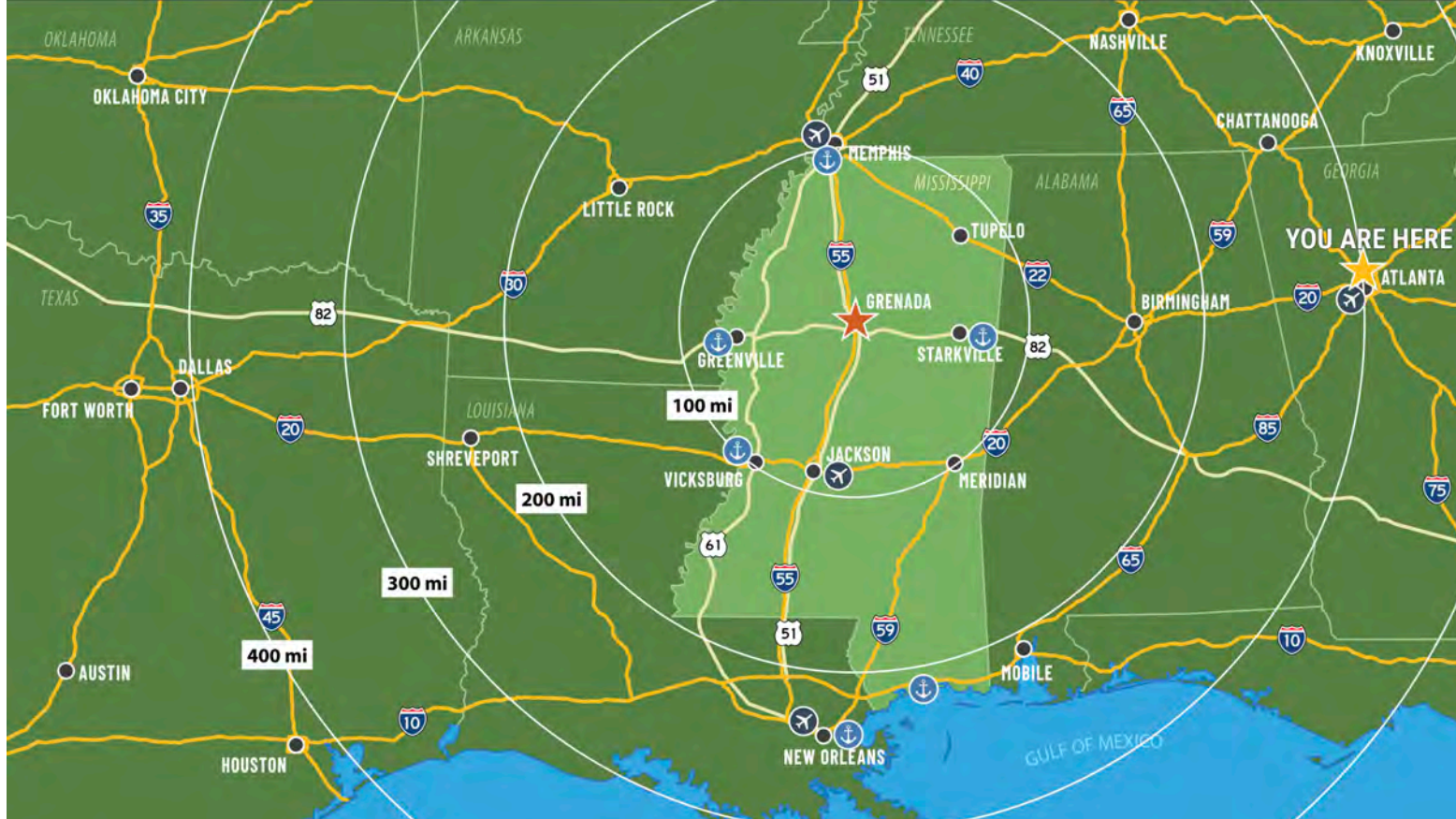




GREATER GRENADA  
PARTNERSHIP



Grenada's strategic location provides convenient access to major transportation routes, ensuring efficient distribution and logistical support for products or services. We're surrounded by a diverse mix of businesses, and our customer base expands a wide range of opportunities to cater to various consumer preferences, from intimate boutiques to bustling centers of activity. Furthermore, Grenada boasts an affordable cost of living and business-friendly policies that make it an enticing choice for entrepreneurs.

The numbers speak for themselves – Grenada draws in over 150,000 from the region, with a push/pull factor that's over four times our current average population. Daily commuters and traffic average 22,000 on Grenada's major thoroughfares, making this a dynamic hub. There are also countless tourists who visit Grenada Lake, which holds the title of the #1 crappie-fishing lake in the country.

