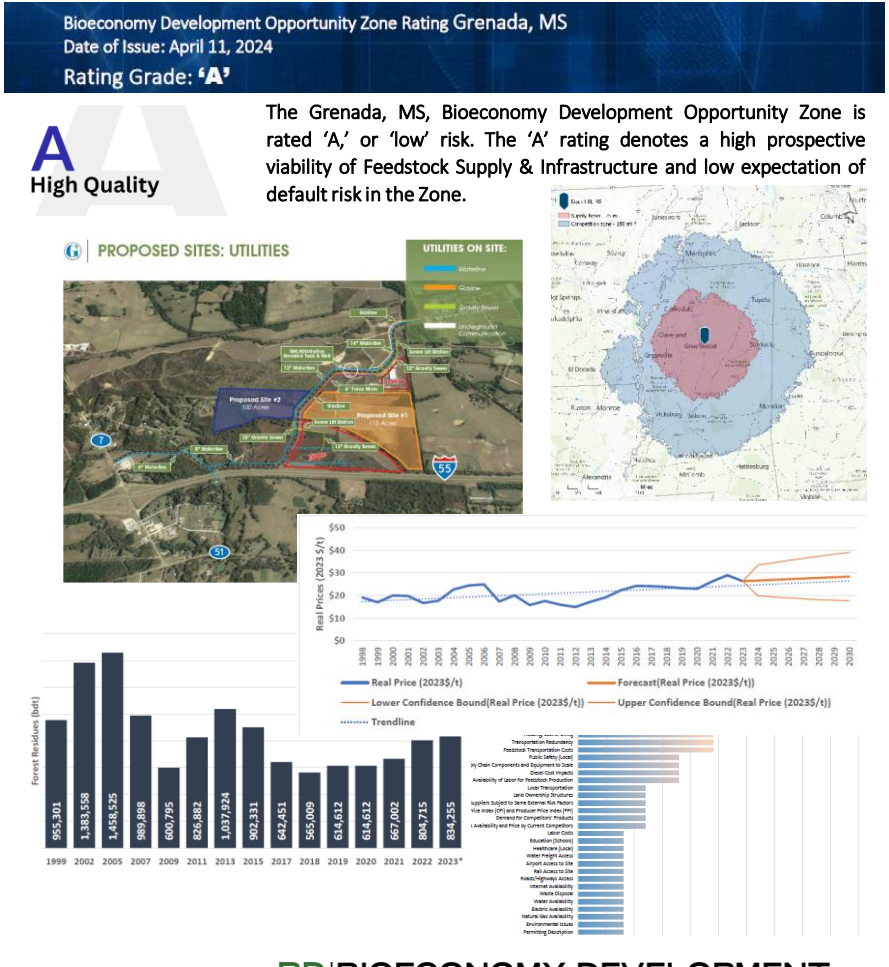
Grenada, Mississippi BDO Zone Rating: **‘A’**

- ✓ **1.85 million bone dry tons** (bdt) of low-risk woody biomass available **at $50-$70 bdt**.
- ✓ Engaging forest business attitude, rooted in a strong legacy of private forest ownership and forest operations.
- ✓ Forest owners looking forward to thinning their pine plantations that have been put on hold for too long.
- ✓ Strong local and state political support for new bio-based businesses in the region.
- ✓ Excellent greenfield location in an industrial park with all utilities and plenty of room for storage and expansion.

View and download the Grenada County BDO Zone Rating **here**.



BD|BIOECONOMY DEVELOPMENT
OZ|OPPORTUNITY ZONE INITIATIVE



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.

