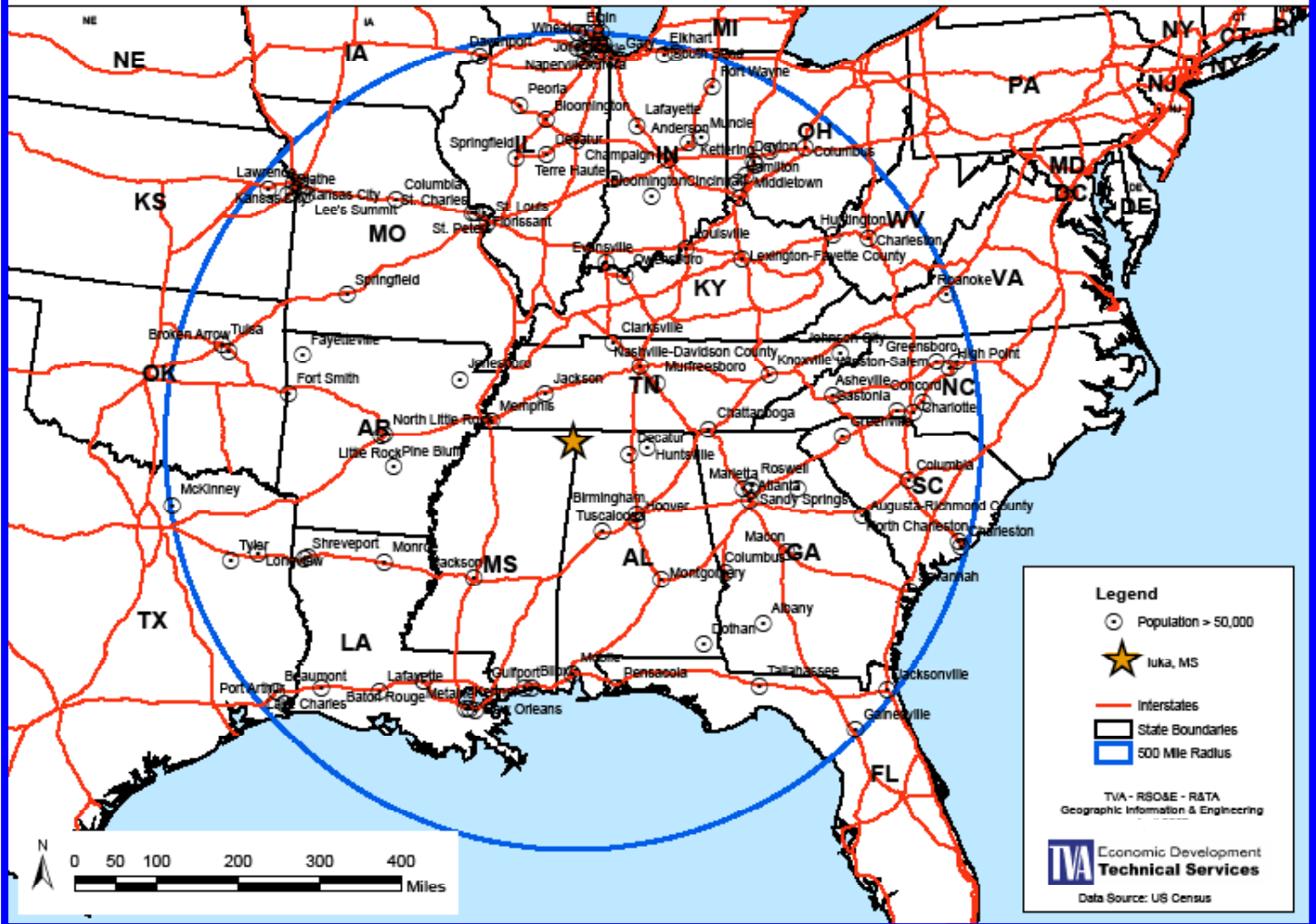
*"Award Winning Public Private Partnership"*