Unlocking our untapped potential will position our community for unparalleled success.  
Grenada, Mississippi, is where dreams transform into realities.



# GRENADA, MISSISSIPPI PROPOSED SITES



**KGNF:**  
Grenada Municipal Airport  
7,000 sq ft runway

Grenada Railway Line  
Memphis to Jackson

Wayfarer Site #2  
200 Acres

Industrial Four Lane Road  
for north and south  
connections to I55

LENNOX

Wayfarer Site #1  
130 Acres

Milwaukee



## UTILITIES ON SITE:

- energy TV Electrical
- ATMOS energy Gas
- GT&Y Utility District Water
- Water/Sewer
- Sparklight 100G Fiber



# GRENADA, MISSISSIPPI PROPOSED SITES

## UTILITIES ON SITE:

 entergy  Electrical

 Gas

 Water

 Water/Sewer

 Sparklight 100G Fiber



**Wayfarer Site #1**  
130 Acres



500,000-Gallon  
Water Tank



Industrial Four Lane Road  
for north and south  
connections to I55



**Wayfarer Site #2**  
200 Acres





# WAYFARER SITE #1: 130 Acres




## UTILITIES ON SITE:

 energy  Electrical

 Gas

 Water

 Water/Sewer

 Sparklight 100G Fiber

*Milwaukee*

Industrial Four Lane Road  
for north and south  
connections to I55

500,000-Gallon  
Water Tank

Grenada Railway  
New Rail Spur

Wayfarer Site #1  
130 Acres

