

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

2027-2032





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About CMPDD

Central Mississippi Planning and Development District (CMPDD) is a sub-state regional planning organization, located in the central part of Mississippi, serving the local governments of a seven-county area including Copiah, Hinds, Madison, Rankin, Simpson, Warren and Yazoo Counties and 36 municipalities within these seven counties. The CMPDD was established in 1968 through the voluntary actions of local government and community leadership as a private, non-profit corporation to address common issues ranging from local planning, economic development, governmental management, and human resource coordination. The land area served by CMPDD encompasses 5,232 square miles, which contains a population of 610,435 people and includes the state's largest Metropolitan Statistical Area.



This Comprehensive Economic Development Strategy (CEDS) will serve as our district's five-year plan covering 2027-2033 and is the result of a local planning process designed to guide the economic growth of the area. The CEDS was developed by regular engagement with local leaders as part of our comprehensive planning services and outreach to elected officials and economic development representatives in our region. This effort to continually engage local leaders provides a natural conduit for gathering information on current and future projects that align with the CEDS purpose. CMPDD's position as a hub and resource for local governments allows us to better understand the region as a whole. The CEDS includes goals and objectives to assist local governments in actions that can lead to job creation, create a stable and diversified economy and improve living conditions. Another critical component of the CEDS is to help local governments become more resilient in the event of economic downturns or natural disasters that might disrupt elements of commerce essential to every community. The CEDS lists specific projects that will enhance the region's competitiveness and prospects for growth and details an action plan to assist with the successful implementation. The CEDS also includes an evaluation section which will help in assessing the plan and provide future updates.

Upon completion of the CEDS, copies are made available to State and Federal agencies to coordinate and integrate economic priorities. The CEDS is also available for review on the CMPDD website.

The CEDS is a requirement of the Economic Development Administration (EDA) to maintain funding eligibility for the region, and participation was encouraged in our CEDS to ensure it encompasses the needs and wants of our entire region. Prior to funding a project EDA requires that it is addressed in the regional economic development plan and is compatible with the goals and objectives of the CEDS. Furthermore, annual updates of this 5-year plan are required by EDA to ensure the document remains relevant to the needs of the region.

Community and Private Sector Participation

CMPDD works closely with our member governments as well as state and federal agencies. CMPDD also works with economic development professionals from the member government economic development offices as well as private industries, independent agencies, committees, boards and special service organizations.

During the development of this CEDS, CMPDD solicited the participation of these partners to share ideas and visions for the future at meetings held in each of the seven counties in our region. At these sessions, participants analyzed the strengths, weaknesses, opportunities, and threats (SWOT) in their communities and the CMPDD region. A discussion of strategic projects followed the SWOT process and contributed to the project list for each county.

CMPDD assists local governments with economic development financing options through state and federal sources, local land use planning and zoning, transportation, workforce, and elderly programs.

CMPDD serves the area as the Economic Development District, Regional Clearinghouse Coordinator, Metropolitan Planning Organization, Area Agency on Aging, Southcentral Mississippi Works, and U.S. Census Data Affiliate.

Along with the county meetings, CMPDD published a survey and encouraged all elected officials and economic development partners to complete the survey and share their thoughts. The survey tool allows individuals to share ideas even if they are unable to attend a meeting in their area. The results of the meetings and surveys combined with knowledge from our general planning services serve as the foundation of this CEDS.

CMPDD Core Competencies and CEDS

Comprehensive Planning

CMPDD planning staff have extensive experience providing comprehensive planning assistance or strategic long-range planning guidance to our communities. These plans help communities define their course for the future by examining growth and development in a community and by providing policy recommendations that contribute to better communities. The heart of a comprehensive plan includes a series of recommended growth management strategies in the areas of land use, transportation, zoning, economic development, and community facilities.

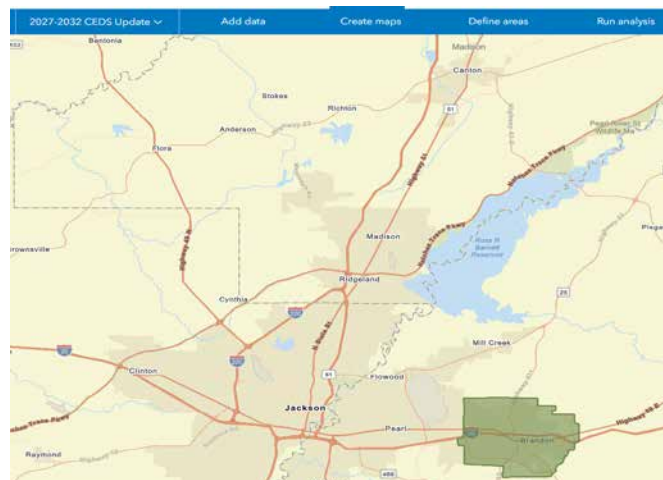
As with any long-range planning document, a comprehensive plan is intended to be an evolving document that is revised as policies and economic conditions change. Comprehensive plans are also intended to serve as a steppingstone to the development of other policy documents such as zoning ordinances, subdivision regulations, and capital improvement plans, as well as supplemental regulations such as sign, landscaping and parking ordinances.

CMPDD has a staff of AICP-certified planners committed to on-going training and education. As a result, the District continues to provide Comprehensive Planning and other assistance to local communities throughout our region and across the state. The nature of CMPDD's planning work is why we have a deep understanding of the project needs of counties and municipalities in our region.

GIS Work

Use of Geographic Information Systems (GIS) to solve problems and gain insight into local planning and development continues to be a major area of emphasis for CMPDD. A major portion of GIS implementation at CMPDD involves data collection. Planners and technicians continually take to the field to collect information on existing development patterns and roadway/bridge conditions, which are then converted to digital layer-based information for analysis.

As GIS use continues to become more widespread, the networking of GIS users allows CMPDD professionals to communicate more effectively with other cities, counties, and external organizations. CMPDD uses GIS tools to conduct geographic radial analysis on a multitude of data such as demographics, income, health, and economic activity just to name a few. The GIS services of CMPDD have assisted countless entrepreneurs and corporate entities in making informed decisions when considering breaking new ground or expanding existing businesses, and it's vital to attracting new industries and businesses to the region.



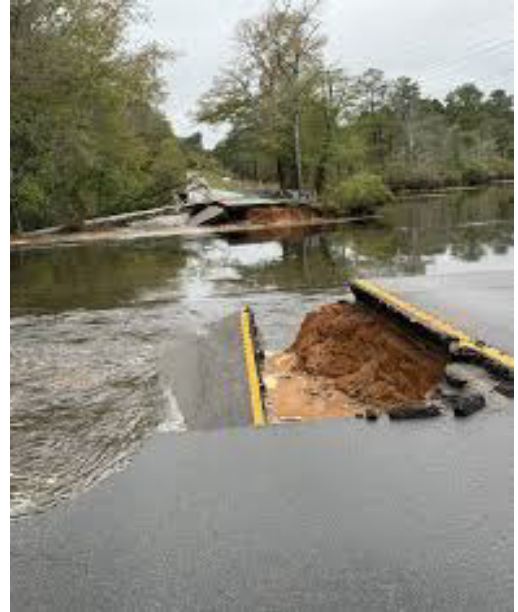
These tools are used by CMPDD to assist with economic development project evaluation and grant applications and were used in the development of this CEDS.

Hazard Mitigation Planning

CMPDD offers Hazard Mitigation Planning services to local governments in our region and works closely with local officials to document and plan for these events in a way that helps reduce the impact natural disasters have on people and property. The approach to disaster response and recovery has evolved in recent years and now includes taking measures that try to prevent damage from disasters whenever possible. One of the main drivers of this approach is the rising cost of natural disasters. Emergency managers no longer approach natural disasters with the sole thought of how to recover from a disaster. Instead, emergency managers stress the importance of pre-disaster or ongoing risk analysis to lessen the impact communities sustain from a disaster. Like any other region, the seven counties that comprise CMPDD's area are vulnerable to many different types of natural disasters. These disasters, which include winter storms, flooding, tornadoes, hurricanes, droughts, dam/levee failures, wildfires, and thunderstorms, can have substantial human, economic and environmental consequences.

In an effort to reduce or eliminate the long-term risk to human life and property from natural hazards, CMPDD began working with local jurisdictions in our seven-county region in 2005 to develop Hazard Mitigation Plans. Each plan identifies natural hazards that threaten the area, characterizes each jurisdiction's vulnerability to those hazards, and outlines an action plan of projects that can be implemented to reduce the identified risks. These plans are updated every five years.

Since the implementation of these plans in 2005, many local jurisdictions have taken significant strides to protect the safety and welfare of their residents by implementing strategies outlined in their Mitigation Plan. This has included purchasing emergency generators for critical facilities, implementing drainage improvement projects, building community shelters, and improving emergency warning capabilities.



Regional Analysis

POPULATION TRENDS

Population in the CMPDD region increased by .6% from 2010 to 2020. However, the latest total population estimates for the CMPDD region from the American Community Survey (2024 5YR) show a decline in population for the region to 601,435 compared to 619,700 in 2020. The state overall declined as well from 2,961,279 in 2020 to the 2024 estimate of 2,946,779. As of July 2026, Madison and Rankin are the only counties in the CMPDD region with positive growth trends. Projected population growth for the CMPDD region is expected to trend slightly down through 2035.

This table provides a look at historical population totals by county for the CMPDD region.