MASTER PLAN WITH UTILITIES



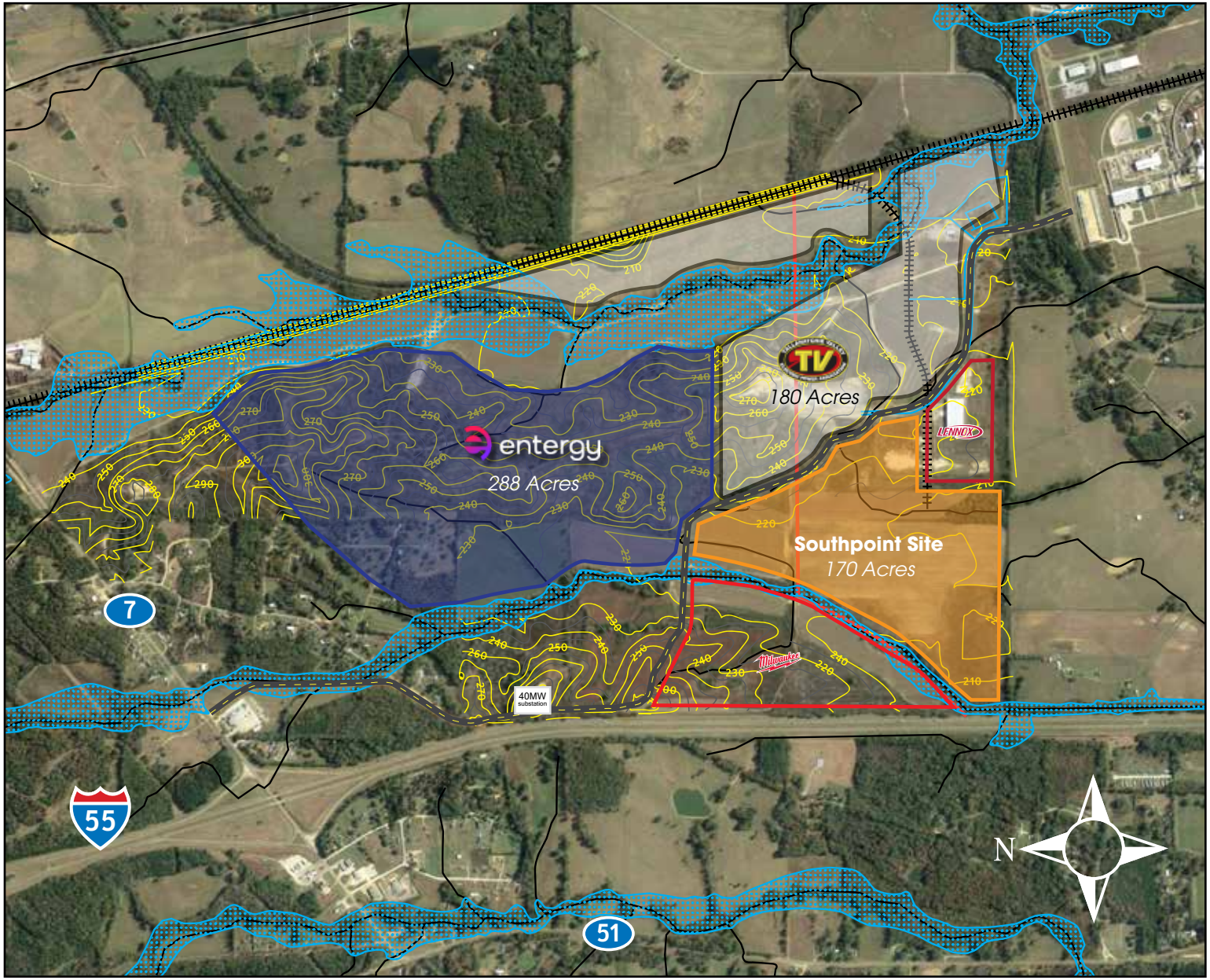
UTILITIES ON SITE:

- entergy — *40 MW Substation*
- TV — *12 MW Substation*
- ATMOS energy — *Gas: 6-inch main with 100 PSI*
- Columbia Pipeline — *Gas Pipeline: 36-inch main with 1,000 PSI*
- **GT&Y Utility District** — *A new 500,000-gallon water tank is available.*
- *14-Inch Water main: 3.0M GPD available*
  12-inch Sewer main: 3.4M GPD available
- cspire, AT&T, Sparklight — *Up to 100G Fiber Telecommunication*

UTILITIES KEY:

- *Waterline*
- *Gasline*
- *Gravity Sewer*
- *Underground Communication*

PROPOSED SITES: FLOOD PLAIN MAP

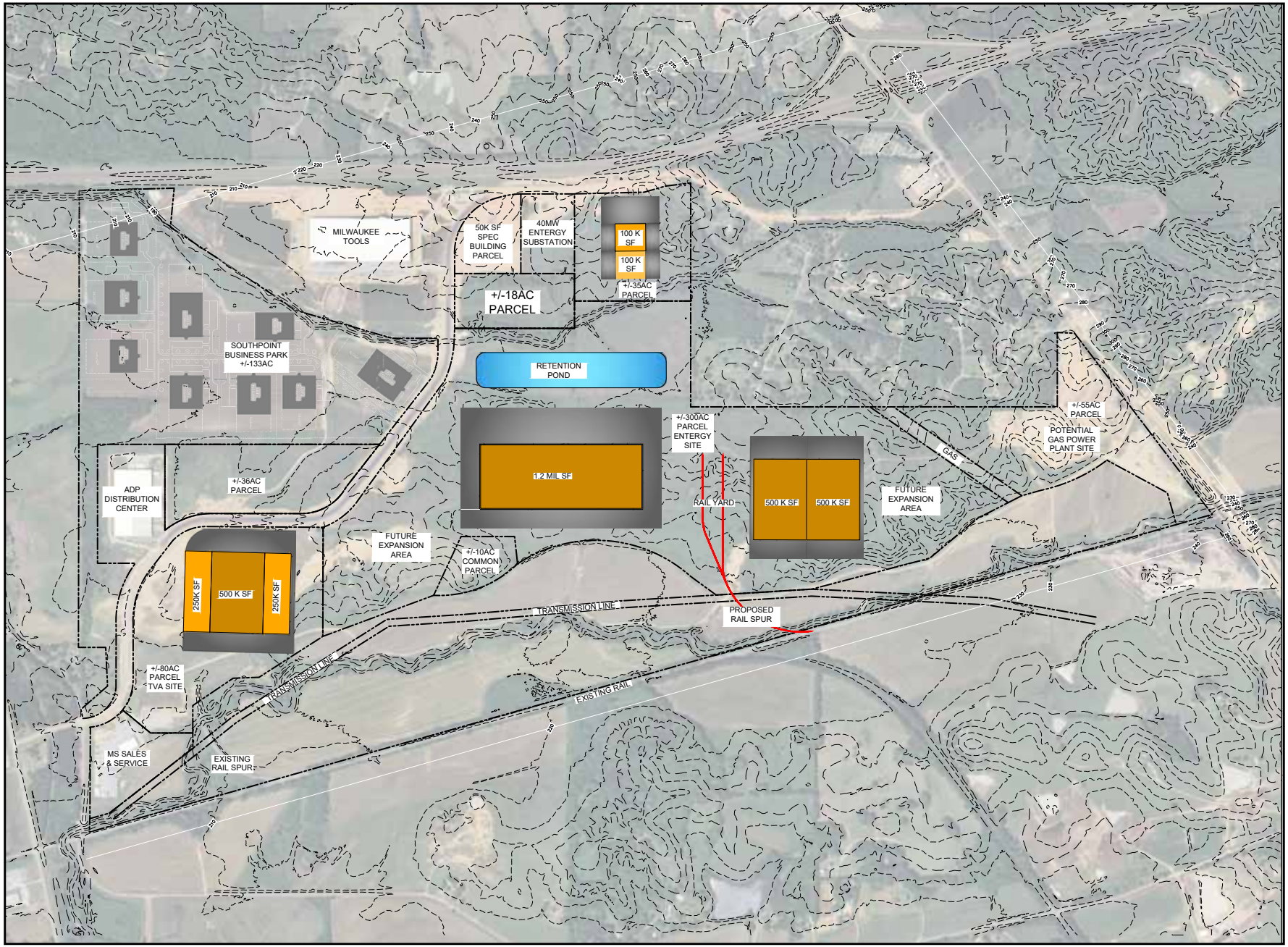


MAP KEY:

- Property lines
- Southpoint Site: 170 acres
- Entergy Site: 288 acres
- TVA Site: 180 acres
- Flood Zone A (~1%)
- Railroad
- Topo Map

