

MCCOMB, MISSISSIPPI RETAIL MARKET OVERVIEW

March, 2013

Presented by:

Pike County Economic Development District

P.O. Box 83

McComb, MS 39649

Tel: 601-684-2291

Fax: 601-684-4899

Email: bherrin2@pikeinfo.com

Web: www.pikeinfo.com



MCCOMB IS CENTER OF GULF SOUTH MARKET

McComb sits on Interstate 55 and U.S. Hwy. 98 in the middle of the Gulf South approximately hour and 15 minutes from Jackson, Mississippi; New Orleans, Louisiana, Baton Rouge, Louisiana, Hattiesburg, Mississippi and Natchez, Mississippi



MARKET ANCHORS

Edgewood Mall, Belk, J.C. Penney, Lowes, Office Depot, Goody's, Bookland, Hibbet's (2), Pet Sense, Golf USA, Shoe Dept., Rue 21, Children's Place, Applebee's, Santa Fe Cattle Co., Golden Corral, Ruby Tuesday, Kyoto Japanese Steakhouse, Hampton Inn, Holiday Inn Express, Ramada Inn, Smoothie King





DINING HAVEN

McComb/Pike County is a wet City/County is a sea of dry counties north, east and west of us.

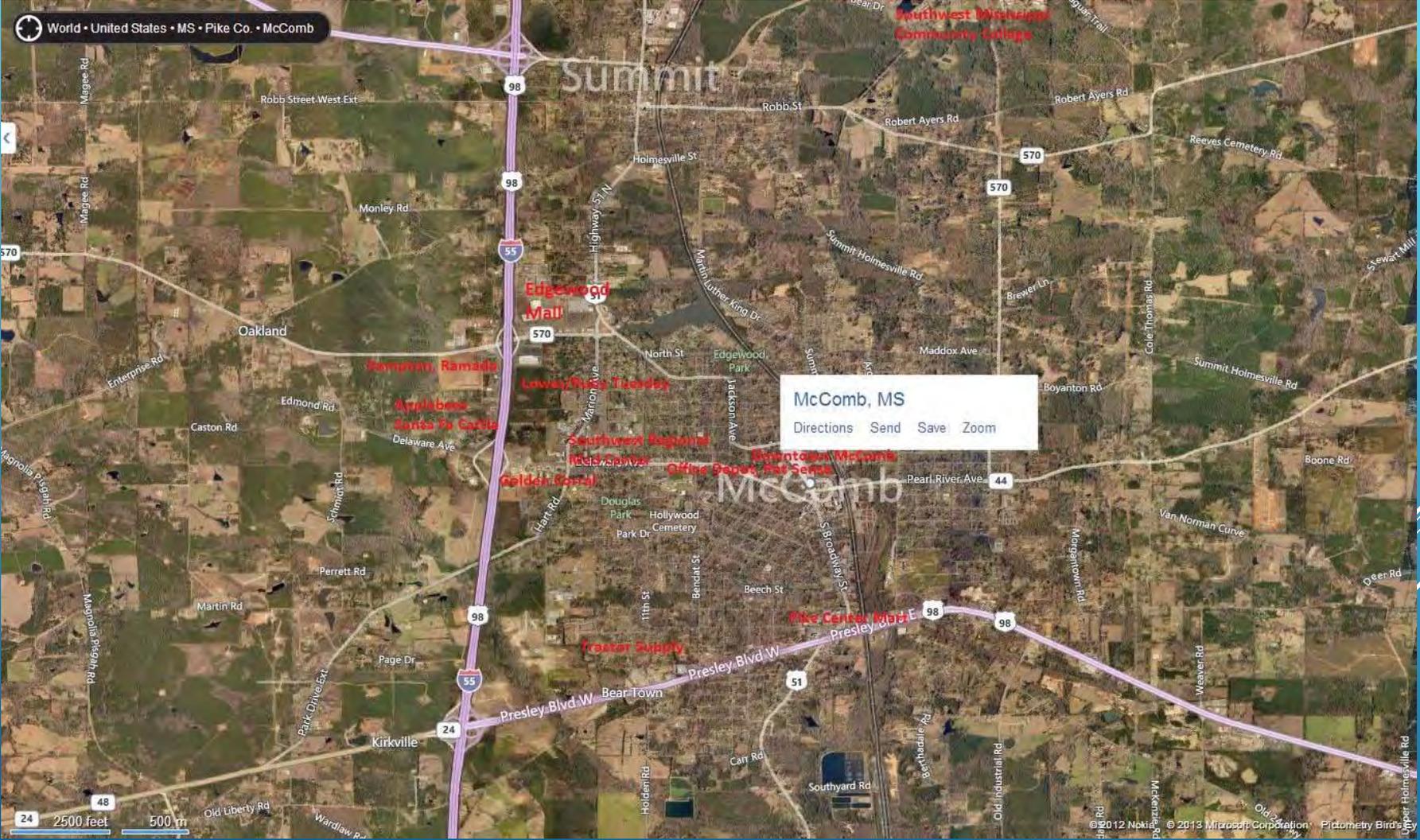
Restaurants serving libations along with good food are considered family friendly and very successful