Area	1990	% Change 1990 to 2000	2000	% Change 2000 to 2010	2010	% Change 2010 to 2020	2020	2024 ACS Pop Est.
Copiah	27,592	4.2	28,757	2.4	29,449	-3.7	28,368	27,855
Hinds	254,441	-1.4	250,800	-2.2	245,285	-7.2	227,742	218,533
Madison	53,794	38.8	74,674	27.5	95,203	14.6	109,145	111,647
Rankin	87,161	32.3	115,327	22.8	141,617	10.9	157,031	158,854
Simpson	23,953	15.4	27,639	-0.5	27,503	-5.7	25,949	25,691
Warren	47,880	3.7	49,644	-1.8	48,773	-8.3	44,722	43,020
Yazoo	25,506	10.4	28,149	-0.3	28,065	-4.7	26,743	24,835
CMPDD Total	520,327	10.5	574,990	7.1	615,895	0.6	619,700	610,435
Mississippi	2,573,216	10.5	2,844,658	4.3	2,967,297	-0.2	2,961,279	2,946,779

Source: US Census / American Community Survey (ACS)

UNEMPLOYMENT

The labor force within CMPDD as of July 2025 is estimated to be 288,542 with a district wide average unemployment rate of 3.5% according to Bureau of Labor Statistics 2025 full year data. The makeup of employment in CMPDD is estimated to be 61% white collar, 22.4% blue collar and 16.4% services.

The region's full year unemployment rate for 2025 is slightly better than the state overall for the same period at 3.8%. Both the region and the state unemployment rate for year 2025 were slightly better than the national rate at 4.3%. Although the employment trends for the state and CMPDD region are doing well, regional goals seek to continue improving employment metrics. This can be done by forward thinking to foster economic development and job creation while also reflecting on ways to become more resilient to economic downturns and faster recovery from natural disasters.

POVERTY

The county poverty rate of the CMPDD area varies from a high of 30% to a low of 11%. As a combined region, the poverty rate is 17% which is slightly better than that of the state overall at 18.9% (*Source: 2024 ACS 5-year S1701*). However, when compared to the national rate of 12.5%, both the region and the state have room to improve. Economic prosperity can help lower poverty levels along with other factors such as education and access to technology. Median household income for the CMPDD region is \$59,480 compared to the state at \$56, 447 and the US at \$80, 734 (*Source: 2024 ACS 5-year S1901*). Both the region and the state have room to improve when compared to the national number.

The reduction in the poverty rate and increase in median household income are vital to the economic future of the area. Therefore, efforts must be made to increase job opportunities, provide workforce training and tie potential workers to potential jobs, while sound local and regional planning that includes implementing mitigation efforts to minimize negative economic impacts and enable faster recovery from economic and natural disasters.

PER CAPITA INCOME

Per capita income for CMPDD’s region is better than that of the state according to the latest available data from Bureau of Economic Analysis (BEA). The table below compares the region to the state and national levels for 2024.

BEA Data (2024)	Per capita Income
National	\$73,231
Mississippi	\$52,074
CMPDD Region	\$61,781

The CMPDD region outperforms the state in this category partly because the region has two of the fastest growing counties in the state, Madison and Rankin, and being home to the state capital. Improving the per capita income metric for the region will require a stable and growing economy, a skilled and educated workforce and paving the way for higher paying industries to take root in the area. It is also the goal of CMPDD to help our region plan for disasters by having proper hazard mitigation plans that allow faster recovery from unexpected closures that impact jobs and personal income. Priority is also placed on helping existing industries expand through regional planning and project coordination to improve the workforce, quality of life and other infrastructure required to expand and create new jobs.

INDUSTRY OVERVIEW

The economy of CMPDD is the economic center of central Mississippi. As of July 2026, there were an estimated 23,176 businesses that employ around 315,194 people. The region's largest employment sector is Health Care and Social Assistance, accounting for approximately 28% of the

businesses in the region. Major hospitals, specialty medical providers, research organizations, and related healthcare services located primarily in Hinds, Madison, and Rankin Counties make healthcare the region's leading employer with over 60,000 jobs.

Retail Trade remains one of the largest private-sector employers, reflecting the area's role as the primary commercial hub for central Mississippi. Regional shopping centers, automobile dealerships, grocery stores, and specialty retailers serve both residents and surrounding rural counties.

The Accommodation and Food Services sector is another significant contributor, supported by the Jackson metropolitan area's business travel, tourism, government activity, healthcare visitors, and higher education institutions. Hotels, restaurants, entertainment venues, and food service establishments provide more than 31,000 jobs.

Educational Services represent a major economic driver due to the concentration of smaller universities, community colleges, K–12 school districts, and workforce training institutions. The education sector also supports research, healthcare training, and workforce development initiatives across the region.

The region maintains a substantial base of Professional, Scientific, and Technical Services, reflecting the presence of engineering firms, architecture firms, information technology companies, consulting businesses, and corporate headquarters. This sector supports both public and private investment throughout the CMPDD region.

Although manufacturing represents a smaller share of employment than in many rural Mississippi regions, it remains an important component of the regional economy. Manufacturers produce food products, automobiles, fabricated metals, plastics, industrial equipment, wood products, and advanced materials while benefiting from excellent interstate highway access and regional logistics infrastructure.

Government also plays a vital role in the regional economy. As Mississippi's capital region, Jackson hosts numerous state agencies, federal offices, county governments, and municipal governments, making Public Administration one of the region's largest employment sectors. Combined with healthcare and education, these industries provide a stable employment base that helps moderate economic fluctuations.

Key Industry Strengths

- Regional employment exceeds 315,000 workers.
- Diverse economy with no single industry dominating employment.
- Strong healthcare, education, and government sectors provide stability.
- Growing professional services and logistics industries support continued economic diversification.
- Manufacturing, construction, and transportation continue to provide opportunities for industrial expansion and workforce development.

Analysis of Economic Development Challenges and Opportunities

In preparation of this CEDS, members of the CEDS Steering Committee, along with representatives of both the public and private sectors, participated in an analysis of the Strengths, Weaknesses, Opportunities, and Threats (SWOT) of each county in the CMPDD region. Also, much of the planning work conducted for local governments by CMPDD's Planning Division contributed significantly to the SWOT analysis in this CEDS. The SWOT analysis provides a method to objectively evaluate the good and bad factors impacting local economies in ways that report style data cannot provide. Our goal is to use the SWOT to improve risk management and decision making throughout the region. By soliciting the input of community representatives in each county, the SWOT provides a good representation of conditions throughout the entire region.

Strengths

Transportation

The transportation network in the region is excellent. The CMPDD region has two interstate highway systems which intersect in the center of the CMPDD region in Jackson; Interstate 20, which travels east/west, and Interstate 55, which travels north/south. These two interstate systems are also connected within Jackson by Interstate 220 which provides a way to bypass downtown Jackson. Interstate 55 provides quick access to Memphis and New Orleans, both of which are approximately 200 miles away. Interstate 20 connects Jackson to Dallas via Shreveport and to Atlanta via Birmingham. In addition to the Federal Interstate system, there are several Federal Highways that intersect the metro area, including: US Highways 49, 51, and 80. State Highways and the scenic Natchez Trace Parkway connect these major highways and interstates and provide more access to and from other points.

The Jackson-Medgar Wiley Evers International Airport provides domestic passenger service as well as international freight service for the CMPDD area. The airport is a United States Customs Port of Entry and has been designated a foreign trade zone. It is served by two parallel 8,500- foot runways and an all-weather Category III precision approach landing system and is attended 24 hours a day. Three major airlines provide approximately 30 non-stop flights per day to approximately 10 cities and are home to two air cargo centers. The area also has seven non-commercial airports, which are located in Copiah, Hinds, Madison, Simpson, Warren, and Yazoo Counties.

The region is also bordered on the west by the Mississippi River and the Yazoo River with two port facilities. The largest port is located at the Port of Vicksburg on the Mississippi River and is a United States Customs port of entry and a designated foreign-trade zone. The port covers 422 acres and the mean depth of the channel at the Port of Vicksburg is 12 feet. The port can accommodate tow boats, small oceangoing vessels, and river barges. The second port is located at the Yazoo County

Port on the Yazoo River. The mean depth of this channel is 9 feet and can accommodate standard river barges. The Yazoo River flows into the Mississippi River near Vicksburg.

The main north-south, as well as east-west lines of the Illinois Central Gulf Railroad, provides access to all parts of the CMPDD area. The Illinois Central Gulf Railroad is serviced by two carriers: the Canadian National Railway and the Kansas City Southern Railway Company. The Canadian National Railway has a major terminal switching yard and headquarters for the Gulf Division located in Jackson. This network of rail lines connects Jackson to Memphis, New Orleans, and Mobile. Jackson is in the center of Kansas City Southern's Meridian Speedway line from Meridian to Shreveport. It is also home to one of KCS' primary rail yards and an 85-acre intermodal ramp. Passenger service through Amtrak is also available with stops in Jackson and Yazoo City.

Available Land for Development

Each county within the CMPDD region has significant amounts of land that is suitable for industrial, commercial, and residential uses in urban, suburban, and rural settings. In recent decades the areas outside of the capital city of Jackson have seen steady growth and development as outward migration patterns persist. Within approximately 10 miles of the city center, the development pattern is suburban in nature, consisting of residential and commercial properties. The area becomes mostly rural beyond approximately 20 miles from

the city center, with more populated pockets within the municipalities. Even with steady outward growth, there are significant pockets of undeveloped land that can be utilized in the future.

Further, each county in the CMPDD region has industrial property available for development. Many of the sites are in existing industrial parks and are served by adequate infrastructure while other sites may need additional development for water, sewer and electrical.

Healthcare Industry

The healthcare sector in the Jackson MSA is a primary economic engine and employment anchor for the region. It features 18 regional hospitals, specialized teaching and research institutions, and tens of thousands of healthcare professionals led by major anchors like the University of Mississippi Medical Center and Mississippi Baptist Medical Center.

Medical education programs for physicians, nursing, pharmacy, and dentistry are very strong in the area and help meet demand for workers across many growing healthcare sectors. Finally specialized healthcare services available in the Jackson area are often not available in rural areas due to lack of medical facilities. This results in elevated economic activity in many sectors that benefit from a strong healthcare / hospital base in the Jackson area.



Higher Education Resources

The region is home to six accredited institutions of higher learning as well as three community colleges. This includes four private, non-profit colleges, including Belhaven University, Millsaps College, Mississippi Christian University, and Tougaloo College, and two public, state-supported universities, the University of MS Medical Center and Jackson State University. The Hinds Community College and Copiah-Lincoln Community College are headquartered within the area, while Holmes Community College has satellite campuses in the region.