**LENNOX**





# WAYFARER SITE #1: 130 Acres


## UTILITIES ON SITE:

 energy  Electrical

 ATMOS energy Gas

 GT&Y Utility District Water

 Water/Sewer

 Sparklight 100G Fiber



Wayfarer Site #1  
130 Acres

LENNOX

Milwaukee



500,000-Gallon  
Water Tank

Industrial Four Lane Road  
for north and south  
connections to I55





# WAYFARER SITE #2: 200 Acres



**Grenada Railway Line**  
Memphis to Jackson

**Wayfarer Site #2**  
200 Acres

**Industrial Four Lane Road**  
for north and south  
connections to I55


## UTILITIES ON SITE:

 energy  **TV** Electrical

**ATMOS**  
energy Gas

**GT&Y**  
Utility District Water

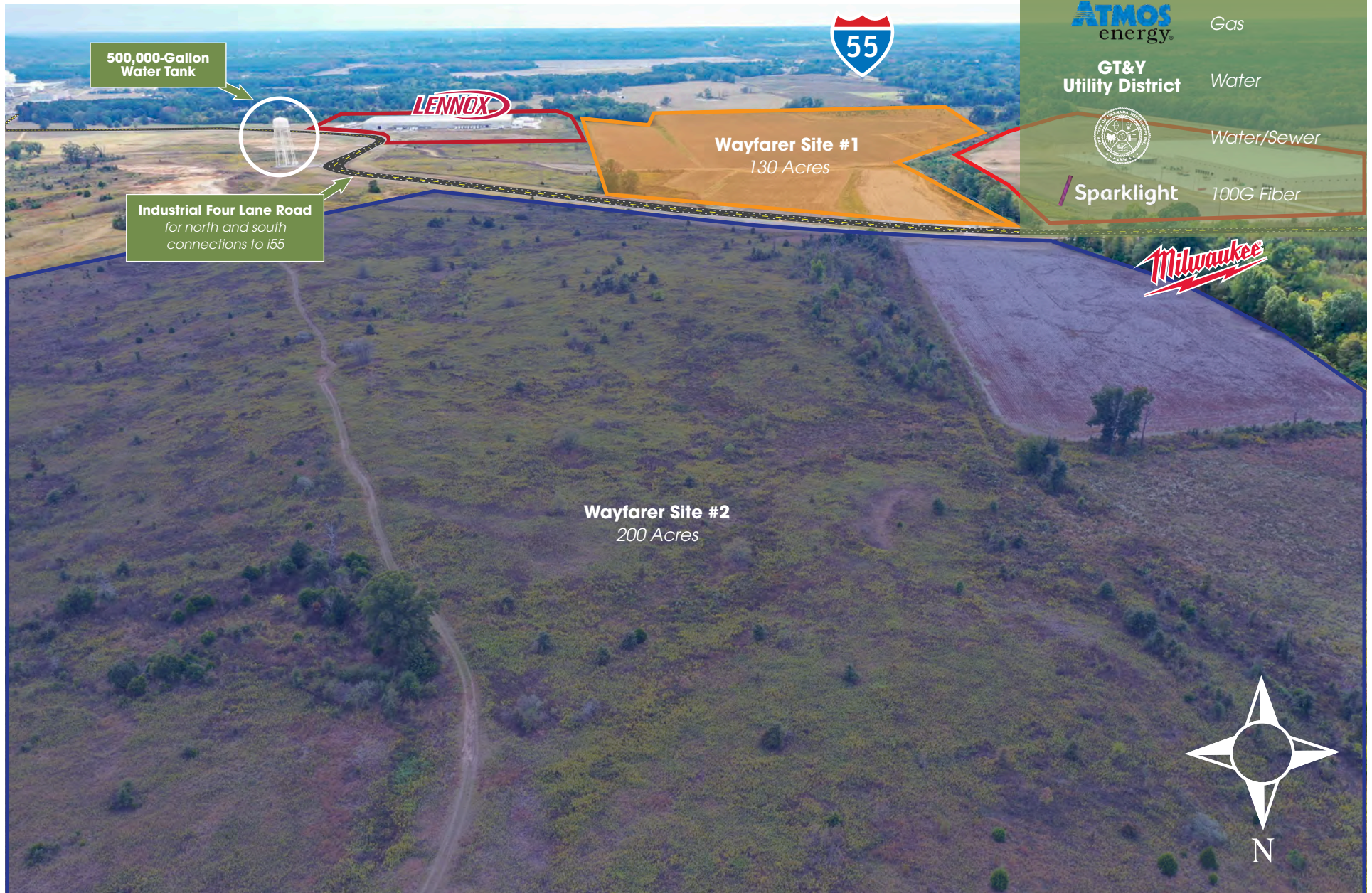
 Water/Sewer

 **Sparklight** 100G Fiber





# WAYFARER SITE #2: 200 Acres



500,000-Gallon Water Tank

Industrial Four Lane Road for north and south connections to I55



Wayfarer Site #1  
130 Acres

Wayfarer Site #2  
200 Acres



## UTILITIES ON SITE:

energy   Electrical

 Gas

GT&Y Utility District Water

 Water/Sewer

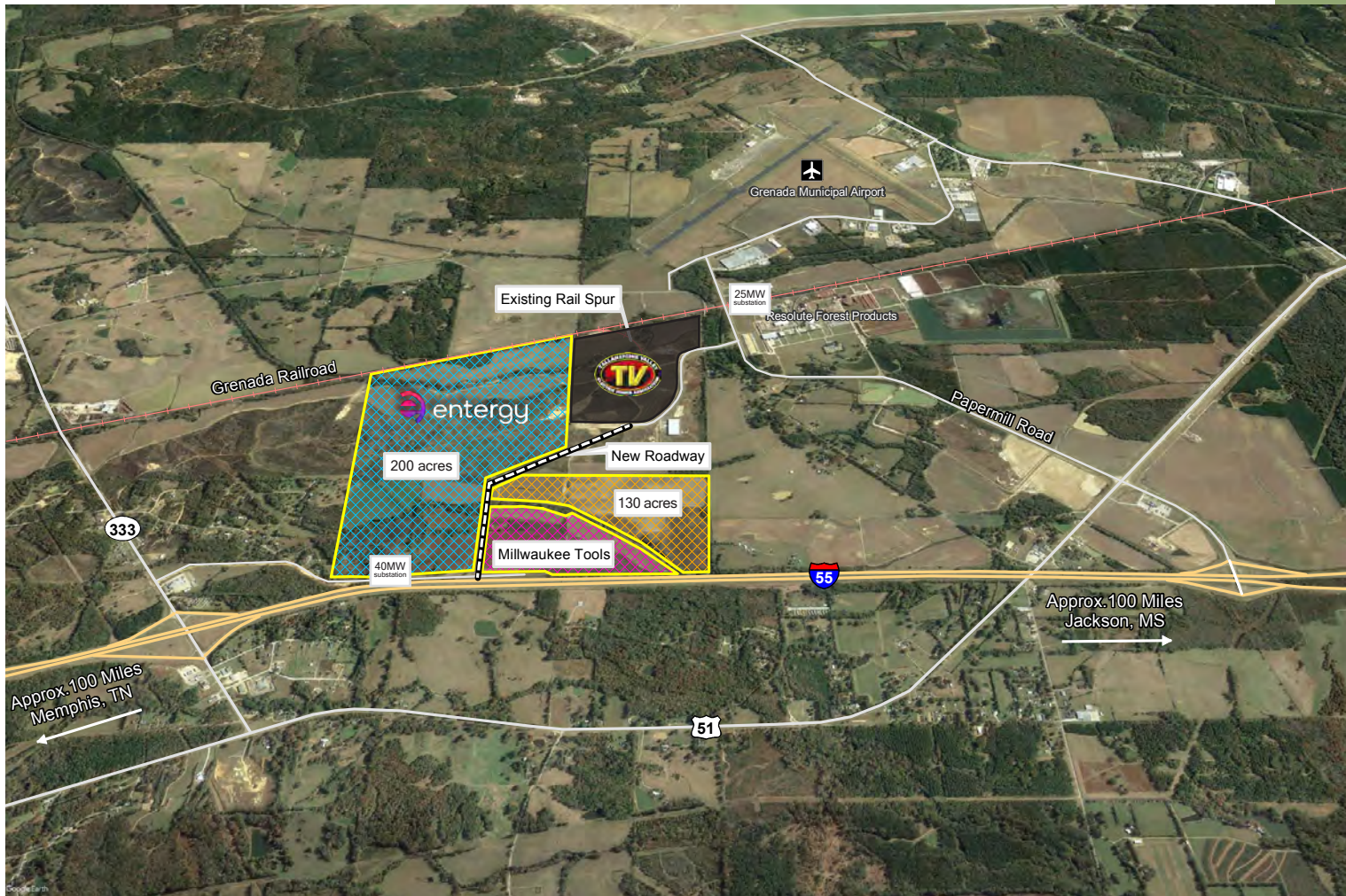
Sparklight 100G Fiber







# Tallahatchie Valley EPA and Entergy® Rail Site: Conceptual Design



**GRENADA COUNTY**

VICINITY

LEGEND

- Proposed Site Boundaries
- Proposed Roadway
- Existing Roadway
- Interstate Hwy
- Existing Rail
- Airport

NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

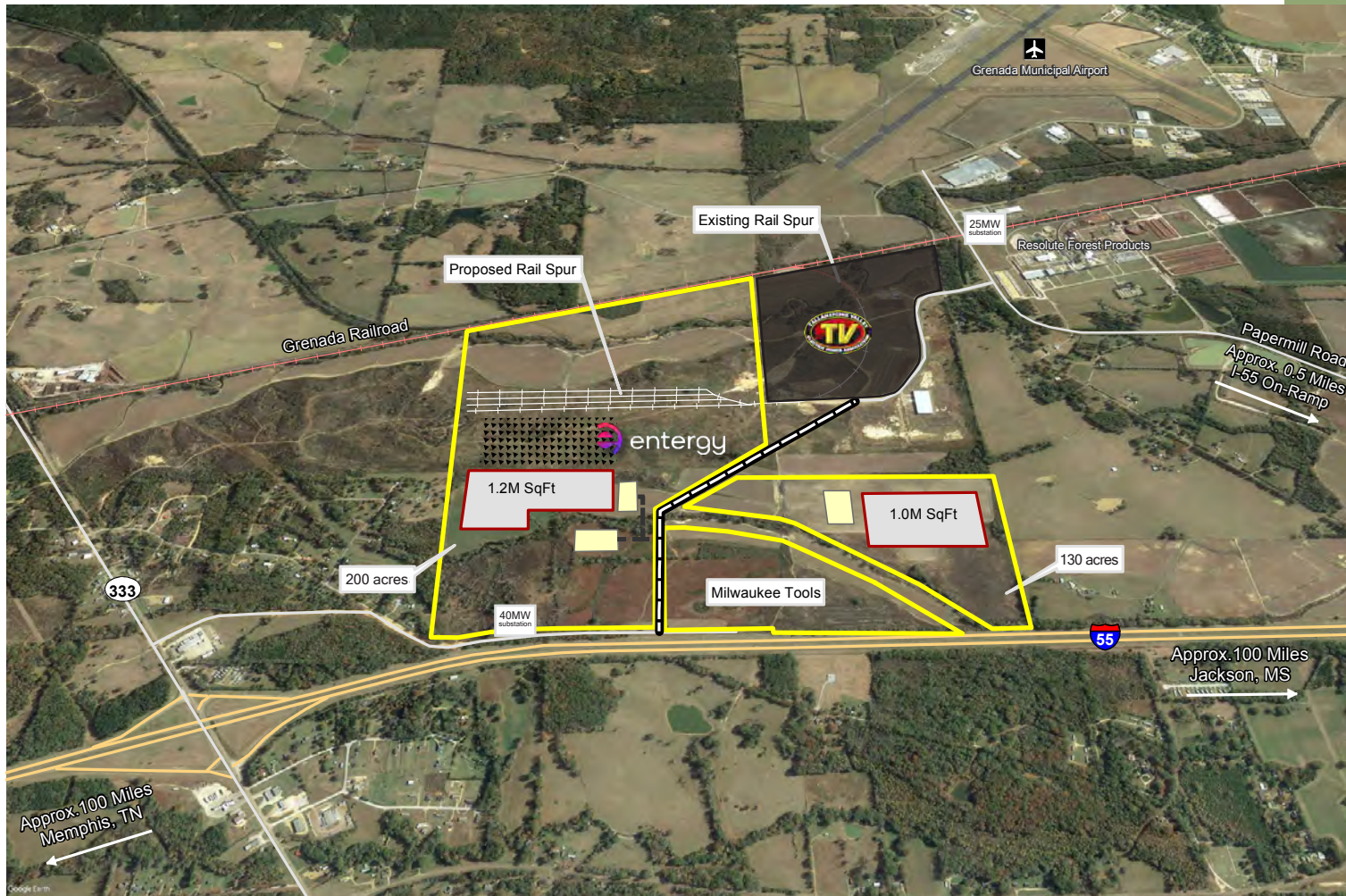
SOURCE

Source:  
--Image: Google Earth

Created by: RPG  
Date: 5/2022



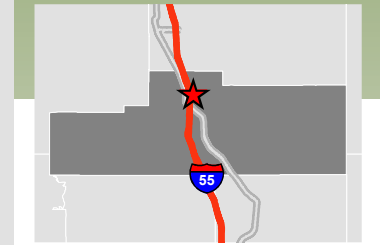
# Tallahatchie Valley EPA and Entergy® Rail Site: Conceptual Design



## GRENADA COUNTY



## VICINITY



## LEGEND

- Proposed Site Boundaries
- Conceptual Buildings
- Conceptual Parking
- Laydown Yard
- Conceptual Drive
- New Roadway
- Interstate Hwy
- Existing Roadway
- Existing Rail
- Conceptual Rail

## NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

## SOURCE

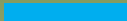



Source:  
-Image: Google Earth

Created by: RPG  
Date: 5/2022



# PROPOSED SITES: UTILITIES

## UTILITIES KEY:

-  Waterline
-  Gasline
-  Gravity Sewer
-  Underground Communication

### UTILITIES AVAILABLE:

Entergy Substation:  
**40 MW**

TVA Substation:  
**12 MW**

Atmos Gas:  
**6-inch main with 100 PSI**

City of Grenada  
**12-inch Sewer main:**  
**3.4M GPD available**

City of Grenada  
**14-Inch Water main:**  
**3.0M GPD available**

A new **500,000-gallon water tank** is available.

Three fiber / telecommunication providers on site: **ATT, CSpire, Cable One**











# PROPOSED SITES: FLOOD PLAIN MAP



## MAP KEY:

-  Property lines
-  Proposed Site #1
-  Proposed Site #2
-  Flood Zone A (-1%)
-  Railroad
-  Topo Map



GREATER GRENADA  
PARTNERSHIP



# Grenada Grit: A Quality Workforce

Grenada, Mississippi, has an immediate workforce that is ready for your next facility. Through this workforce, you'll hear descriptions like "skilled," "dedicated," and "strong ownership in the quality of work." These