GREATER GRENADA PARTNERSHIP

PROPOSED SITES: CONCEPTUAL DESIGN



GRENADA, MISSISSIPPI PROPOSED SITES

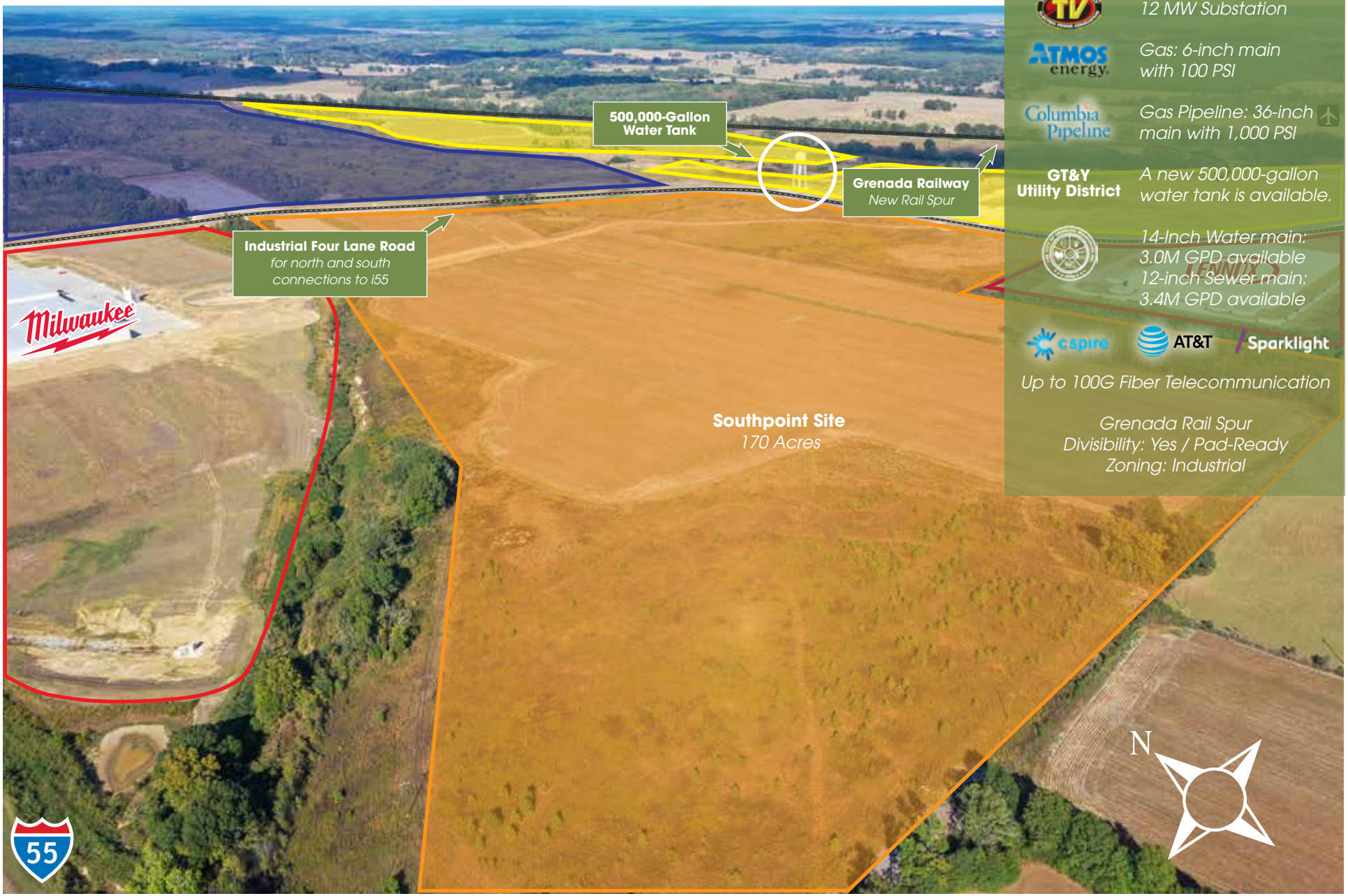


UTILITIES ON SITE:

- entergy — *40 MW Substation*
- TV — *12 MW Substation*
- ATMOS energy — *Gas: 6-inch main with 100 PSI*
- Columbia Pipeline — *Gas Pipeline: 36-inch main with 1,000 PSI*
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- *14-Inch Water main: 3.0M GPD available*
  12-inch Sewer main: 3.4M GPD available
- cspire / AT&T / Sparklight — *Up to 100G Fiber Telecommunication*

Grenada Rail Spur
Divisibility: Yes / Pad-Ready
Zoning: Industrial

SITE #1: Southpoint - 170 Acres



UTILITIES ON SITE:

entergy — *40 MW Substation*

TV — *12 MW Substation*

ATMOS energy — *Gas: 6-inch main with 100 PSI*

Columbia Pipeline — *Gas Pipeline: 36-inch main with 1,000 PSI*

GT&Y Utility District — *A new 500,000-gallon water tank is available.*

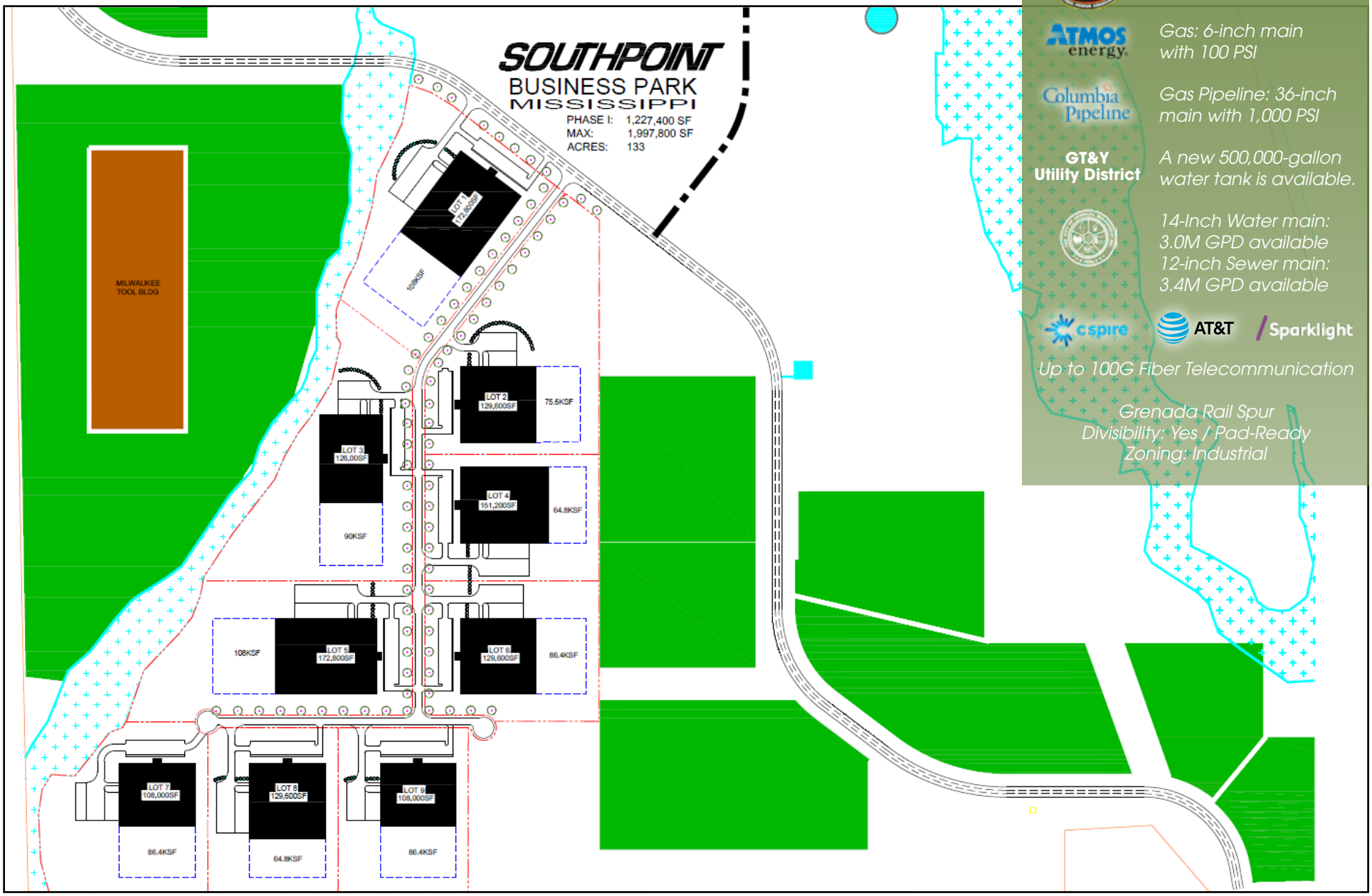
14-Inch Water main: 3.0M GPD available
12-inch Sewer main: 3.4M GPD available