Quality of Life, Recreational Assets

The region served by CMPDD is home to several recreational opportunities that influence the quality of life for its residents. The Ross Barnett Reservoir is a 33,000-acre lake created in the late 1960's by damming the Pearl River on the borders of Hinds, Madison, and Rankin Counties in the CMPDD region. The Reservoir offers five campgrounds, 16 parks, and 22 boat launches, all of which are open to the public. The CMPDD region is also home to over 33 miles of



dedicated bike and walking trails with new trail construction underway. Additionally, the Natchez Trace Parkway, a 444-mile National Parkway, travels through CMPDD and is a popular bicycle route. The combination of the bike trails and the Reservoir has attracted several triathlon events, which have had a significant impact on the local economy. Youth sports facilities and activities are also available in most communities and have a positive impact on local economies.

Weaknesses

Infrastructure

Throughout the region there are water and sewer infrastructure issues that, if not addressed, will limit future development. Areas lacking services are mainly limited to rural areas, however this is still considered to be a weakness / limitation for future development if proper planning does not address the issue. In developed areas, many of the systems were constructed over 50 years ago, and due to lack of funding, have not been updated properly or their capacity has been reached. Systems that fall out of compliance with Federal and State regulations are faced with significant fines and could be forced to stall development. Without adequate water and sanitary sewer infrastructure, new development and the attraction of private investment are hampered.

Public School Systems

Each County has at least one public school district providing K-12 education with some municipalities having separate school districts. The systems are very diverse in terms of size, financial standing, and performance. The Mississippi Statewide Accountability System rates school districts "A" through "F" and, of the 14 systems in CMPDD's region, all but one district has at least a "C" rating for the 2024 – 2025 school year and four districts have an "A" rating. This indicator shows that there is room for improvement in many districts. The variation in quality of education available from each district influences the quality of life for many of the counties and communities within the CMPDD region.

Local Transportation Network

CMPDD is well served by interstate highways and regional, principal arterials. However, there is a continued need for traffic flow management, signal coordination, dedicated turn lanes, and intersection redesign in the area. Specifically, the 2050 Jackson Urbanized Transportation Plan documents the need for repaving projects for hundreds of local streets and corridors, expanding intersection capacity and targeted bridge reconstruction and repair for aging bridges. In addition, better connectivity for walking and bike paths is needed.



Housing Availability and Affordability

Issues with housing tend to be concentrated in the Hinds, Madison and Rankin areas where growth and demand make it challenging for some home buyers. Most new construction prices tend to be out of reach for low to middle income and first-time buyers in these areas. The persistence of higher mortgage rates has not helped this trend. Ideally a community should maintain a balance of quality housing for a variety of income levels to support economic development. Some communities noted an adequate supply of housing that is affordable for low income and for higher income levels, but a noticeable lack of housing for moderate income families. Reinvestment into current housing supply is one way that could help close this gap and, at the same time, help maintain property values.



Opportunities

Tourism Assets

Tourism is a far-reaching industry as it provides jobs at tourist attractions and generates revenues through admission fees and on-site sales. It also generates expenditures in the service sector through dining and overnight accommodations. The CMPDD region is home to numerous tourism assets including historic sites, state fairgrounds, museums, and natural resources. Tourism, as an industry, is built on the attraction of visitors to a region through the development and marketing of sites of interest. In the case of the CMPDD region, many of the attractions are “natural” to the area or have been previously developed. The Mississippi River, the Ross Barnett Reservoir, the State Capital, and the Vicksburg National Military Park; all are attractions based on their inherent nature and location in the region. There are also numerous museums, historic homes, and other attractions located in the CMPDD region. However, there remain opportunities to build upon the existing resources and develop even more attractions.



Relative Low Cost of Land and Buildings

The participants in the CMPDD SWOT indicated that the cost of land and building space is lower than the national average. While many factors influence the cost of land and buildings, the cost per acre in the CMPDD region is less than the cost in larger metropolitan areas due to the amount of available property. Current cost of space varies widely depending on location and age of properties but a range of \$10 - \$25 per sq foot is typical for the CMPDD area particularly in Hinds, Madison and Rankin counties. Commercial rates in rural counties are considerably less in most cases. The rent for industrial space in the CMPDD area can range from \$4 - \$6 per square foot and is considerably less than the national rate at \$9 - \$11 per square foot. The relatively low cost of land and buildings in the CMPDD area is an advantage for the region when working to attract businesses and industries from higher rent areas of the nation. In addition, some areas within the region have been able to attract development in the data center industry due to availability of affordable properties and local economic development efforts.

Threats

Perception of Mississippi

The CMPDD region is hampered by the perception of Mississippi lagging behind many other states. It is common to hear stereotypes of Mississippi as undeveloped, without modern utilities, and uneducated. While the negative perception may be a result of low statewide ratings in education and health status, a negative image of the state significantly impacts the ability to attract industries and young professionals to Mississippi and the CMPDD region.

Loss of Population and Talent

The region has long struggled with competing cities outside of Mississippi that draw talent and population from the area. Young educated professionals that leave the region or state and are a negative force on our industries and communities. Mississippi continues to experience significant out-migration of college graduates. State Auditor research from 2022 indicates that approximately half of recent public-university graduates remain employed in Mississippi within three years of completing their degrees, with retention declining further over time.

National Economy

Economic growth within the CMPDD region typically has closely tracked national economic conditions. From 2020 through 2024, the region's real GDP increased from approximately \$29.5 billion to \$33.2 billion. A comparison of annual GDP growth rates shows that the correlation is very strong at approximately 0.96. This suggests that national economic expansions and slowdowns have been and likely will continue to be reflected in the CMPDD regional economy.

GDP Growth of CMPDD compared to the national GDP.

Year	CMPDD Real GDP Growth	U.S. Real GDP Growth
2021	5.0%	3.1%
2022	0.9%	2.5%
2023	3.1%	2.9%
2024	3.1%	2.8%

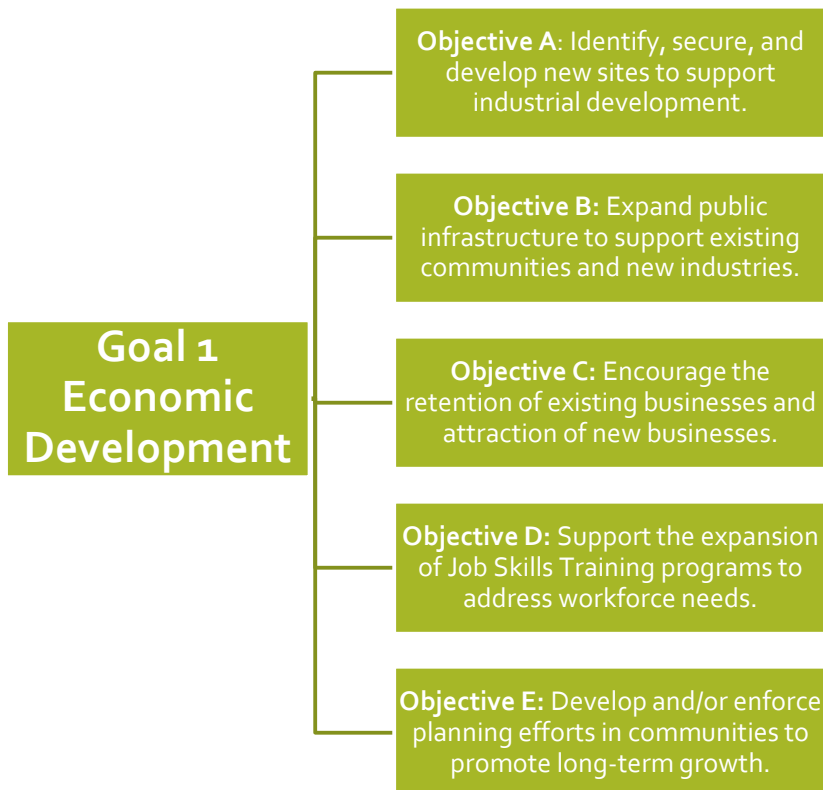
Source: Bureau of Economic Analysis.

CEDS Goals and Objectives

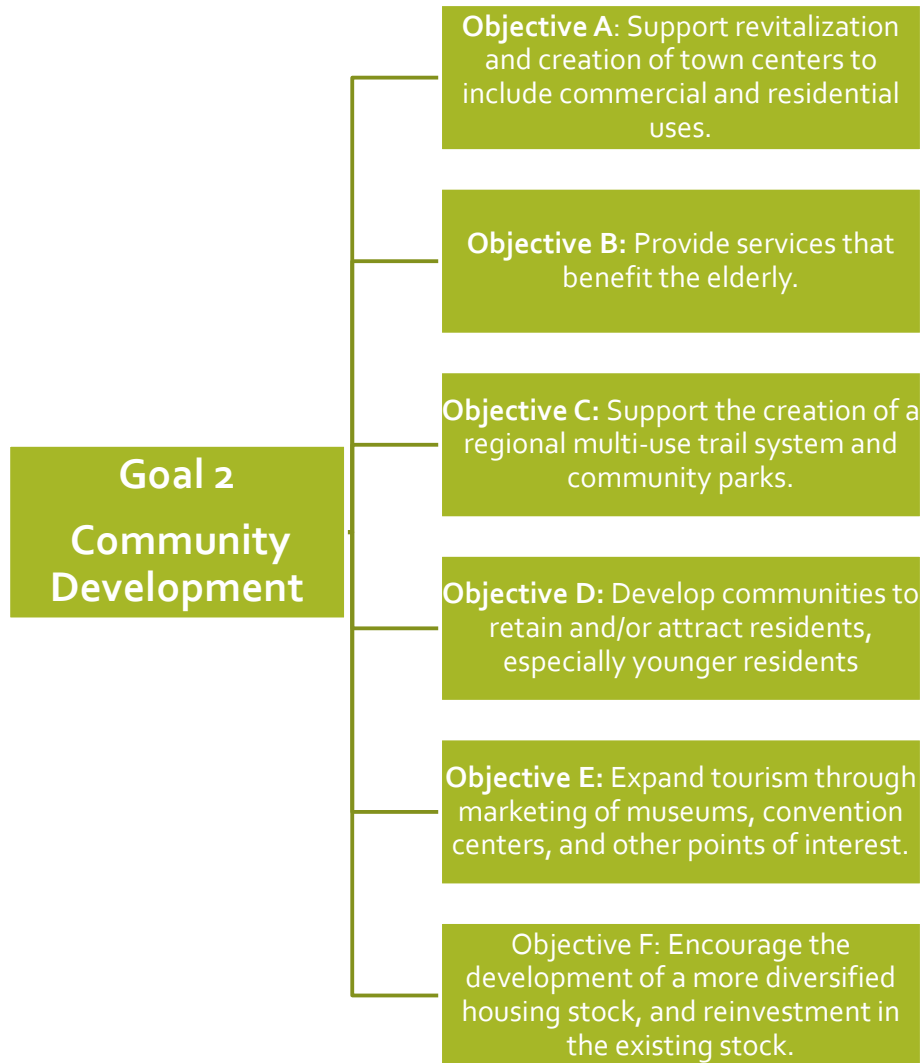
As previously suggested, the CEDS Goals and Objectives are formulated based on the analysis of the threats and opportunities. These goals and objectives are necessary to overcome the barriers and exploit the strengths of the region. The goals are more general, or overarching, while the objectives are more specific and clearly measurable.