individuals want to make a difference, not just punch a clock. According to the Bureau of Labor Statistics, Grenada has added 1,600 direct jobs in the last eight years because of committed employers within our community. An agile and loyal workforce accompanied with motivation and drive will provide your company with the grit and greatness to ensure success in all conditions.

Not only do we say it, but we are able to prove it. Drawn from 12 surrounding counties, nearly half of Grenada's resident workforce lives closer to metro areas, yet prefer to make the commute to be a part of the dedicated teams creating our story. Take a look at the charts, and imagine the possibilities if your company hires with an average wage of \$15 an hour, nearly double the current wage of the 6,000 temp workers in our area who are seeking full time careers.

## TRAINING PARTNERSHIPS

Grenada also delivers right-to-work advantages with partnerships from Holmes Community College (HCC), a Key Training Partner for Nissan North America. Holmes has trained more than 30,000 workers in Mississippi's automotive sector alone. In Grenada, HCC's Industrial Technology Complex provides training through six labs and staffing expertise to custom train your workforce. Grenada boasts one of only six PreK-12 schools in the state to be named a "District of Innovation," giving the district the ability to expand engineering design and critical thinking courses, opening career paths in biomedicine, robotics and computer science to students. A total of nine universities and 14 community colleges within a 100-mile radius provide access to automotive, aerospace and manufacturing technology workers.