cspire · AT&T · Sparklight

Up to 100G Fiber Telecommunication

Grenada Rail Spur
Divisibility: Yes / Pad-Ready
Zoning: Industrial

SITE #1: Southpoint - 170 Acres
13 new speculative facilities



UTILITIES ON SITE:

entergy — *40 MW Substation*

TV — *12 MW Substation*

ATMOS energy — *Gas: 6-inch main with 100 PSI*

Columbia Pipeline — *Gas Pipeline: 36-inch main with 1,000 PSI*

GT&Y Utility District — *A new 500,000-gallon water tank is available.*

14-Inch Water main: 3.0M GPD available
12-inch Sewer main: 3.4M GPD available

cspire AT&T Sparklight

Up to 100G Fiber Telecommunication

Grenada Rail Spur
Divisibility: Yes / Pad-Ready
Zoning: Industrial

SITE #2: Entergy - 288 Acres



UTILITIES ON SITE:

entergy — *40 MW Substation*

ATMOS energy — *Gas: 6-inch main with 100 PSI*

Columbia Pipeline — *Gas Pipeline: 36-inch main with 1,000 PSI*

GT&Y Utility District — *A new 500,000-gallon water tank is available.*

14-Inch Water main: 3.0M GPD available
12-inch Sewer main: 3.4M GPD available

cspire · AT&T · Sparklight

Up to 100G Fiber Telecommunication

Grenada Rail Spur
Divisibility: Yes / Pad-Ready
Zoning: Industrial

A Site Development grant in the amount of $4,356,576 from the Mississippi Development Authority (MDA) is earmarked to create a 100-acre pad for rail development for an on-site rail connection to this 200-acre site.

SITE #2: Entergy - 288 Acres



UTILITIES ON SITE:

entergy	*40 MW Substation*
ATMOS energy	*Gas: 6-inch main with 100 PSI*
Columbia Pipeline	*Gas Pipeline: 36-inch main with 1,000 PSI*
GT&Y Utility District	*A new 500,000-gallon water tank is available.*
	14-Inch Water main: 3.0M GPD available *12-inch Sewer main: 3.4M GPD available*
cspire / AT&T / Sparklight	*Up to 100G Fiber Telecommunication*

Grenada Rail Spur
Divisibility: Yes / Pad-Ready
Zoning: Industrial

SITE #3: TVEPA - 180 Acres

UTILITIES ON SITE:

- 12 MW Substation
- Gas: 6-inch main with 100 PSI
- Gas Pipeline: 36-inch main with 1,000 PSI
- GT&Y Utility District: A new 500,000-gallon water tank is available.
- 14-Inch Water main: 3.0M GPD available
  12-inch Sewer main: 3.4M GPD available
- Up to 100G Fiber Telecommunication