Upon review of the findings of the SWOT, three main goals were identified: economic development and community development, and hazard mitigation. These goals are clearly supported by objectives that collectively address the barriers and issues of the CMPDD region.

Goal I



Goal II



Goal III



County Snapshot and Strategic Projects

Copiah County

Key Facts

Copiah County, MS
Geography: County

KEY FACTS

27,051

Population



2.4

Average
Household Size



Median Age

\$49,404

Median Household
Income

EDUCATION



No High School
Diploma



31.9%

High School
Graduate



35.3%

Some College/
Associate's Degree



22.1%

Bachelor's/Grad/
Prof Degree

BUSINESS



688

Total Businesses



8,335

Total Employees

EMPLOYMENT



White Collar

46.1%



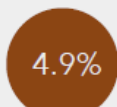
Blue Collar

35.8%



Services

18.1%



4.9%

Unemployment
Rate

INCOME



\$49,404

Median Household
Income



\$31,282

Per Capita Income



\$173,382

Median Net Worth

2026 Households by income (Esri)

The largest group: <\$15,000 (15.9%)

The smallest group: \$200,000+ (4.4%)

Indicator	Value	Diff	
<\$15,000	15.9%	+3.7%	
\$15,000 - \$24,999	10.8%	+2.0%	
\$25,000 - \$34,999	8.3%	-0.8%	
\$35,000 - \$49,999	15.5%	+3.2%	
\$50,000 - \$74,999	12.3%	-3.7%	
\$75,000 - \$99,999	8.6%	-3.5%	
\$100,000 - \$149,999	15.8%	-0.5%	
\$150,000 - \$199,999	8.4%	+1.7%	
\$200,000+	4.4%	-2.1%	

Bars show deviation from

Mississippi

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Copiah County Strategic Projects

Strategic Project	Goal: Objective	Lead Organization	Jobs	Investment
Town Hall upgrades. Modernize public buildings to better meet the needs of residents and businesses.	Goal II: Objective A, B, C	Georgetown, Wesson	TBD	TBD
Road Improvements: This applies to roads throughout the county. Many asphalt roads do not hold up to heavy truck traffic.	Goal I, Objective B	Copiah County, Wesson, Hazlehurst	TBD	TBD
Secure Industrial Sites: Secure a long-term option on industrial sites for future development.	Goal I: Objective A	Copiah County Economic Development District	TBD	TBD
Attract Businesses to Existing Industrial Parks: Increase utilization of the County's existing industrial parks.	Goal I: Objective C	Copiah County Economic Development District	TBD	TBD
Support Workforce Development Program: Encourage and support workforce development programs that focus on trade and vocational skills.	Goal I: Objective D	Local School Districts, Municipalities, Copiah County	TBD	TBD
Encourage Broadband Expansion: Work with telecommunication providers to expand Broadband service within the County.	Goal I: Objective B; Goal II: Objective C	Copiah County, Various Municipalities	TBD	TBD
Support Construction of Sports Complex: Support the construction of a privately-owned sports complex, including a hotel and restaurants.	Goal II: Objective C	Copiah County	TBD	TBD
Expand Tourism Opportunities: Expand tourism opportunities through marketing museums and parks including, but not limited to the Blues Museum, Chautauqua Park, and the Visitor's Center.	Goal II: Objective E	Various Municipalities, Copiah County	TBD	TBD

Revitalize Downtown: Support the commercial and housing redevelopment and revitalization of downtown areas	Goal II: Objective A	Municipalities	TBD	TBD
Transportation Facilities (roads, streets and highway, rail service, air service, ports, harbors and waterways, etc.)	Goal II: Objective D	Municipalities, Copiah County	TBD	TBD
Public Improvements/Utilities to Support Sites & Buildings (access roads, water & sewer connections, rail spurs, etc.)	Goal II: Objective C, F	Municipalities, Copiah County, Industrial Parks	TBD	TBD
Cultural/Recreational Facilities and programs (libraries, community centers, museums/arts centers, parks, etc.)	Goal II: Objective C	Municipalities, Copiah County	TBD	TBD
Comprehensive Long Term and Strategic (Near Term) Planning, Regional or Metropolitan Economic Development (Analysis and Planning)	Goal I: Objective E	Municipalities, Copiah County	TBD	TBD
Encourage and support the development of quality housing for all income levels.	Goal II: Objective F	Copiah County, Municipalities	TBD	TBD
Support Economic Development Planning: Support the analysis and planning of regional and metropolitan economic development to support economic growth.	Goal I: Objective E	Copiah County	TBD	TBD
Provide training Information on Information Management: Support the provision of training in the field of information management/ computers for county employees.	Goal I: Objective D	Copiah County	TBD	TBD
Marketing/Utilization of Existing Sites and Buildings	Goal I: Objective C	Copiah County	TBD	TBD

Development of incubator in Downtown	Goal II: Objective D	Crystal Springs	TBD	TBD
Improve local grocery store offering or help attract larger full-service grocer	Goal II: Objective D	Georgetown	TBD	TBD
Establish and maintain FEMA approved Hazard Mitigation plans that qualify communities to resources that promote faster recovery from natural disasters	Goal III: Objective A, B	Copiah County, Municipalities	TBD	TBD

Hinds County

Key Facts

Hinds County, MS
Geography: County

KEY FACTS

207,652

Population



Average
Household Size



Median Age

\$54,239

Median Household
Income

EDUCATION



No High School
Diploma



23.6%

High School
Graduate



32.0%

Some College/
Associate's Degree



35.0%

Bachelor's/Grad/
Prof Degree

BUSINESS



8,940

Total Businesses



144,121

Total Employees

EMPLOYMENT



58.0%

White Collar



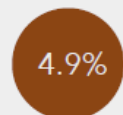
22.6%

Blue Collar



19.4%

Services



4.9%

Unemployment
Rate

INCOME



\$54,239

Median Household
Income



\$33,582

Per Capita Income



\$121,223

Median Net Worth

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.1%)

The smallest group: \$200,000+ (4.7%)

Indicator	Value	Diff	
<\$15,000	14.6%	+2.4%	
\$15,000 - \$24,999	7.7%	-1.1%	
\$25,000 - \$34,999	10.2%	+1.1%	
\$35,000 - \$49,999	14.0%	+1.7%	
\$50,000 - \$74,999	17.1%	+1.1%	
\$75,000 - \$99,999	11.6%	-0.5%	
\$100,000 - \$149,999	14.2%	-2.1%	
\$150,000 - \$199,999	5.8%	-0.9%	
\$200,000+	4.7%	-1.8%	

Bars show deviation from Mississippi

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Hinds County Strategic Projects

Strategic Project	Goal: Objective	Lead Organization	Jobs	Investment
Road Improvements needed county wide.	Goal I: Objective B, C Goal II: Objective D, E, F	Hinds County, municipalities	TBD	TBD
Water improvements for local water associations as well as municipal systems	Goal I: Objective B	Hinds County, Jackson, Byram, and various other municipalities throughout the county	TBD	TBD
Attract Businesses to Existing Industrial Parks: Encourage businesses, new and existing, to locate in the County's existing industrial parks.	Goal I	Hinds County Economic Development Authority, Hinds County, Various Municipalities	TBD	TBD
New Industrial Sites/Parks, New Industrial Buildings	Goal I	Hinds County, Various Municipalities	TBD	TBD
Public Improvements/Utilities to Support Sites & Buildings at industrial parks (access roads, water & sewer connections, rail spurs, etc.)	Goal I: Objective B	Hinds County, Byram and Various other Municipalities, Learned, Terry, Raymond	TBD	TBD
Marketing/Utilization of Existing Sites and Buildings	Goal I: Goal II	Hinds County, Various Municipalities	TBD	TBD
Industrial Financing Programs (loans, grants bonds, etc.)	Goal I: Objective A	Hinds County, Various Municipalities	TBD	TBD
Job Skills Training (O.J.T. or classroom)	Goal I: Objective D	Hinds County, Various Municipalities	TBD	TBD