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

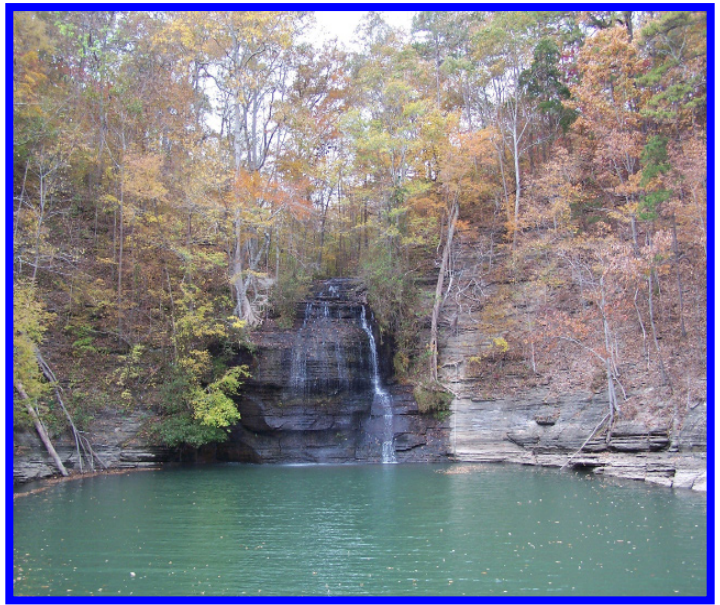
[www.tishomingo.org](http://www.tishomingo.org) | [www.tishomingofunhere.org](http://www.tishomingofunhere.org)

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

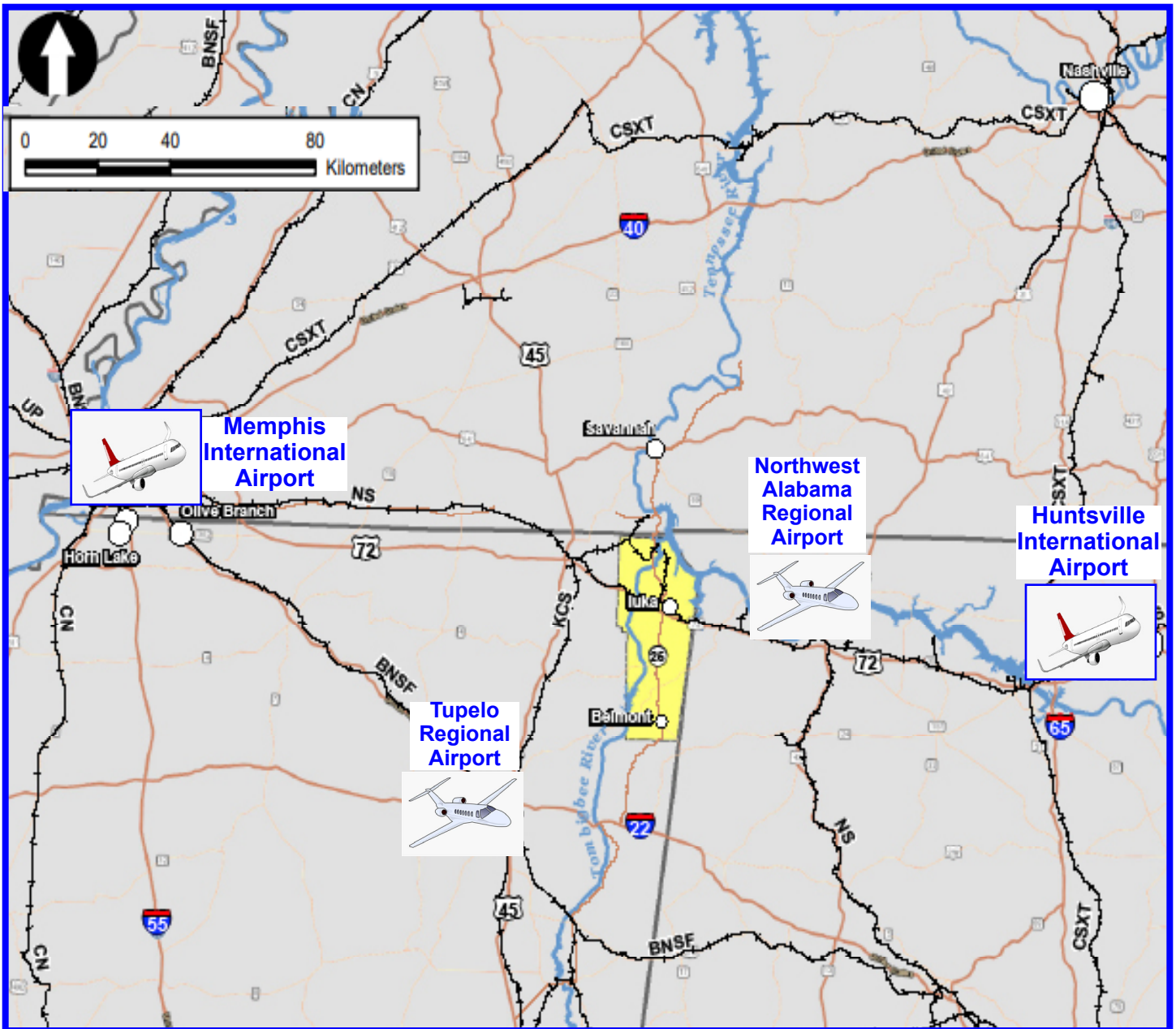
## Cities of 50,000 or More Residents within 500 Miles of Iuka, Mississippi, 2005