Grenada Rail Spur
Divisibility: Yes / Pad-Ready
Zoning: Industrial









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

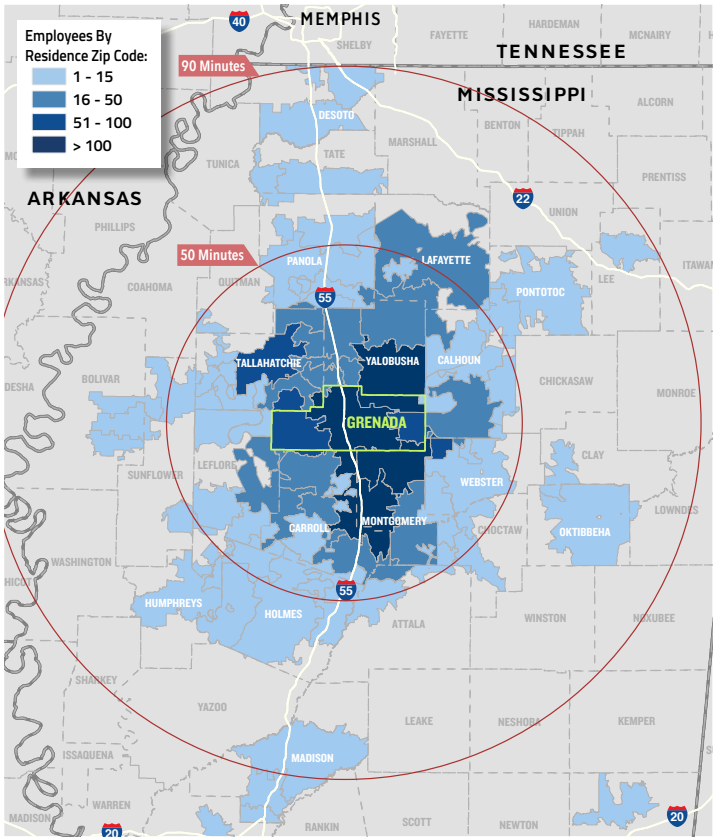
2017-2022 Per Capita Income: Annual Growth Rate	
(40)	2.36
(50)	2.43
(60)	2.45

Source: Esri Geoenrichment Service provided by Entergy®

Our Workforce: Who They Are

Resident Workforce

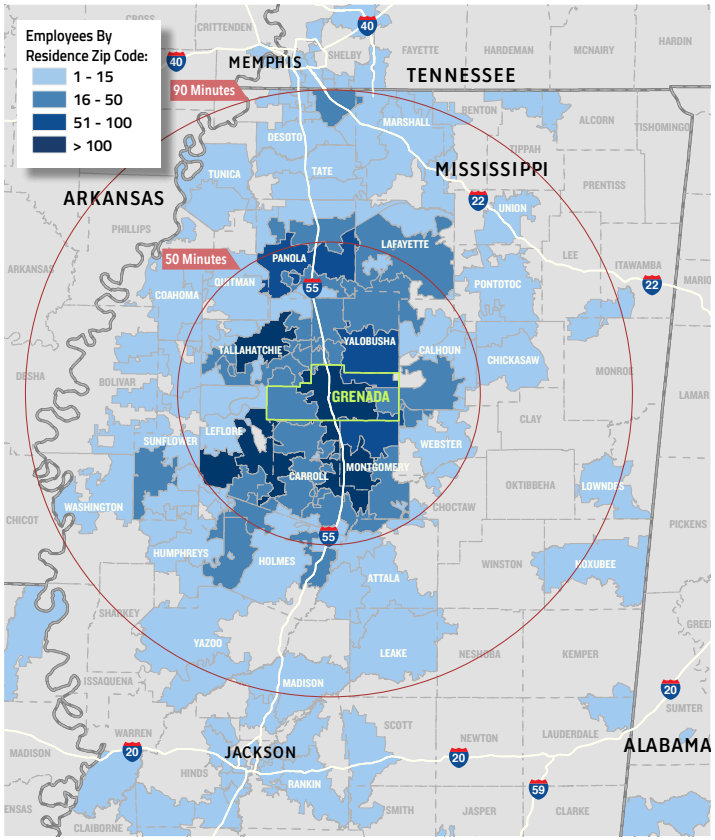
Based on EMSI and ESRI data, Grenada County draws from a concentric workforce of 250,000 plus individuals. Based on a 2,000 plus employee zip code sample, our average employee will drive up to 50 miles daily to work in Grenada, Mississippi.