Downtown/Commercial Redevelopment, Seed, Venture and Expansion Capital or Loans.	Goal II: Objective A	Hinds County, Various Municipalities	TBD	TBD
Business Incubators/Technology Transfer, Exporting/International Trade Assistance	Goal I: Objective C	Hinds County, Various Municipalities	TBD	TBD
Cultural/Recreational Facilities and programs (libraries, community centers, museums/arts centers, parks, etc.)	Goal II: Objective C, E	Hinds County, Various Municipalities	TBD	TBD
Improve transportation Facilities (roads, streets and highway, rail service, air service.)	Goal I: Objective D	Hinds County, Various Municipalities	TBD	TBD
Environmental Protection (solid waste management, air and water quality, conservation of natural resources, etc.)	Goal 1: Objective B	Hinds County, Various Municipalities	TBD	TBD
Affordable/Available Housing	Goal II: Objective F	Hinds County, Various Municipalities	TBD	TBD
Comprehensive Long Term and Strategic (Near Term) Planning	Goal I: Objective E	Hinds County, Various Municipalities	TBD	TBD
Regional or Metropolitan Economic Development (Analysis and Planning)	Goal I: Objective E	Hinds County, Various Municipalities	TBD	TBD
Support Shared Services for Healthcare Cluster: Encourage and support the development of services and suppliers, such as laundry services and equipment	Goal I: Objective C	City of Jackson, Hinds County, Hinds County Economic Development	TBD	TBD
Revitalize Downtown: Support the redevelopment and revitalization of downtown areas, especially the continuation of the revitalization of downtown Jackson. Fund comprehensive plan and zoning	Goal II: Objective A	Various Municipalities, Jackson	TBD	TBD

ordinance development / updates.				
Construct Multi-Use Trail System: Participate in the construction of a regional multi-use trail system.	Goal II: Objective C	Hinds County, Various Municipalities	TBD	TBD
Explore Hazard Mitigation Including Alternative Flood Control Methods and Disaster Response Options: Continue exploration and support of flood control methods along the Pearl River that may create new development and tourism opportunities. Also, explore options for the construction of a new Emergency Operations Center to respond to disasters.	Goal I: Object A Goal III: Objective A, B	Hinds County, Various Municipalities	TBD	TBD
Develop Downtown Housing: Encourage the private development of housing through the utilization of tax credits in the downtown/town center areas.	Goal II: Objective F	Hinds County, Various Municipalities	TBD	TBD
Expand Public Transit System: Expand the public transit system, as funding will allow, serving a larger area and encouraging increased ridership.	Goal II: Objective D	Various Municipalities	TBD	TBD
Support Workforce Development Program: Encourage and support workforce development programs that focus on trade and vocational skills.	Goal I: Objective D	City of Jackson	TBD	TBD
Encourage Development of Healthcare Corridor: Support and encourage the development of the "Healthcare Corridor" along Woodrow Wilson Avenue linking UMMC, the Jackson Medical Mall, and other healthcare providers.	Goal I: Objective C	Southcentral Mississippi Works, Various Municipalities, Hinds County, Hinds County Economic Development District	TBD	TBD

Improvements at Community Parks: Continuous improvement and expansion projects at community parks to meet the needs of current users.	Goal II: Objective C	City of Jackson, Hinds County, Hinds County Economic Development District, Greater Jackson Chamber Partnership	TBD	TBD
Establish and Update Development Controls: Establish development controls to ensure future growth is in keeping with the rural nature of the County and buildings are well-constructed. Update existing subdivision ordinances.	Goal II: Objective D	Hinds County, Various Municipalities	TBD	TBD
Participate in Regional Planning: Participate in regional transportation, development, and other plans when possible.	Goal I: Objective E	Hinds County, Various Municipalities	TBD	TBD
Tourism Development and Expansion.	Goal II: Objective E	Hinds County, Various Municipalities	TBD	TBD
Services for the elderly: community center, transportation.	Goal II: Objective B	Various Municipalities	TBD	TBD
Sewer infrastructure expansion and water improvements .	Goal I: Objective B	Byram , Clinton, Learned, Utica	TBD	TBD
Add rail spur to Clinton industrial area, relocate water well, Improve roads in industrial park.	Goal I: Objective B	Clinton	60	\$6 million
Town Hall improvements and road improvements.	Goal I: Objective B	Utica	TBD	TBD
General public infrastructure improvements for the city as well as infrastructure associated with Hinds Community College.	Goal I: Objective B Goal II: Objective: D, E	Raymond	TBD	TBD
Sewer rehab and drainage improvements.	Goal I: Objective B	Edwards	TBD	TBD

Improvements to Town's sewer infrastructure. General public infrastructure improvements.	Goal I: Objective B	Terry	TBD	TBD
Town Hall improvements, comprehensive plan and zoning ordinance for the Town, and general public infrastructure upgrades.	Goal I: Objective B, E	Bolton		

Madison County



Key Facts

Madison County, MS
Geography: County

KEY FACTS

115,574

Population



Median Age



2.4

Average
Household Size

\$94,285

Median Household
Income

EDUCATION



No High School
Diploma



16.3%

High School
Graduate



23.5%

Some College/
Associate's Degree



54.0%

Bachelor's/Grad/
Prof Degree

BUSINESS



4,757

Total Businesses



55,455

Total Employees

EMPLOYMENT



68.3%

White Collar



18.5%

Blue Collar



13.2%

Services



3.5%

Unemployment
Rate

INCOME



\$94,285

Median Household
Income



\$50,035

Per Capita Income



\$355,194

Median Net Worth

2026 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (25.5%)

The smallest group: \$15,000 - \$24,999 (4.1%)

Indicator	Value	Diff	
<\$15,000	5.1%	-7.1%	
\$15,000 - \$24,999	4.1%	-4.7%	
\$25,000 - \$34,999	7.1%	-2.0%	
\$35,000 - \$49,999	9.5%	-2.8%	
\$50,000 - \$74,999	11.2%	-4.8%	
\$75,000 - \$99,999	15.8%	+3.7%	
\$100,000 - \$149,999	25.5%	+9.2%	
\$150,000 - \$199,999	9.9%	+3.2%	
\$200,000+	11.8%	+5.3%	

Bars show deviation from Mississippi

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Madison County Strategic Projects

Strategic Project	Goal: Objective	Lead Organization	Jobs	Investment
Water improvements for water associations throughout Madison County.	Goal 1: Objective B	Madison County, Canton		
Infrastructure expansion and improvements to support additional industries at industrial parks and data center sites.	Goal 1: Objective B	Madison County, Other Municipalities	TBD	TBD
Funding for public building and infrastructure in Gluckstadt	Goal 1: Objective B, C	Gluckstadt	TBD	TBD
Support Job Skills Training: Develop and support job skills training programs.	Goal I: Objective D	Town of Flora	TBD	TBD
Revitalize Downtown: Support the redevelopment and revitalization of downtown areas, including brownfield areas; create crosswalks with handicap-accessible routes and sidewalks to assist citizens.	Goal II: Objective A	Municipalities	TBD	TBD
Develop Town Centers: Support the development of town center areas for communities without a defined downtown area.	Goal II: Objective A	Municipalities	TBD	TBD
Analyze Available Housing: Perform a housing analysis to uncover the types of housing which are underserved and update accordingly.	Goal II: Objective F	Madison County, Municipalities	TBD	TBD
Expand Tourism through Rebates: Offer rebates to tourism establishments to promote tourism in Madison County.	Goal II: Objective E	Madison County	TBD	TBD
Update Comprehensive Plan: Continue to update the comprehensive plan for the City of Madison, the City of Ridgeland, and Madison County to support long-term development.	Goal I: Objective E	All Municipalities	TBD	TBD

Roadway Projects: Support financially the implementation of needed roadway projects as specified in the current MPO transportation plans.	Goal I: Objective E	Madison County, MPO, All Municipalities	TBD	TBD
& Steed Road extension, and a truck route in Flora.				
Develop a Fire/ Police Training Facility: Develop a training facility to enhance the knowledge of various fire departments and police personnel.	Goal I: Objective B; Goal I: Objective E	Madison County	TBD	TBD
Cultural/Recreational Facilities and Programs: Construction of a new park is needed in Canton	Goal II: Objective E	Canton	TBD	TBD
Education Facilities Improvements: Support upgrades to the educational facilities in the County, including the installation of sidewalks.	Goal I: Objective D	Local School Districts	TBD	TBD
Repair Public Buildings: Facilitate repairs to community buildings.	Goal I: Objective B	Madison County, Various Municipalities	TBD	TBD
Encourage Expansion of Telecommunications: Encourage private providers to continue the expansion of broadband services to rural areas and participate in statewide emergency operations network.	Goal I: Objective B	Municipalities, Madison County, Madison County Economic Development Authority	TBD	TBD
Construct a New County Library: Construct a new county library to serve the needs of residents.	Goal II: Objective D	Madison County	TBD	TBD
Support the Construction of a Performing Arts / Civic Center	Goal II: Objective C;	Madison County, City of Ridgeland, City of Madison	TBD	TBD
Quality, Diverse Housing: Encourage and support the development of quality housing for all income levels.	Goal II: Objective F	Municipalities, Madison County	TBD	TBD

Establish and Update Development Controls: Establish development controls to ensure future growth is in keeping with the rural nature of the County and buildings are well-constructed. Update existing subdivision ordinances.	Goal I: Objective E	Municipalities, Madison County	TBD	TBD
Improvements at Community Parks: Continuous improvement and expansion projects at community parks to meet the needs of current users, including Freedom Ridge Park, Strawberry Patch, Liberty Village, and Sulphur Springs.	Goal II: Objective C	Municipalities, Madison County	TBD	TBD
Support Economic Development Planning: Support the analysis and planning of regional and metropolitan economic development to support economic growth, particularly along County Line Rd.	Goal I: Objective E	Madison County	TBD	TBD
Construct a Vocational Technology Center: Support the construction of a vocational technology center to teach citizens a trade.	Goal I: Objective D	Town of Flora, Madison County, Local School Districts	TBD	TBD
Construct a Health Care Clinic: Support the construction of a full-time healthcare clinic to meet the needs of citizens.	Goal II: Objective D	Madison County	TBD	TBD
New Industrial Sites/Parks	Goal I: Objective A	Madison County, Flora	TBD	TBD
Environmental Protection (solid waste management, air and water quality, conservation of natural resources, etc.)	Goal I: Objective E	Madison County, Various Municipalities	TBD	TBD
Marketing/Utilization of Existing Sites and Buildings	Goal I: Objective A	Madison County, Various Municipalities	TBD	TBD