INCENTIVES

- Pro-business City Officials, made up of business people
- Citywide TIF
- Downtown Tax Abatements
- Regional Mall
- Strong Regional Pull
- Interstate Traffic very high
- Huge Regional Medical Center with 1,200 employees, over 100 doctors, Cardiovascular and Cancer Institutes



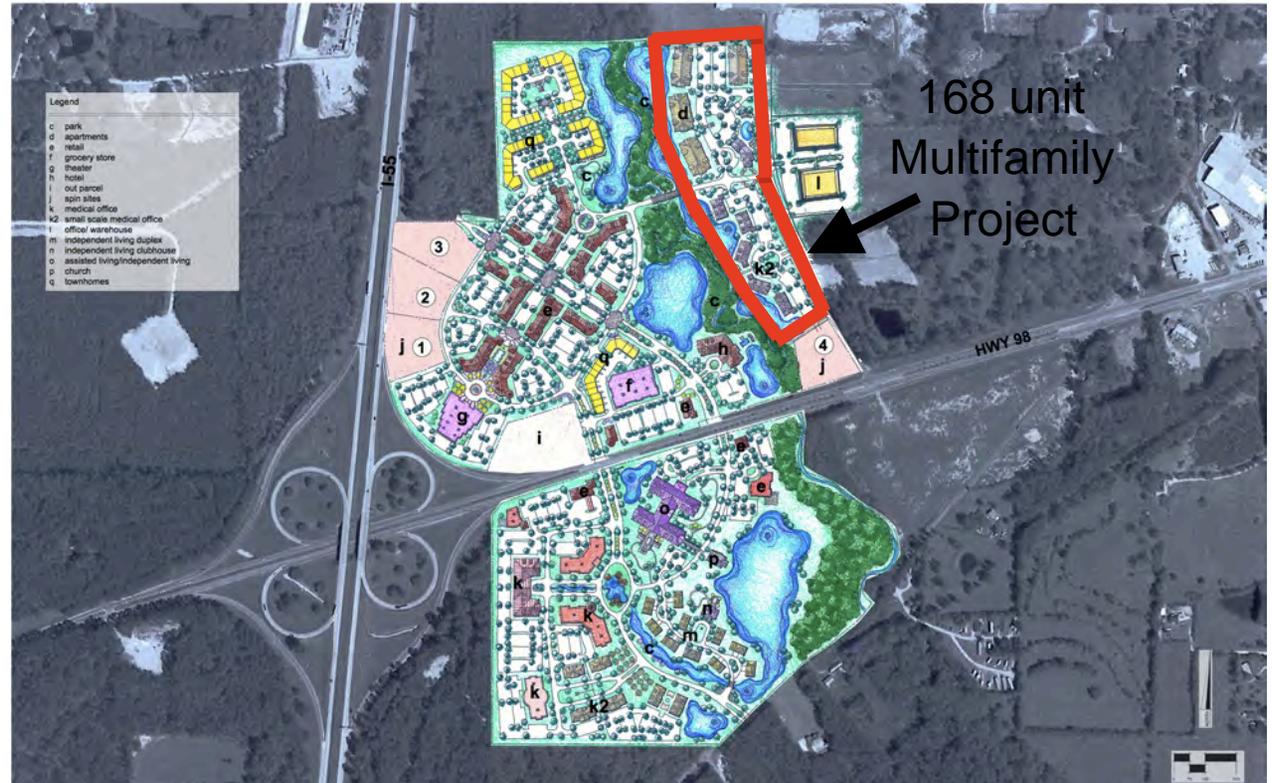
FOR SALE 1 to 140 ACRES - Mixed Use Development
Located at the intersection of I-55 & US Highway 98
McComb, MS – Regional Hub of Southwest Mississippi