*Pickwick Lake is known for its secluded beaches and hillsides with flowering shrubs and trees in spring and riotous color in autumn.*



*Tishomingo County is famous for its lakes, parks, waterfalls, hilly terrain, and quaint Appalachian villages.*



**Huntsville International Airport:**

- +75 minute driving time via four-lane highway
- +Second largest cargo airport in the USA
- +More than 100 flights daily
- +Major airlines and commuter airlines
- +U. S. Customs Port of Entry
- +Foreign Trade Zone Number 83

**Memphis International Airport:**

- +90 minute driving time via four-lane highway
- +Largest cargo airport in the USA
- +Home of Federal Express
- +More than 300 flights daily
- +9 major airlines and 3 commuter airlines
- +U. S. Customs Port of Entry

**Northwest Alabama Regional Airport:**

- +35 minute drive time via four-lane highway
- +6,693 foot and 4,000 foot runways
- +Provides daily service to over 580 world-wide destinations through Memphis on Northwest Airlines/KLM

**Tupelo Regional Airport:**

- +60 minute driving time via four-lane highway
- +6,500 foot runway
- +Daily service with Northwest Airlink Commuter

**luka Airport:**

- +4,000 foot runway with hanger space

**Belmont Airport:**

- +4,000 foot runway with hanger space and on site flying service

## **OUTDOOR RECREATION CAPITAL OF THE MID-SOUTH USA**

With 50,000 acres/20,234 hectares of lakes, seven marinas, eight resort and retirement communities, two state parks, several Corps of Engineers parks, one national park, and too many boat ramps to count, Tishomingo County, Mississippi, USA, is widely known as the “**Outdoor Recreation Capital of the Mid-South**”.

Nestled in the beautiful foothills of the Appalachian Mountains, Tishomingo County is located at the intersection of the Tennessee River and the Tennessee-Tombigbee Waterway with water connections to the Ohio-Mississippi-Missouri-Great Lakes navigation system and the Gulf of Mexico.

Tishomingo County’s natural beauty is complimented by excellent highways, medical facilities, schools, and other public facilities and services, plus one of the lowest crime rates in the USA. Tourists and retirees find the area to be a low cost, low stress location.