## 2022 Key Demographic Indicators

Radius in miles	2022 Total Population
(40)	190,419
(50)	282,898
(60)	432,344

2017-2022 Population: Annual Growth Rate	
(40)	0.07
(50)	0.07
(60)	0.02

2017-2022 Households: Annual Growth Rate	
(40)	0.15
(50)	0.14
(60)	0.04

2017-2022 Median Household Income: Annual Growth Rate	
(40)	1.69
(50)	1.77
(60)	1.85

2017-2022 Per Capita Income: Annual Growth Rate	
(40)	2.36
(50)	2.43
(60)	2.45



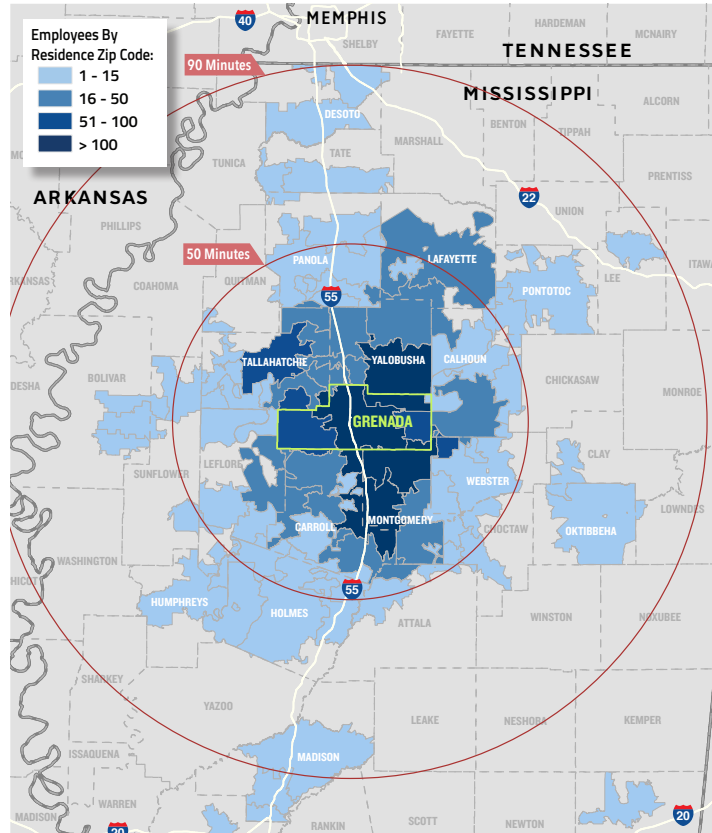
Source: Esri Geoenrichment Service provided by Entergy®



# Our Workforce: Who They Are

## Resident Workforce

Based on EMSI and ESRI data, Grenada County draws from a concentric workforce of 250,000 plus individuals. Based on a 2,000 plus employee zip code sample, our average employee will drive up to 50 miles daily to work in Grenada, Mississippi.



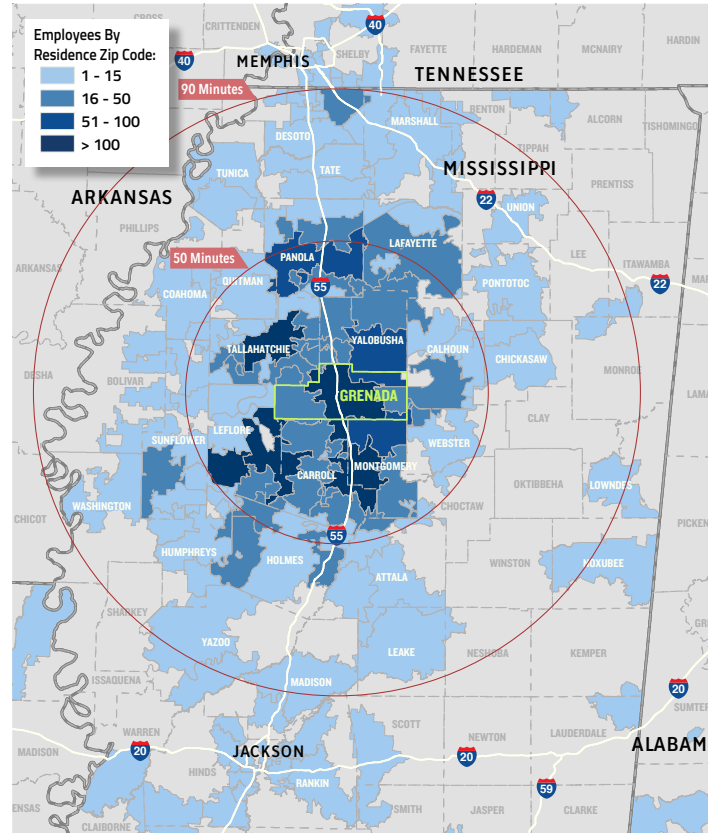
Source: Grenada County Economic Development District;  
Data represents eight manufacturers in Grenada County.

## Resident Workforce: 250,000

- Average Wage: \$16.50 per hour
- 32% of the workforce is in manufacturing
- 28% work in STEM roles
- 20% work in administration
- 10% work in small business
- 10% work in transportation

## Temporary Workforce

Grenada also boasts a large, skilled temporary workforce. Currently, our area has 6,000 plus temporary employees who are qualified to work for you. How are they qualified? In order to be considered in our data, they must meet standard skills criteria in the box below.