- C-2 Zoning
- Exit 15 - NE & SE Quadrants
- 32K cars/day avg. on I-55
- 16K cars/day avg. on Hwy 98
- Utilities on Site
- Pro Development City
- Will Sell, Lease, or Build to Suit

**FOR MORE INFORMATION
PLEASE CONTACT:**

Heath A. Rushing, broker/owner
601-876-7659
harush@aol.com

Doug Rushing Realty, Inc.
125 Roger Storme Road
Madisonville, LA 70447



Deleware Ave



24 acres, proposed
commercial,

Contact Buddy Powell
(601-249-9026)



McComb, MS



0 300 600 Feet



Walmart

Edgewood Mall

Ruby Tuesday

Lowes

Chotard

Sethi

Hampton

Santa Fe

Applebees

Butani

SMITHDALE RD

NATCHEZ DR

APACHE DR

EDGEWOOD DR

EDGEWOOD DR

EDGEWOOD DR

SMITHDALE RD

SMITHDALE RD

PLEASANT DR

CHRISTINE DR

WESTOVER DR

LISSA DR

ELLEN DR

SMITHDALE RD

MARION AVE

MAXINE AVE

STEWART

LAIRD

LUND

HILLCREST AVE

PARK

CHEROKEE DR

SMITHDALE RD

SMITHDALE RD

SMITHDALE RD

APACHE DR

SHAWNEE DR

CHEYENNE DR

COMMANCHE DR

WOODLANDS DR

APACHE DR

ARROWHEAD DR

CHOCTAW DR

CHICKASAW DR

PAWNEE DR

DELAWARE AVE

DELAWARE AVE

OLIVER EM

WHITE ST

WHITE ST

LLEWELLYN AVE

MARION AVE

RAWLS DR

LEWIS ST

NEWDALE

ASTON AV

HARRISON AVE

HARRISON AVE

DELAWARE AVE

DELAWARE AVE

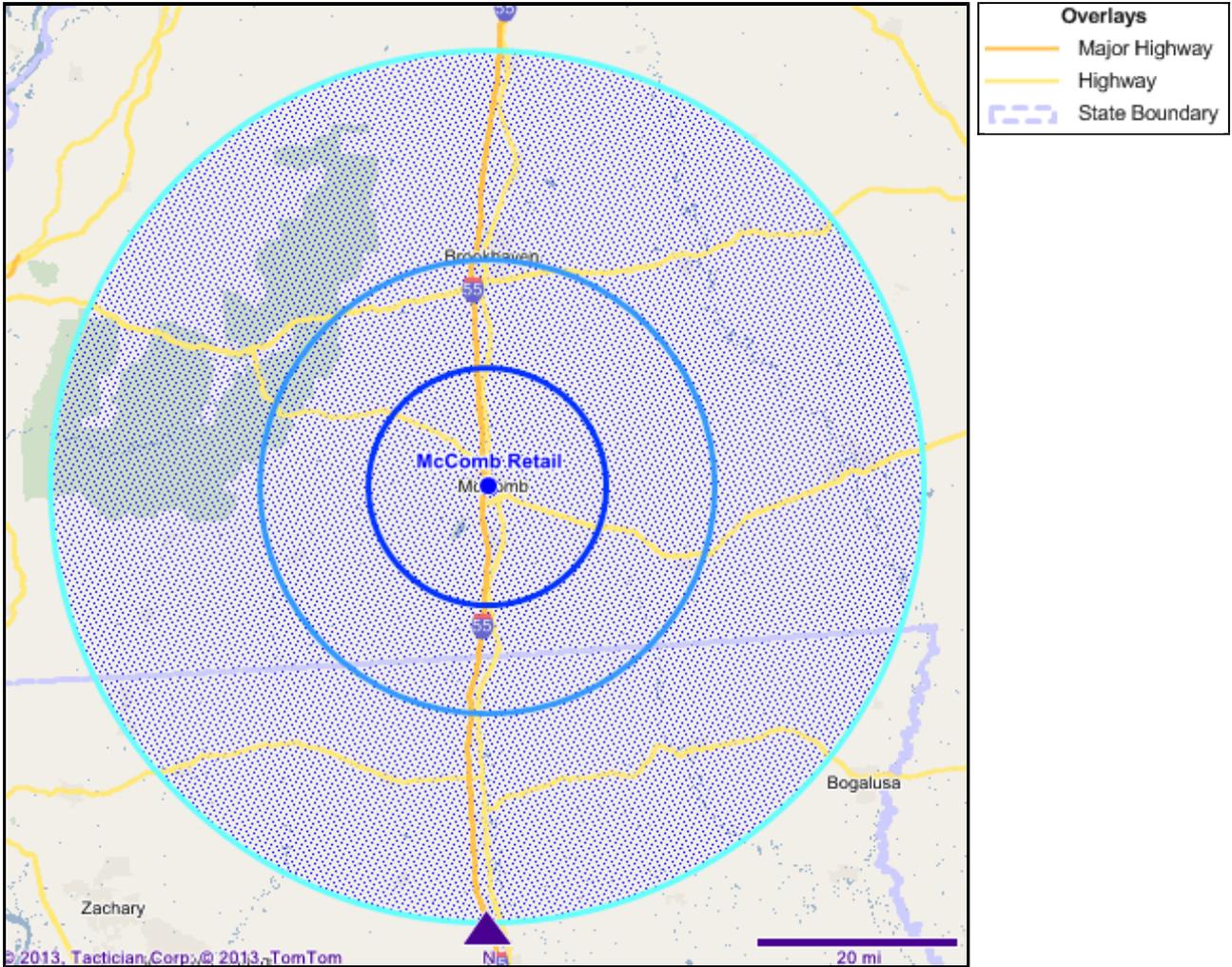
PRICE ST

Summary Demographic

McComb Retail

Analysis Level: Counties

3/8/2013



Marion Avenue & Delaware Avenue
McComb, MS 39648

Longitude: -90.474021
Latitude: 31.247319

Population Change						
	Radial Trade Area, 12 miles		Radial Trade Area, 23 miles		Radial Trade Area, 44 miles	
