



Port Bienville Industrial Park is an established 3,600-acre park that offers unparalleled transportation logistics through shortline rail service and shallow draft port access. This newly certified 50-acre site provides great connectivity. The Industrial Canal that borders the northwestern boundary of the park is maintained at a 12-foot channel depth and can accept container, bulk and break-bulk shipments. Additionally, the park's shortline rail connects to the CSX main line, giving further access to major markets. The park is owned and operated by the Hancock County Port and Harbor Commission.



GENERAL SITE OVERVIEW

Location	Lat. 30.238170 / Long. -89.555151
City	Bay St. Louis
County	Hancock
Site ownership	Public
Site acreage	50 acres / 20.23 hectares
Developable acreage	50 acres / 20.23 hectares
Land for purchase or lease	Lease
Distance to interstate or highway	2.5 miles from Highway 90
Rail service	Yes (Port Bienville Shortline Railroad)

SITE UTILITIES

Electric lines serving the site	Coast Electric Power Association 25 kV
Natural gas	6" line at 750 psi
Water line size serving the site	8"
Water system capacity	0.40 MGD
Excess water capacity	0.28 MGD
Wastewater line size serving the site	6"
Wastewater system capacity	0.33 MGD
Excess wastewater capacity	0.18 MGD

TECHNICAL STUDIES AND REPORTS

The Phase I Environmental Survey Assessment, endangered species, cultural resources, geotechnical and wetlands reports have been completed and are available upon request.

WORKFORCE DATA

Civilian Labor Force	Unemployed	Unemployment Rate	Employed
245,046	17,000	7.6	226,350

Drive Time	2020 Population	2025 Population
30 minutes	204,012	212,446
45 minutes	767,669	803,823
60 minutes	1,538,924	1,585,585

SOURCES:

MDES Labor: <http://mdes.ms.gov/media/173124/prinalf2020.pdf>

ESRI-Demo-Inc Profiles: <https://bao.arcgis.com>

EMSI: <http://www.emsi.com>



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