Services for the Elderly (home health care, home-delivered meals, transportation, homemaker services, senior center activities)	Goal II: Objective B	Madison County, Various Municipalities	TBD	TBD
Establish and maintain FEMA approved Hazard Mitigation plans that qualify communities to resources that promote faster recovery from natural disasters	Goal III: Objective A, B, D	Madison County, Municipalities	TBD	TBD

Rankin County



Key Facts

Rankin County, MS
Geography: County

KEY FACTS

159,526

Population



2.4

Average
Household Size



Median Age

\$87,600

Median Household
Income

EDUCATION



No High School
Diploma



21.9%

High School
Graduate



33.2%

Some College/
Associate's Degree



37.0%

Bachelor's/Grad/
Prof Degree

BUSINESS



5,802

Total Businesses



68,299

Total Employees

EMPLOYMENT



66.4%

White Collar



20.2%

Blue Collar



Services

13.4%



3.5%

Unemployment
Rate

INCOME



\$87,600

Median Household
Income



\$44,075

Per Capita Income



\$326,080

Median Net Worth

2026 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.8%)

The smallest group: <\$15,000 (4.7%)

Indicator	Value	Diff	
<\$15,000	4.7%	-7.5%	
\$15,000 - \$24,999	4.7%	-4.1%	
\$25,000 - \$34,999	5.0%	-4.1%	
\$35,000 - \$49,999	12.4%	+0.1%	
\$50,000 - \$74,999	15.4%	-0.6%	
\$75,000 - \$99,999	13.6%	+1.5%	
\$100,000 - \$149,999	22.8%	+6.5%	
\$150,000 - \$199,999	12.0%	+5.3%	
\$200,000+	9.3%	+2.8%	

Bars show deviation from Mississippi

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Rankin County Strategic Projects

Strategic Project	Goal: Objective	Lead Organization	Jobs	Investment
Water and sewer system improvements for system reliability, resiliency and economic development.	Goal I: Objective B	Rankin County, all municipalities	TBD	TBD
Road improvements at Highway 18 and the rail crossing.	Goal I: Objective A	Rankin County, Brandon	TBD	TBD
Funding to address flood-prone areas in the city, infrastructure upgrades and improvements to public infrastructure related to Siemens expansion to Pearl.	Goal I: Objective B Goal II: Objective D	Pearl	TBD	TBD
Road improvements in the industrial park.	Goal I: Objective B	Pelahatchie	TBD	TBD
Improvements to the Puckett Park.	Goal II: Objective D	Puckett	TBDE	TBD
Secure Industrial Sites: Locate and secure a "super-site" in east Rankin County and a smaller site in south Rankin County for future industrial development.	Goal I: Objective A	Rankin First, Richland, Pelahatchie, Rankin County, Florence	TBD	TBD
Revitalize Downtown: Support the redevelopment and revitalization of downtown areas, including residential opportunities.	Goal II: Objective A	Various Municipalities	TBD	TBD
Develop Town Centers: Support the development of town center areas for communities without a defined downtown area.	Goal II: Objective A	Various Municipalities	TBD	TBD
Support the Establishment of a Business Incubator: Encourage and support the establishment of a business incubator to foster business development.	Goal II: Objective D	Rankin First	TBD	TBD
Develop Tourism Opportunities: Develop tourism opportunities to promote the visitation of cities.	Goal II: Objective E	Rankin County, Rankin First, all municipalities	TBD	TBD
Market Foreign Trade Zone: Emphasize the Foreign Trade Zone when marketing the area to prospective industries.	Goal I: Objective C	Rankin First	TBD	TBD

Construct a Rail Spur to Serve East Metro: Support the construction of a rail spur to serve the East Metropolitan Center.	Goal I: Objective B	Rankin First	TBD	TBD
Continue implementation of Transportation Improvements: Working through the MPO, continue implementation of all transportation improvements to address capacity, congestion, and quality deficiencies.	Goal I: Objective E	Rankin County, Various Municipalities, Rankin First, MPO	TBD	TBD
Improvements at Community Parks: Continuous improvement and expansion projects at community parks to meet the needs of current users.	Goal II: Objective C	Rankin County, Rankin First, Various Municipalities	TBD	TBD
Provide Services for the Elderly: Support the provision of services for the elderly, including home health care, meal delivery, provision of transportation, and senior center activities.	Goal II: Objective B	Various Municipalities	TBD	TBD
Health Care Facilities and Services (hospitals, clinics, health professionals).	Goal II: Objective D	Various Municipalities	TBD	TBD
Continuation of Infrastructure Improvements: Continue to fund and complete water and wastewater improvements to support industrial, commercial, and residential development; specifically, in the West Rankin County area.	Goal I: Objective B	Rankin County, Various Municipalities, Rankin First	TBD	TBD
Downtown/Commercial Redevelopment	Goal II: Objective A	Various Municipalities	TBD	TBD
Transportation Facilities (roads, streets and highways, rail service, air service, ports, harbors and waterways, etc.)	Goal I: Objective B	Rankin County, Various Municipalities, Rankin First	TBD	TBD
Cultural/Recreational Facilities and programs (libraries, community centers, museums/arts centers, parks, etc.)	Goal II: Objective C	Rankin County, Various Municipalities, Rankin First	TBD	TBD

Telecommunications (software, hardware, towers, business development, employment, etc.)	Goal I: Objective B	Rankin County, Various Municipalities, Rankin First	TBD	TBD
Marketing/Utilization of Existing Sites and Buildings.	Goal I: Objective A	Rankin County, Various Municipalities, Rankin First	TBD	TBD
Foster conditions that would encourage additional grocery stores in Pearl.	Goal I: Objective C	All Municipalities	TBD	TBD
Attract industry such as data centers or other high-tech manufacturing that would bring higher paying jobs to the area.	Goal I: Objective C, D	All Municipalities	TBD	TBD
Establish and maintain FEMA approved Hazard Mitigation plans that qualify communities to resources that promote faster recovery from natural disasters.	Goal III: Objective A	Rankin County, Municipalities	TBD	TBD
Update Comprehensive Plan and Zoning Ordinance to improve and sustain future development.	Goal 1: Objective E	All Municipalities	TBD	TBD
Update existing Town Hall to ADA compliance.	Goal 1: Objective B	Puckett	TBD	TBD

Simpson County

Key Facts

Simpson County, MS
Geography: County

KEY FACTS

25,097

Population



2.4

Average
Household Size



Median Age

\$58,363

Median Household
Income

EDUCATION



No High School
Diploma



35.4%

High School
Graduate



31.3%

Some College/
Associate's Degree



19.1%

Bachelor's/Grad/
Prof Degree

BUSINESS



714

Total Businesses



9,093

Total Employees

EMPLOYMENT



White Collar

50.9%



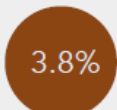
Blue Collar

29.4%



Services

19.6%



3.8%

Unemployment
Rate

INCOME



\$58,363

Median Household
Income



\$33,682

Per Capita Income



\$209,930

Median Net Worth

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.2%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator	Value	Diff	
<\$15,000	11.8%	-0.4%	
\$15,000 - \$24,999	6.4%	-2.4%	
\$25,000 - \$34,999	10.1%	+1.0%	
\$35,000 - \$49,999	15.8%	+3.5%	
\$50,000 - \$74,999	16.2%	+0.2%	
\$75,000 - \$99,999	12.4%	+0.3%	
\$100,000 - \$149,999	14.7%	-1.6%	
\$150,000 - \$199,999	4.5%	-2.2%	
\$200,000+	8.0%	+1.5%	

Bars show deviation from Mississippi

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Simpson County Strategic Projects

Strategic Project	Goal: Objective	Lead Organization	Jobs	Investment
Public Building and City Services Building improvements	Goal 1: Objective B	Various Municipalities	TBD	TBD
Improvements to water and sewer infrastructure for residential and commercial / industrial development.	Goal I: Objective B	Simpson County, All Municipalities	TBD	TBD
Water improvements for water associations in Simpson County	Goal I: Objective B	Simpson County	TBD	TBD
Identify and Secure New Industrial Sites: Identify and secure a new industrial park site to supplement the existing parks.	Goal I: Objective A	Simpson County Economic Development Foundation, Simpson County	TBD	TBD
Secure an Additional Industrial Building: Secure an additional industrial building to supplement the existing buildings.	Goal I: Objective A	Simpson County Economic Development Foundation, Simpson County	TBD	TBD
Market Existing Industrial Sites: Market existing industrial sites and buildings.	Goal I: Objective A	Simpson County Economic Development Foundation, Simpson County, Various Municipalities	TBD	TBD
Public/Private Workforce Training: Development of a partnership with the public school system and local businesses to offer workforce skills training.	Goal I: Objective D	Simpson County School District, Simpson County Economic Development Foundation, Simpson County	TBD	TBD
Revitalize Downtown: Support the redevelopment and revitalization of downtown areas, including residential uses and new retail business establishments.	Goal II: Objective A	Various Municipalities	TBD	TBD
Seed, Venture and Expansion Capital or Loans: Support Main Street businesses through loan programs.	Goal I: Objective C	Simpson County Economic Development Foundation, CMPDD	TBD	TBD
Develop Parks and Recreational Facilities: Develop recreational facilities for youth and adults to better serve the needs of the community.	Goal II: Objective C	Simpson County, Various Municipalities	TBD	TBD

Continue Implementation of Transportation Improvements: Continue implementation of all transportation improvements to address capacity, congestion, and quality deficiencies; specifically, along US 49 and associated Frontage Roads, and a street overlay program.	Goal I: Objective B	Simpson County, Various Municipalities	TBD	TBD
Encourage Expansion of Telecommunications: Encourage private providers to continue the expansion of broadband services to rural areas.	Goal I: Objective B	Simpson County, Various Municipalities	TBD	TBD
Enable Wi-Fi in Downtown Areas: Increase access to Wi-Fi by supporting its availability in downtown areas.	Goal II: Objective D	Simpson County, Various Municipalities	TBD	TBD
Encourage and support the development of quality housing for all income levels.	Goal II: Objective F	Simpson County, Various Municipalities	TBD	TBD
Continue Education Facilities Improvements: Support the continued upgrades to the educational systems in the County.	Goal I: Objective D	Simpson County and all Local School Districts	TBD	TBD
Update Comprehensive Plan: Continue to update the comprehensive plan for cities and towns to support long-term development.	Goal I: Objective E	All Municipalities	TBD	TBD
Marketing/Utilization of Existing Sites and Buildings	Goal II: Objective D	Simpson County, Various Municipalities	TBD	TBD
Industrial Financing Programs (loans, grants bonds, etc.)	Goal I: Objectives A, B, C	Town of Magee	TBD	TBD
Cultural/Recreational Facilities and programs (libraries, community centers, museums/arts centers, parks, etc.)	Goal II: Objective E	Simpson County, Various Municipalities	TBD	TBD
Health Care Facilities and Services (hospitals, clinics, health professionals)	Goal II: Objective D	Simpson County, Various Municipalities	TBD	TBD