	Number	Percent Change	Number	Percent Change	Number	Percent Change
1980 Census	29,594		79,083		247,960	
1990 Census	30,073	1.6%	82,040	3.7%	261,184	5.3%
2000 Census	31,818	5.8%	87,830	7.1%	280,595	7.4%
2010 Census	32,919	3.5%	92,017	4.8%	297,377	6.0%
2012 Projection	33,503	1.8%	92,980	1.0%	299,486	0.7%
2017 Projection	34,755	3.7%	95,022	2.2%	304,003	1.5%

Households Change						
	Radial Trade Area, 12 miles		Radial Trade Area, 23 miles		Radial Trade Area, 44 miles	
	Number	Percent Change	Number	Percent Change	Number	Percent Change
1980 Census	10,053		26,515		81,645	
1990 Census	10,940	8.8%	29,562	11.5%	91,974	12.7%
2000 Census	12,096	10.6%	33,132	12.1%	103,534	12.6%
2010 Census	12,580	4.0%	35,201	6.2%	112,744	8.9%
2012 Projection	13,127	4.3%	36,802	4.5%	118,523	5.1%
2017 Projection	14,216	8.3%	39,889	8.4%	129,747	9.5%

Families (2012)			
	Radial Trade Area, 12 miles	Radial Trade Area, 23 miles	Radial Trade Area, 44 miles
Families	9,243	25,802	82,316
Average Household Size	2.50	2.48	2.46

Population by Race (2012)						
	Radial Trade Area, 12 miles		Radial Trade Area, 23 miles		Radial Trade Area, 44 miles	
	Number	Percent	Number	Percent	Number	Percent
White	16,348	48.8%	51,159	55.0%	175,335	58.5%
Black	16,336	48.8%	39,441	42.4%	115,462	38.6%
Asian	181	0.5%	419	0.5%	1,227	0.4%
Native American	101	0.3%	273	0.3%	884	0.3%
Hawaiian / Pacific Islander	11	0.0%	32	0.0%	98	0.0%
Two or More	508	1.5%	1,572	1.7%	6,047	2.0%
Other Race	18	0.1%	85	0.1%	433	0.1%
Total	33,503	100.0%	92,981	100.0%	299,486	100.0%

