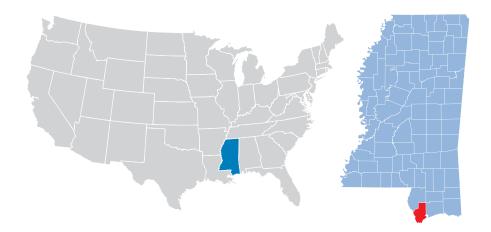
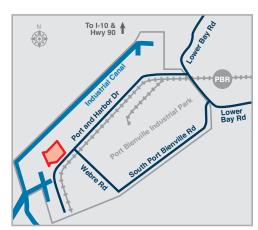


## **PORT BIENVILLE SITE 11**

BAY ST. LOUIS, MS 39520

45 acres / 18.21 hectares





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 45-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. 30.222522 / Long89.579615	
City	Bay St. Louis	
County	Hancock	
Site ownership	Public	
Site acreage	45 acres / 18.21 hectares	
Developable acreage	45 acres / 18.21 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	12"
Water system capacity	0.40 MGD
Excess water capacity	0.28 MGD
Wastewater line size serving the site	8"
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.go ESRI-Demo-Inc Profiles: https://www.emsi.com		