Services for the Elderly (home health care, home-delivered meals, transportation, homemaker services, senior center activities)	Goal II: Objective B	Simpson County, Various Municipalities	TBD	TBD
Establish and maintain FEMA approved Hazard Mitigation plans that qualify communities to resources that promote faster recovery from natural disasters	Goal III: Objective A	Simpson County, Municipalities	TBD	TBD

Warren County

Key Facts

Warren County, MS
Geography: County

KEY FACTS

41,728

Population



Average
Household Size



Median Age

\$64,058

Median Household
Income

EDUCATION



No High School
Diploma



27.1%
High School
Graduate



31.2%
Some College/
Associate's Degree



31.0%
Bachelor's/Grad/
Prof Degree

BUSINESS



1,668

Total Businesses



23,935

Total Employees

EMPLOYMENT



White Collar

57.6%



Blue Collar

24.4%



Services

18.0%



Unemployment
Rate

INCOME



\$64,058

Median Household
Income



\$39,735

Per Capita Income



\$238,467

Median Net Worth

2026 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (15.1%)

The smallest group: \$150,000 - \$199,999 (6.7%)

Indicator	Value	Diff	
<\$15,000	11.5%	-0.7%	
\$15,000 - \$24,999	7.6%	-1.2%	
\$25,000 - \$34,999	9.0%	-0.1%	
\$35,000 - \$49,999	11.2%	-1.1%	
\$50,000 - \$74,999	14.8%	-1.2%	
\$75,000 - \$99,999	14.3%	+2.2%	
\$100,000 - \$149,999	15.1%	-1.2%	
\$150,000 - \$199,999	6.7%	0	
\$200,000+	9.8%	+3.3%	

Bars show deviation from Mississippi

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Warren County Strategic Projects

Strategic Project	Goal: Objective	Lead Organization	Jobs	Investment
Water improvements for water associations in Warren County	Goal I: Objective B	Warren County	TBD	TBD
Identify and Secure New Industrial Sites: Identify and secure a new industrial park site to supplement the existing parks; specifically along the Mississippi River.	Goal I: Objective A	Vicksburg –Warren County EDF, Warren County Port Commission	TBD	TBD
Expand Infrastructure to Existing Industrial Parks: Support the expansion of infrastructure to all existing industrial parks.	Goal I: Objective B	Warren County, City of Vicksburg, Vicksburg-Warren County EDF, Warren County Port Commission	TBD	TBD
Utilize Existing Resources: Utilize existing resources to supplement industrial development, including the U.S Army Corp of Engineer, Resource and Development Center.	Goal I: Objective A	Warren County, City of Vicksburg	TBD	TBD
Construct a Rail Spur to Serve River Port: Support the construction of a rail spur to serve the River Port and other industrial sites. The proposed spur should be constructed in a manner that mitigates potential flood impact.	Goal I: Objective B	Warren County Port Commission	TBD	TBD
Create an Additional River Port: Support the construction of an additional river port along the Mississippi River to expand trade.	Goal I: Objective B	Warren County Port Commission	TBD	TBD
Conduct a Passenger Rail Study: Conduct a study to determine the economic impact of a passenger train from Dallas-Atlanta, with stations in Vicksburg, Jackson, and Meridian.	Goal I: Objective B	City of Vicksburg, Warren County	TBD	TBD
Attract Businesses to Existing Industrial Parks: Encourage businesses, new and existing, to locate in the County's existing industrial parks.	Goal I: Objective C	Warren County, City of Vicksburg, Vicksburg-Warren County EDF, Warren County Port Commission	TBD	TBD

Engage Investors with Vacant Buildings: Engage potential investors with vacant buildings to encourage the re-development of already existing buildings.	Goal I: Objective C	Warren County, City of Vicksburg	TBD	TBD
Continue Implementation of Transportation Improvements: Continue implementation of all transportation improvements to address capacity, congestion, and quality deficiencies; specifically, a connector from the River Port to US 61.	Goal I: Objective E	Warren County, City of Vicksburg, Warren County Port Commission	TBD	TBD
Encourage Retail Development: Encourage the expansion of retail development along and south of the I-20 corridor, and encourage new development along the river.	Goal I: Objective C: Goal II: Objective E	City of Vicksburg, Warren County, Vicksburg-Warren County Chamber of Commerce	TBD	TBD
Establish a Beautification Program for the Clay and Washington Street and Riverfront Corridors: Establish a beautification program for the Clay and Washington Street Corridors as an entrance to downtown and the Riverfront.	Goal II: Objective D	City of Vicksburg, Vicksburg-Warren County Chamber of Commerce	TBD	TBD
Support Establishment of a Business Incubator: Encourage and support the establishment of a business incubator to foster business development.	Goal I: Objective C	Municipalities, Warren County, Warren County EDF	TBD	TBD
Expand Tourism Opportunities: Expand tourism opportunities through the marketing of new museums, construction of a Convention Center hotel, and a sports complex, and establishing riverboat tourism.	Goal II: Objective E	City of Vicksburg, Warren County, Vicksburg – Warren County Chamber of Commerce, Vicksburg Convention and Visitors Bureau	TBD	TBD
Expand the Vicksburg Municipal Airport: Expand the existing Vicksburg Municipal Airport to support larger aircraft.	Goal I: Objective B	City of Vicksburg	TBD	TBD
Develop Downtown Housing: Encourage the private development of housing through the utilization of tax credits in the downtown/town center areas.	Goal II: Objective A	City of Vicksburg	TBD	TBD

Expand Health Care Facilities: Expand existing health care facilities to include a clinic for adolescents and a hospital.	Goal II: Objective B	Warren County, City of Vicksburg	TBD	TBD
Develop a Comprehensive Plan: Develop a comprehensive plan to support long-term development in the county and municipalities.	Goal I: Objective E	Warren County, All Municipalities	TBD	TBD
Expand Education Facilities: Expand education facilities to assist in vocational rehab & adult education.	Goal I: Objective D	Warren County, Vicksburg-Warren County School District	TBD	TBD
Public/Private Workforce Training: Development of a partnership with the public school system and local businesses to offer workforce skills training.	Goal I: Objective D	Vicksburg-Warren County Chamber of Commerce, Vicksburg-Warren County School District	TBD	TBD
Participate in Regional Planning: Participate in regional transportation, development, and other plans when possible.	Goal I: Objective E	City of Vicksburg, Warren County	TBD	TBD
Construct Additional Shelters: Assist in the construction of additional shelters for the community, including family shelters.	Goal II: Objective D	City of Vicksburg, Warren County	TBD	TBD
Participate in Federal and State Programs: Participate in various programs to support efforts in cleaning blighted areas and in housing rehabilitation.	Goal II: Objective F	City of Vicksburg, Warren County	TBD	TBD
Telecommunications (software, hardware, towers, business development, employment, etc.)	Goal I: Objective B	City of Vicksburg, Warren County	TBD	TBD
Services for the Elderly (home health care, home delivered meals, transportation, homemaker services, senior center activities)	Goal II: Objective B	City of Vicksburg, Warren County	TBD	TBD

Business Incubators/Technology Transfer	Goal I: Objective C	City of Vicksburg, Warren County	TBD	TBD
Transportation Facilities (roads, streets and highways, rail service, air service, ports, harbors and waterways, etc.)	Goal I: Objective B	City of Vicksburg, Warren County	TBD	TBD
Riverfront development to enhance the quality of life.	Goal II: Objective A, D	City of Vicksburg, Warren County	TBD	TBD
Dredging and maintenance of waterways leading to the port for easy and safer access to the port	Goal 1: Objective B	Warren County	TBD	TBD
Improving technology and cargo equipment for handling port goods	Goal 1: Objective A	Warren County	TBD	TBD
Establish and maintain FEMA approved Hazard Mitigation plans that qualify communities to resources that promote faster recovery from natural disasters	Goal III: Objective A	Warren County, Municipalities	TBD	TBD

Yazoo County



Key Facts

Yazoo County, MS
Geography: County

KEY FACTS

26,007

Population



2.3

Average
Household Size



Median Age

\$42,573

Median Household
Income

EDUCATION



No High School
Diploma



34.8%

High School
Graduate



26.3%

Some College/
Associate's Degree



16.9%

Bachelor's/Grad/
Prof Degree

BUSINESS



607

Total Businesses



5,956

Total Employees

EMPLOYMENT



White Collar

45.3%



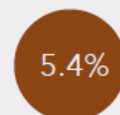
Blue Collar

34.0%



Services

20.7%



5.4%

Unemployment
Rate

INCOME



\$42,573

Median Household
Income



\$22,715

Per Capita Income



\$98,554

Median Net Worth

2026 Households by income (Esri)

The largest group: <\$15,000 (20.4%)

The smallest group: \$200,000+ (2.1%)

Indicator	Value	Diff		
<\$15,000	20.4%	+8.2%		
\$15,000 - \$24,999	11.7%	+2.9%		
\$25,000 - \$34,999	12.0%	+2.9%		
\$35,000 - \$49,999	11.7%	-0.6%		
\$50,000 - \$74,999	12.8%	-3.2%		
\$75,000 - \$99,999	10.9%	-1.2%		
\$100,000 - \$149,999	12.9%	-3.4%		
\$150,000 - \$199,999	5.5%	-1.2%		
\$200,000+	2.1%	-4.4%		