Hispanic Population (2012)						
	Radial Trade Area, 12 miles		Radial Trade Area, 23 miles		Radial Trade Area, 44 miles	
	Number	Percent	Number	Percent	Number	Percent
Hispanic	388	1.2%	1,458	1.6%	6,795	2.3%
Not Hispanic	33,115	98.8%	91,521	98.4%	292,691	97.7%
Total	33,503	100.0%	92,979	100.0%	299,486	100.0%

Income (2012)			
	Radial Trade Area, 12 miles	Radial Trade Area, 23 miles	Radial Trade Area, 44 miles
Median Household Income	\$31,925	\$33,302	\$34,194
Average Household Income	\$48,159	\$49,608	\$50,907
Average Family Income	\$52,811	\$55,477	\$56,793

Households by Income (2012)			
	Radial Trade Area, 12 miles	Radial Trade Area, 23 miles	Radial Trade Area, 44 miles

	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	1,961	14.9%	5,012	13.6%	15,762	13.3%
\$10,000-\$14,999	1,194	9.1%	3,266	8.9%	10,564	8.9%
\$15,000-\$19,999	1,176	9.0%	3,283	8.9%	10,128	8.5%
\$20,000-\$24,999	1,083	8.3%	2,895	7.9%	8,956	7.6%
\$25,000-\$29,999	838	6.4%	2,353	6.4%	7,578	6.4%
\$30,000-\$34,999	807	6.2%	2,411	6.6%	7,479	6.3%
\$35,000-\$39,999	577	4.4%	1,792	4.9%	5,938	5.0%
\$40,000-\$49,999	1,255	9.6%	3,387	9.2%	10,334	8.7%
\$50,000-\$59,999	921	7.0%	2,637	7.2%	8,553	7.2%
\$60,000-\$74,999	930	7.1%	2,727	7.4%	9,604	8.1%
\$75,000-\$99,999	1,043	7.9%	3,124	8.5%	10,426	8.8%
\$100,000-\$124,999	503	3.8%	1,524	4.1%	5,645	4.8%
\$125,000-\$149,999	318	2.4%	918	2.5%	3,233	2.7%
\$150,000-\$199,999	135	1.0%	404	1.1%	1,461	1.2%
\$200,000-\$249,999	40	0.3%	122	0.3%	446	0.4%
\$250,000-\$499,999	63	0.5%	178	0.5%	561	0.5%
\$500,000+	282	2.1%	769	2.1%	1,855	1.6%
Total	13,126	100.0%	36,802	100.0%	118,523	100.0%

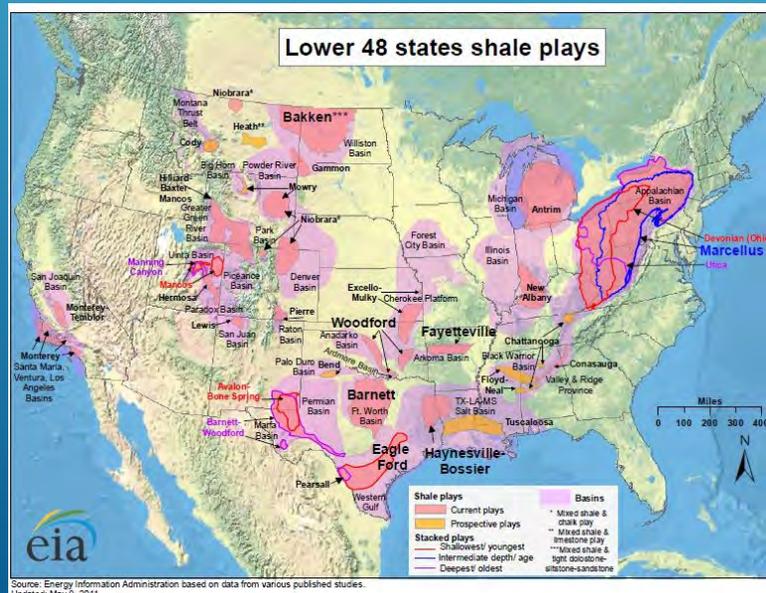
Households by Tenure (2012)						
	Radial Trade Area, 12 miles		Radial Trade Area, 23 miles		Radial Trade Area, 44 miles	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	9,019	60.8%	26,801	64.4%	89,314	67.1%
Renter Occupied	4,108	27.7%	10,000	24.0%	29,210	21.9%
Vacant	1,699	11.5%	4,816	11.6%	14,600	11.0%
Total	14,826	100.0%	41,617	100.0%	133,124	100.0%