Source: Grenada County Economic Development District

## Temporary Workforce: 6,000

- Average Wage: \$9.70 per hour
- 92% of the workforce is in Manufacturing
- 8% work in administration
- 100% GED or higher education
- 100% Pass 5-year background check
- 100% Pass a 7-year drug screen
- 100% have 6 months or more experience
- 100% receive training by a staffing agency or local College



## Universities and Colleges:

- 100-Mile Radius
- 9 Universities
- 14 Community College Campuses
- 80,000+ Students

## Local Community College:



- 5,000 students served annually
- 1,300 Technical degrees annually
- 60,000 Technical Professionals trained over 10 years.

**Over 60,000  
technical  
professionals  
trained.**



# Student Pool: 80,000 Students within a 100-mile radius

## The University of Mississippi



**Motto** *Pro scientia et sapientia* (Latin)  
**Motto in English** For knowledge and wisdom  
**Type** Public  
 Flagship  
 Sea-grant  
 Space-grant  
**Established** 1848  
**Academic affiliations** ORAU  
 APLU  
 SURA  
**Endowment** \$606,400,000 (2015)<sup>[1]</sup>  
**Chancellor** Jeffrey Vitter  
**Academic staff** 871  
**Students** 23,800 (fall 2017)<sup>[2]</sup>  
**Location** University, Mississippi, U.S.  
 34.365°N 89.538°W  
**Campus** Rural (small college town)  
 2,000+ acres  
**Colors** Cardinal red, navy blue<sup>[3]</sup>  
  
**Nickname** Rebels  
**Sporting affiliations** NCAA Division I – SEC  
**Website** [www.olemiss.edu](http://www.olemiss.edu)



## Mississippi State University



**Motto** Learning, Service, Research  
**Type** Public  
 Flagship  
 Land-Grant  
 Sea-Grant  
 Space-Grant  
**Established** 1878  
**Academic affiliation** APLU  
**Endowment** US\$470,000,000 (2017)<sup>[1]</sup>  
**President** Mark E. Keenum  
**Academic staff** 1,359<sup>[2]</sup>  
**Administrative staff** 3,361  
**Students** 21,884 systemwide<sup>[3]</sup>  
**Location** Mississippi State, Starkville, Mississippi, U.S.  
 33°27'14"N 88°47'20"W  
**Campus** Rural 4200 acres<sup>[4]</sup>  
**Colors** Maroon and white<sup>[5]</sup>  
  
**Nickname** Bulldogs  
**Sporting affiliations** NCAA Division I – SEC  
**Mascot** Bully  
**Website** [www.msstate.edu](http://www.msstate.edu)



## The University of Memphis



**Former names** Memphis State University  
 Memphis State College  
 West Tennessee State Teachers College  
 West Tennessee State Normal School  
**Motto** "Driven By Doing."  
**Type** Public  
**Established** September 10, 1912  
**Academic affiliations** APLU  
 ORAU  
 Urban 13/GCU  
 SURA  
**Endowment** \$199 million<sup>[1]</sup>  
**President** M. David Rudd  
**Academic staff** 930  
**Administrative staff** 1,570  
**Students** 21,521<sup>[2]</sup>  
**Undergraduates** 17,394  
**Postgraduates** 4,127  
**Location** Memphis, Tennessee, U.S.  
 35.119°N 89.937°W  
 Urban 1,160 acres (4.7 km<sup>2</sup>)  
**Campus** Urban  
**Colors** Blue & Gray<sup>[3]</sup>  
  
**Nickname** Tigers  
**Sporting affiliations** NCAA Division I – American Athletic Conference  
**Mascot** TOM III (Live Tiger) and Pouncer (costume)  
**Website** [www.memphis.edu](http://www.memphis.edu)



## Delta State University



**Type** Public, Co-ed  
**Established** 1924  
**President** William N. LaForge  
**Academic staff** 122  
**Students** 3,778 (Fall 2017)<sup>[1]</sup>  
**Location** Cleveland, Mississippi, U.S.  
 33°44'31"N 90°43'36"W  
**Campus** Rural 332 acres (1.34 km<sup>2</sup>)  
**Newspaper** *The Delta Statement*  
**Colors** Green and White  
  
**Athletics** NCAA Division II – Gulf South  
 Tigers  
**Nickname** Statesmen & Lady Statesmen  
**Website** [deltastate.edu](http://deltastate.edu)