Bars show deviation from Mississippi

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Yazoo County Strategic Projects

Strategic Project	Goal: Objective	Lead Organization	Jobs	Investment
Road improvements	Goal I: Objective B	Yazoo County and all municipalities	TBD	TBD
Establishment of a safe room, flood assistance, Town Hall upgrades and general public infrastructure upgrades and improvements for Eden.	Goal 1: Objective B Goal II: Objective A, B, C, D	Eden	TBD	TBD
Construct a Flood Wall in Industrial Areas: Construct a flood wall in unprotected areas to prevent future damage from flood conditions.	Goal I: Objective B	Yazoo County Port Commission, Yazoo County	TBD	TBD
Construct a Rail Spur to Serve River Port: Support the construction of a rail spur to serve the River Port and other industrial sites. The proposed spur should be constructed in a manner that mitigates potential flood impact.	Goal I: Objective B	Yazoo County Port Commission, Yazoo County	TBD	TBD
Improve Rail Spur Crossing in Port: Improve rail crossings within the River Port to ensure crossings are safe and functional.	Goal I: Objective B	Yazoo County Port Commission, Yazoo County	TBD	TBD
Public/Private Workforce Training: Development of a partnership with Holmes Community College and local businesses to offer workforce skills training.	Goal I: Objective D	Holmes Community College, Yazoo Chamber of Commerce	TBD	TBD
Attract Federal Prison Complex Suppliers: Work to attract suppliers for the Federal Prison Complex to nearby industrial parks.	Goal I: Objective C	Yazoo Chamber of Commerce, Yazoo County Economic Development District	TBD	TBD
Revitalize Downtown: Support the redevelopment and revitalization of downtown areas, including residential uses.	Goal II: Objective A	City of Yazoo City, Yazoo Chamber of Commerce	TBD	TBD

Expand Tourism Opportunities: Expand tourism opportunities through the marketing of new museums and the development of sports complex	Goal II: Objective E	City of Yazoo City, Yazoo County, Yazoo Chamber of Commerce, Village of Satartia	TBD	TBD
Continue Implementation of Transportation Improvements: Continue implementation of all transportation improvements to address capacity, congestion, and quality decencies.	Goal I: Objective D	City of Yazoo City, Yazoo County, Yazoo County Economic Development District	TBD	TBD
Encourage Development of Quality Housing: Encourage the development of quality housing for all income levels; specifically, moderate-income apartments for Federal Prison Complex employees.	Goal II: Objective F	City of Yazoo City, Yazoo County, Village of Satartia	TBD	TBD
Support the Construction of a New Hospital Building: Support the construction of a new hospital building for the Kings Daughters Hospital.	Goal I: Objective C	City of Yazoo City, Yazoo County, Yazoo County Economic Development District, Yazoo Chamber of Commerce	TBD	TBD
New Industrial Sites/Parks and Buildings	Goal I: Objective A	Yazoo County	TBD	TBD
Job Skills Training (O.J.T. or classroom)	Goal I: Objective D	Yazoo County, Various Municipalities	TBD	TBD
Marketing/Utilization of Existing Sites and Buildings, Industrial Financing Programs (loans, grants bonds, etc.)	Goal I: Objective C	Yazoo County	TBD	TBD
Transportation Facilities (roads, streets and highways, rail service, air service, ports, harbors and waterways, etc.)	Goal I: Objective B	Yazoo County, Various Municipalities	TBD	TBD

Cultural/Recreational Facilities and programs (libraries, community centers, museums/arts centers, parks, etc.)	Goal II: Objective E	Yazoo County, Various Municipalities	TBD	TBD
Telecommunications (software, hardware, towers, business development, employment, etc.)	Goal I: Objective B	Yazoo County, Various Municipalities	TBD	TBD
Services for the Elderly (home health care, home delivered meals, transportation, homemaker services, senior center activities)	Goal II: Objective B	Yazoo County, Various Municipalities	TBD	TBD
Permitted County & Municipal Waste/ Rubbish Transfer Station property	Goal II: Objective D	Yazoo County, Various Municipalities	TBD	TBD
Water, sewer and drainage infrastructure improvements.	Goal I: Objective B	Yazoo County, Various Municipalities	TBD	TBD
Establish and or update Comprehensive Plan and Zoning Ordinance to improve and sustain future development.	Goal I: Objective E	Yazoo County and all municipalities	TBD	TBD
Establish and maintain FEMA approved Hazard Mitigation plans that qualify communities to resources that promote faster recovery from natural disasters	Goal III: Objective A	Yazoo County, Municipalities	TBD	TBD

CEDS Plan of Action

CMPDD’s Plan of Action for the Comprehensive Development Strategy will guide the implementation of the Goals and Objectives in a manner that:

- promotes economic development and opportunity,
- fosters effective transportation access,
- enhances and protects the environment,
- maximizes effective development and use of the workforce consistent with any applicable state or local workforce investment strategy,
- promotes the use of technology in economic development, including access to high-speed telecommunications,
- balances resources through sound management of physical development, and
- obtains and utilizes adequate funds and other resources.

To do this, CMPDD will continue to work closely with committee members and economic development partners to develop and implement the CEDS; use economic development programs to accomplish the strategic projects listed in the CEDS; use the Public Information Program to make the CEDS available to public and private partners; and will work with the state to ensure the integration of the CEDS Strategic projects with the state’s economic priorities.

Current economic development programs will be utilized where possible to accomplish the listed Strategic Projects. A listing of available programs is listed below, but is not limited to:

- | | |
|--|--|
| • Delta Regional Authority Programs | • Economic Development Planning Grants |
| • Economic Development Infrastructure Grants | • Community Development Block Grants |
| • Rural Impact Fund Grants | • Rural Development Community Programs |
| • Federal and State Loan Programs | • Metropolitan Planning Organization Funds |
| • Home Investment Partnership Programs | • Tax Abatement and Credits |
| • Main Street Association Programs | • Workforce Development Programs |

CMPDD’s established public information program is utilized as the formal mechanism to make the CEDS available to public and private partners. This may include publishing articles in newsletters,

posting on the website at www.cmpdd.org, providing press releases to the local newspapers and meeting with local civic clubs and other interested parties.

Finally, the Comprehensive Economic Development Strategy is provided to the State of Mississippi and the Institutions of Higher Learning for integrating the CEDS and the state's economic priorities. CMPDD staff and committee members will continue to work with state agencies to coordinate this effort.

Evaluation Framework

The CEDS for the CMPDD area will utilize a two-phase performance measurement. The first phase will include a comparison of the local economy's unemployment rate and per capita income from year to year in the region, the state, and the nation. It will also include the number of jobs created and retained in the workforce. These alone are not adequate measures of economic development but can be used as good indicators.

The second phase of the evaluation process will include a measure of the previous year's goals and objectives. It will look at the number and type of investments made in the region and the amount of private sector investment. Specifically, the CMPDD will utilize the following measurements:

- Per Capita Income
- 24-Month Unemployment Rate
- Number of Jobs
- Amount of Public and Private Investment
- Completion of Strategic Projects

Appendix A: CMPDD Board of Directors

County	Name	Occupation	Sector Represented
Copiah County	Supervisor Daryl McMillian, Sr	Copiah County Board of Supervisors	Public, County
	Mayor Steve Singleton	City of Crystal Springs	Public, City
	Ms. Johnnell Smith		Private, Minority
	Mr. Wendell Stringer	Funeral Home Owner	Private, Business
Hinds County	Supervisor Deborah Dixon	Hinds County Board of Supervisors	Public, County
	Supervisor Wanda Evers	Hinds County Board of Supervisors	Public, County, Minority
	Mayor William Purdie	City of Clinton	Public, City
	Supervisor Anthony Smith	Hinds County Board of Supervisors	Public, County, Business
	John Cole	Business Owner	Private
	Larry Nixon	Business Owner	Private
Madison County	Supervisor Gerald Steen	Madison County Board of Supervisors	Public, County
	Mayor Les Childress	Town of Flora	Public, City
	Mr. Phil Buffington	Attorney	Private, Business
	Dr. Mary Sims-Johnson	Doctor	Private
Rankin County	Supervisor Steve Gaines	Rankin County Board of Supervisors	Public, County, Business
	Mayor Jake Windham	City of Pearl	Public, City
	Mr. Simon Taylor		Private, Minority
	Supervisor Brad Calhoun	Rankin County Board of Supervisors	Public, County
Simpson County	Supervisor Wayne Womack	Simpson County Board of Supervisors	Public, County
	Mayor John Berry	City of D'Lo	Public, City
	Alderman Patrick Brown	City of Magee	Public, Minority
	Mr. Pat Brown	Newspaper Publisher	Private, Business
Warren County	Supervisor William Banks	Warren County Board of Supervisors	Public, County
	Alderman Thomas J. Mayfield	City of Vicksburg	Public, City
	Ms. Linda Fondren	Business Owner	Private, Minority
	Mr. Mike Keen	Banker	Private, Business
Yazoo County	Supervisor David Peyton	Yazoo County Board of Supervisors	Public, County
	Mayor Michelle Douglas	City of Yazoo City	Public, City

County	Name	Occupation	Sector Represented
	Ms. Curtis Strong	Minister	Private, Minority
	Supervisor Lee Moore	Yazoo County Board of Supervisors	Private, Business
City of Jackson	Mayor John Horhn	City of Jackson	Public, City
	Kevin Parkinson	Councilman	Public, City

Appendix B: CEDS Steering Committee

Name	Position	Occupation	Sector Represented
Mayor Leslie Childress	President	Mayor of Flora	Public, City
Thomas (TJ) Mayfield	Vice President	Alderman Ward 1, Vicksburg	Public, City
Jake Windham	Secretary/Treasurer	Mayor of Pearl	Public, City
Supervisor William Banks	Immediate Past President, CMPDD Board of Directors	Warren County Board of Supervisors	Public, County
Mr. Phil Buffington	Member	Attorney	Private





**Central Mississippi Planning
and Development District**

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www.cmpdd.org