Daytime Population (2012)			
	Radial Trade Area, 12 miles	Radial Trade Area, 23 miles	Radial Trade Area, 44 miles
Establishments	1,343	3,364	9,700
Employees	13,202	31,602	90,676



TUSCALOOSA MARINE SHALE

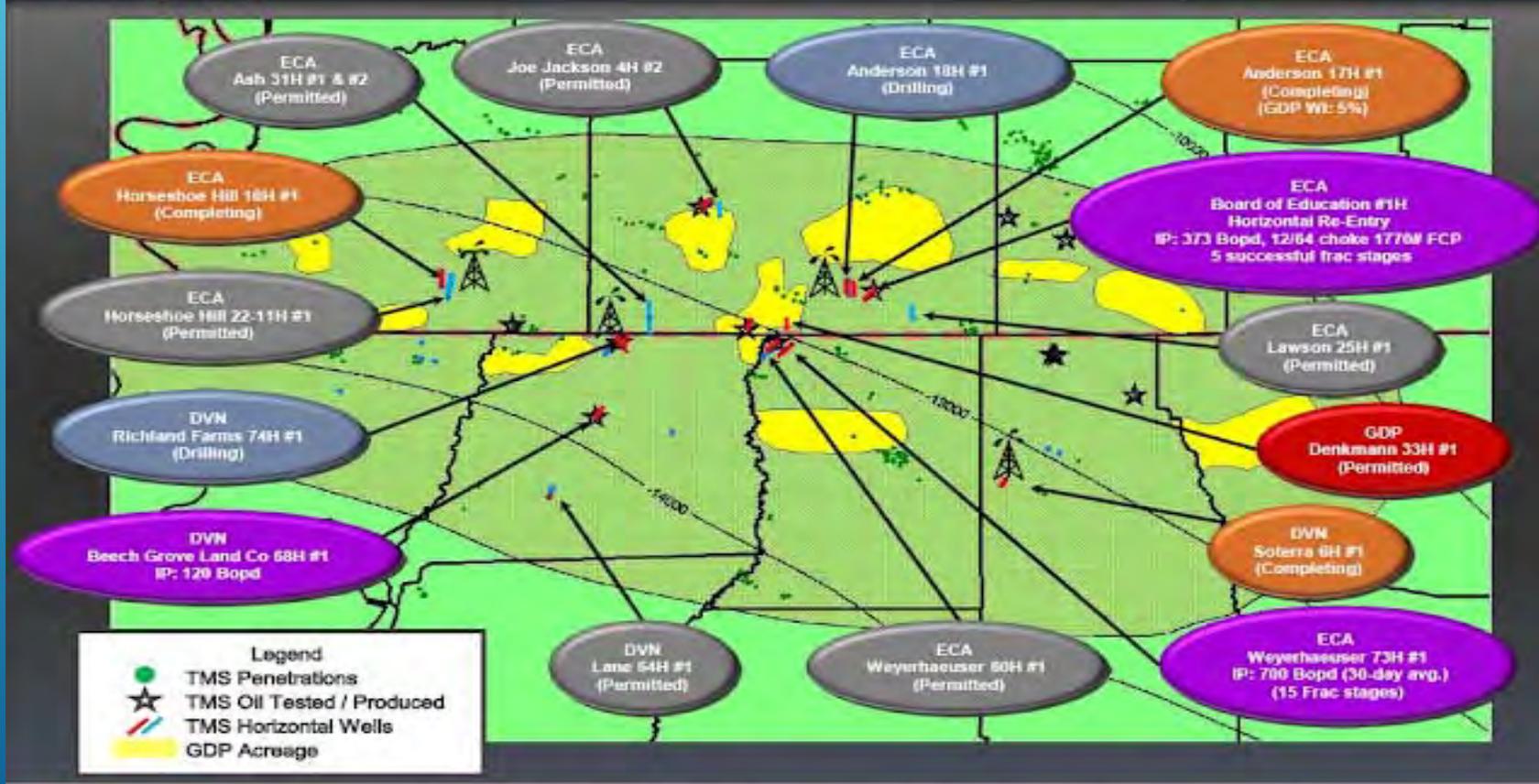
McComb area is on the eastern edge and the entrance to the U.S.'s latest Oil Boom area the TMS. Estimated to create between 30,000 and 90,000 jobs in the next decade, with McComb being the central supply hub