Proximity to metro areas rounds out the advantages of Tishomingo County. Tishomingo County has earned the respect of vacationers and retired persons who have moved here from all over the USA and other countries.



*Located on Pickwick Lake, Grand Harbor Marina and Condominiums is one of America’s finest resort and retirement communities.*



*One of seven marinas, Aqua Yacht Harbor offers wet and dry boat storage for 600 boats of all sizes. Aqua Yacht Harbor is the third largest inland marina in the United States.*



*Located on Pickwick Lake, Union Harbor Resort and Marina offers a secluded residential and retirement community on the wooded hills overlooking Pickwick Lake.*



*There are hundreds of fine homes built on the shores of Pickwick Lake. Some are weekend and vacation homes while many others are occupied year around.*



**FOR SALE: 97 ACRES (39 HECTARES)** of water front property on Pickwick Lake, a 43,000 acre (17,400 hectare) 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.

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 land development. Latitude 34.89170858311966/Longitude -88.11801312020431.

Contact: Beth Davis or Travis Childers, Office: 662-728-2605; Cell: 662-424-5253, e-mail: [beth-davis1968@gmail.com](mailto:beth-davis1968@gmail.com), [www.childersrealtyonline.com](http://www.childersrealtyonline.com).



**FOR LEASE: 1,000 ACRE (404 HECTARE)** site with 15 miles (24 km) of shoreline. 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, hotel, RV park, water park, golf course, restaurant, and other recreational and tourism-related development, including infrastructure. Prohibited uses include residential or time-share development excluding staff housing. Residential development, however, may occur on adjoining private property that may be available for sale or lease. 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 Navigation System and the Gulf of Mexico. Latitude 34.56845104583807/Longitude -88.11801312020431.

For more information contact the Tishomingo County Development Foundation at telephone number 662-423-9933; toll free 800-386-4373; fax 662-423-1017; email: [gary@tishomingo.org](mailto:gary@tishomingo.org); web site: [www.tishomingo.org](http://www.tishomingo.org).

## **A HIGH QUALITY COMMUNITY WITH SUBSTANTIAL PROFIT POTENTIAL**



Tishomingo County ranks # 1 in the Southern United States for new manufacturing jobs per capita over the past decade.



Tishomingo County had a 76.9% manufacturing growth rate over the past 12 years compared to 11.6% for the USA and is projected to grow faster than the national rate for the next ten years.



The Tishomingo County tax rate is one of the 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 local hospital has earned a "5 STAR" rating from the U. S. 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.



One million documented visitors per year enjoy our clean air and water; good highways; 50,000 acres/20,234 hectares of fresh water lakes; two state parks; 12 Corps of Engineers parks; one national park; four museums; eight retirement and vacation communities; and proximity to urban areas.



### **APARTMENT HOUSING DEMAND STUDY & ANALYSIS.**

The study was conducted by Dr. Alan Barefield at Mississippi State University. According to Dr. Barefield, ". . . Tishomingo County has had a remarkable level of economic growth over the past several years. Lightcast (formerly EMSI) estimates that the total number of jobs in Tishomingo County increased by 26.6% from 2010 to 2022 and that the number of manufacturing jobs in the county increased by 76.9% over the same time frame.

In comparison, the State of Mississippi experienced a 10.1% increase in jobs with an 10.2% increase in manufacturing jobs whereas the United States experienced a 20.0% increase in total jobs and an 11.6% increase in manufacturing jobs.

Looking forward, Tishomingo County is expected to see a 19.5% increase in total jobs and a 25.9% increase in manufacturing jobs from 2022 to 2033.

The State of Mississippi is expected to experience an 11.5% increase in total jobs and a 10.1% increase in manufacturing jobs while the United States is expected to have a 13.3% increase in total jobs and a 6.5% increase in manufacturing jobs for the same time period.

These data and estimates suggest that there may be a viable market for quality rental housing in Tishomingo County. . ."