## Mississippi Valley State University



**Former names** Mississippi Vocational College  
 Mississippi Valley State College  
**Motto in English** Live for Service  
**Type** Public, HBCU  
**Established** 1950  
**President** Jerry Briggs  
**Students** 2,502 (Fall 2016)<sup>[1]</sup>  
**Location** Mississippi Valley State, Mississippi, United States  
**Campus** Rural  
**Colors** Forest green, Red, and White<sup>[2]</sup>  
  
**Athletics** NCAA Division I (FCS)  
**Nickname** Delta Devils & Devilettes  
**Affiliations** Southwestern Athletic Conference  
**Mascot** Devil  
**Website** [www.mvsu.edu](http://www.mvsu.edu)





# Student Pool: 80,000 Students within a 100-mile radius

## Belhaven University



<b>Former names</b>	Belhaven College for Young Ladies Belhaven Collegiate and Industrial Institute Belhaven College
<b>Motto</b>	<i>Non Ministrari Sed Ministrare (Latin)</i>
<b>Motto in English</b>	<i>Not To Be Served But To Serve</i>
<b>Type</b>	Private
<b>Established</b>	1883
<b>Affiliation</b>	Presbyterian
<b>President</b>	Roger Parrott
<b>Students</b>	4,245
<b>Location</b>	Jackson, Mississippi, U.S.
<b>Colors</b>	Green and Gold 
<b>Athletics</b>	NCAA Division III
<b>Nickname</b>	Blazers
<b>Affiliations</b>	CCCU NAICU <sup>[1]</sup> APCU
<b>Website</b>	<a href="http://www.belhaven.edu">www.belhaven.edu</a>



## Millsaps College



<b>Motto</b>	<i>Ad Excellentiam (Latin)</i>
<b>Motto in English</b>	In pursuit of excellence
<b>Type</b>	Private liberal arts college
<b>Established</b>	1890
<b>Affiliation</b>	United Methodist Church
<b>Endowment</b>	\$117.9 million <sup>[1]</sup>
<b>President</b>	Rob Pearigen
<b>Academic staff</b>	97 full-time
<b>Students</b>	985
<b>Undergraduates</b>	910
<b>Postgraduates</b>	75
<b>Location</b>	Jackson, Mississippi, United States 32°19'20"N 90°10'46"W
<b>Campus</b>	Urban, 103 acres (417,000 m <sup>2</sup> )
<b>Colors</b>	Purple & White 
<b>Athletics</b>	NCAA Division III – SAA
<b>Nickname</b>	Majors and Lady Majors
<b>Affiliations</b>	IAMSCU ACS Annapolis Group
<b>Mascot</b>	The Millsaps Major <sup>[2]</sup>
<b>Website</b>	<a href="http://www.millsaps.edu">www.millsaps.edu</a>



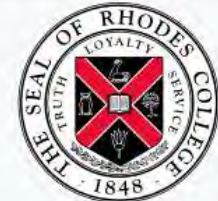
## Jackson State University



<b>Former names</b>	Natchez Seminary Jackson College Jackson State College
<b>Motto</b>	"Challenging Minds, Changing Lives"
<b>Type</b>	Public, HBCU
<b>Established</b>	October 23, 1877
<b>Endowment</b>	36 million dollars
<b>President</b>	Dr. William Bynum, Jr.
<b>Academic staff</b>	450
<b>Administrative staff</b>	1,200
<b>Students</b>	9,811 <sup>[1]</sup>
<b>Location</b>	Jackson, Mississippi, United States 32°17'46"N 090°12'28"W
<b>Colors</b>	Navy blue and White <sup>[2]</sup> 
<b>Athletics</b>	NCAA Division I – SWAC
<b>Nickname</b>	Tigers
<b>Mascot</b>	Bengal the Tiger
<b>Website</b>	<a href="http://www.jsu.edu">www.jsu.edu</a>



## Rhodes College



<b>Motto</b>	<i>Truth, Loyalty, Service</i>
<b>Type</b>	Liberal arts college
<b>Established</b>	1848
<b>Endowment</b>	\$340 million <sup>[1]</sup>
<b>President</b>	Marjorie Hass
<b>Academic staff</b>	210
<b>Undergraduates</b>	2,030
<b>Postgraduates</b>	21
<b>Location</b>	Memphis, Tennessee, United States
<b>Campus</b>	Urban, 123 acres (0.50 km <sup>2</sup> )
<b>Colors</b>	Cardinal & Black 
<b>Athletics</b>	NCAA Division III, SAA
<b>Nickname</b>	Lynx
<b>Affiliations</b>	Annapolis Group Oberlin Group CLAC Associated Colleges of the South
<b>Website</b>	<a href="http://www.rhodes.edu">www.rhodes.edu</a>







GREATER GRENADA  
PARTNERSHIP

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**greatergrenada.com**