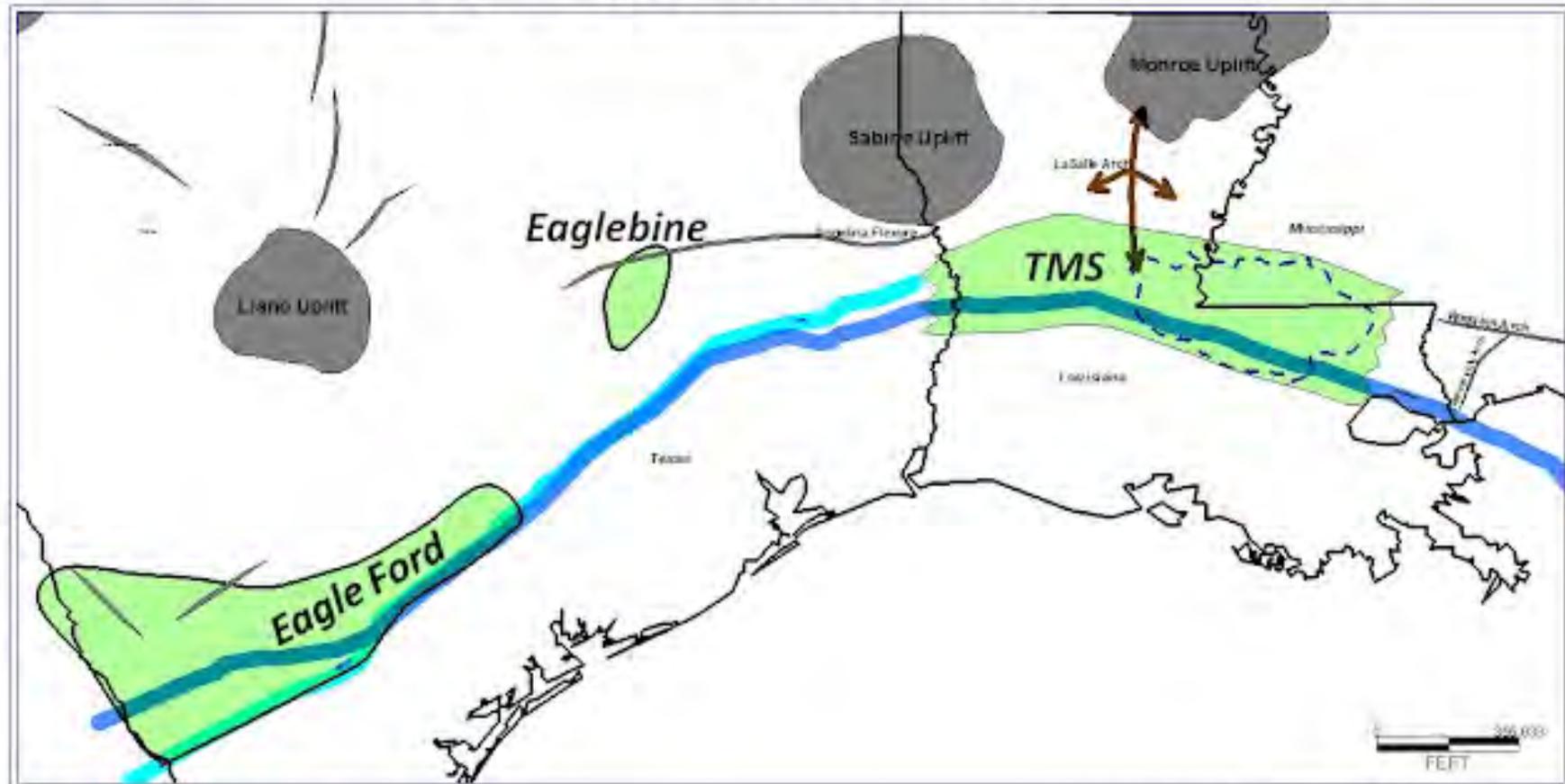
TUSCALOOSA MARINE SHALE



Activity Map



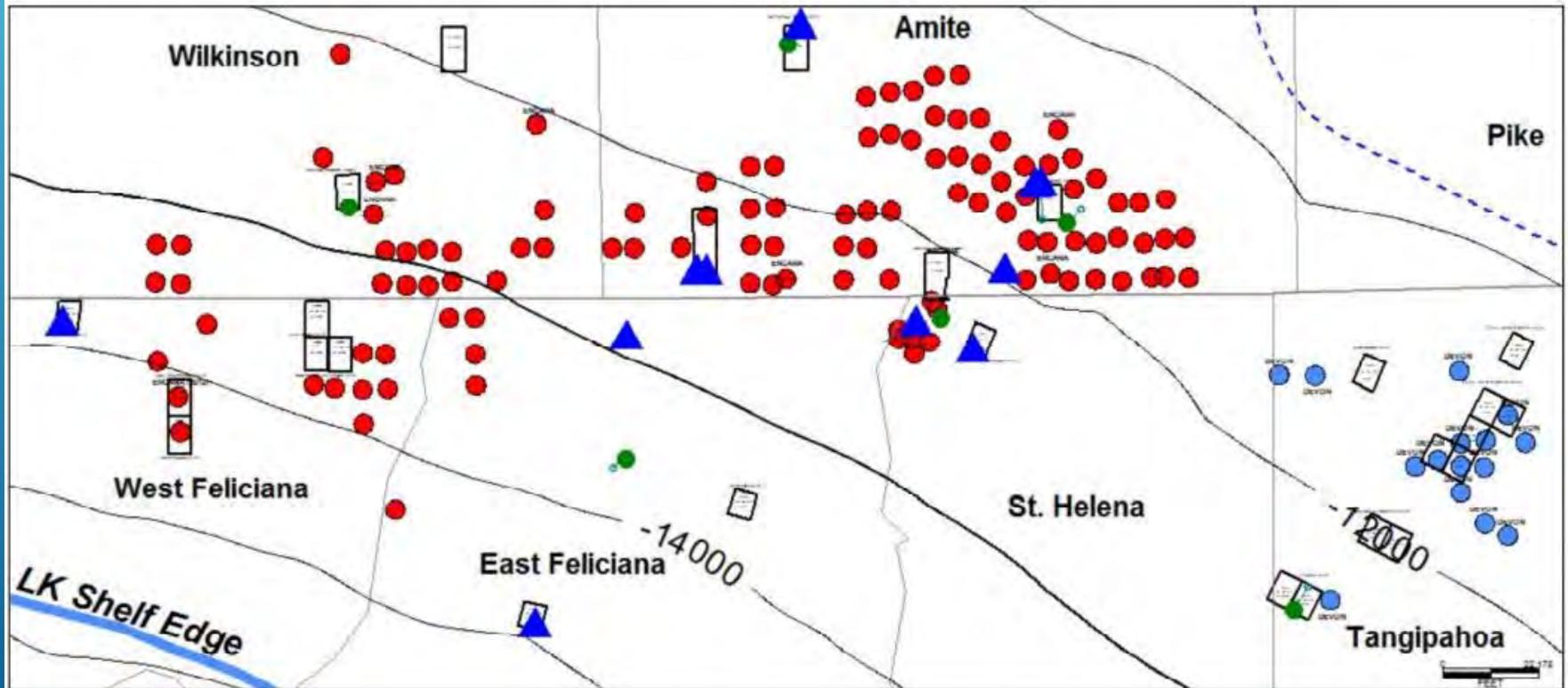
Age Equivalent Plays





Future Activity

Base TMS Structure Map



CONTACT:

J. Britt Herrin, EDFP, PCED

Pike County Economic Development District

P.O. Box 83

McComb, MS 39649

Tel: 601-684-2291

Fax: 601-684-4899

Email: bherrin2@pikeinfo.com

Web: www.pikeinfo.com

Cell: 601-248-3003