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

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

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: 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:

Holmes

- 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)[1]
Chancellor	Jeffrey Vitter
Academic staff	871
Students	23,800 (fall 2017)[2]
Location	University, Mississippi, U.S. 34.365°N 89.538°W
Campus	Rural (small college town) 2,000+ acres
Colors	Cardinal red, navy blue[3]
Nickname	Rebels
Sporting affiliations	NCAA Division I – SEC
Website	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)[1]
President	Mark E. Keenum
Academic staff	1,359[2]
Administrative staff	3,361
Students	21,884 systemwide[3]
Location	Mississippi State, Starkville, Mississippi, U.S. 33°27′14″N 88°47′20″W
Campus	Rural 4200 acres[4]
Colors	Maroon and white[5]
Nickname	Bulldogs
Sporting affiliations	NCAA Division I – SEC
Mascot	Bully
Website	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[1]
President	M. David Rudd
Academic staff	930
Administrative staff	1,570
Students	21,521[2]
Undergraduates	17,394
Postgraduates	4,127
Location	Memphis, Tennessee, U.S. 35.119°N 89.937°W
Campus	Urban1,100 acres (4.7 km²)
Colors	Blue & Gray[3]
Nickname	Tigers
Sporting affiliations	NCAA Division I – American Athletic Conference
Mascot	TOM III (Live Tiger) and Pouncer (costume)
Website	www.memphis.edu

Delta State University

Type	Public, Co-ed
Established	1924
President	William N. LaForge
Academic staff	122
Students	3,778 (Fall 2017)[1]
Location	Cleveland, Mississippi, U.S. 33°44′31″N 90°43′36″W
Campus	Rural 332 acres (1.34 km²)
Newspaper	*The Delta Statement*
Colors	Green and White
Athletics	NCAA Division II – Gulf South
Nickname	Statesmen & Lady Statesmen
Website	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	Jerryl Briggs
Students	2,502 (Fall 2016)[1]
Location	Mississippi Valley State, Mississippi, United States
Campus	Rural
Colors	Forest green, Red, and White[2]
Athletics	NCAA Division I (FCS)
Nickname	Delta Devils & Devilettes
Affiliations	Southwestern Athletic Conference
Mascot	Devil
Website	www.mvsu.edu

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

Belhaven University



Former names	Belhaven College for Young Ladies Belhaven Collegiate and Industrial Institute Belhaven College
Motto	*Non Ministari Sed Ministare (Latin)*
Motto in English	*Not To Be Served But To Serve*
Type	Private
Established	1883
Affiliation	Presbyterian
President	Roger Parrott
Students	4,245
Location	Jackson, Mississippi, U.S.
Colors	Green and Gold
Athletics	NCAA Division III
Nickname	Blazers
Affiliations	CCCU NAICU[1] APCU
Website	www.belhaven.edu

BELHAVEN UNIVERSITY

Millsaps College



Motto	*Ad Excellentiam* (Latin)
Motto in English	In pursuit of excellence
Type	Private liberal arts college
Established	1890
Affiliation	United Methodist Church
Endowment	$117.9 million[1]
President	Rob Pearigen
Academic staff	97 full-time
Students	985
Undergraduates	910
Postgraduates	75
Location	Jackson, Mississippi, United States 32°19'20"N 90°10'46"W
Campus	Urban, 103 acres (417,000 m²)
Colors	Purple & White
Athletics	NCAA Division III – SAA
Nickname	Majors and Lady Majors
Affiliations	IAMSCU ACS Annapolis Group
Mascot	The Millsaps Major[2]
Website	www.millsaps.edu

MILLSAPS COLLEGE

Jackson State University



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

JSU 1877 JACKSON STATE UNIVERSITY

Rhodes College



Motto	*Truth, Loyalty, Service*
Type	Liberal arts college
Established	1848
Endowment	$340 million[1]
President	Marjorie Hass
Academic staff	210
Undergraduates	2,030
Postgraduates	21
Location	Memphis, Tennessee, United States
Campus	Urban, 123 acres (0.50 km²)
Colors	Cardinal & Black
Athletics	NCAA Division III, SAA
Nickname	Lynx
Affiliations	Annapolis Group Oberlin Group CLAC Associated Colleges of the South
Website	www.rhodes.edu

Rhodes College
—1848—



GREATER GRENADA

PARTNERSHIP

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