



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

<b>Location</b>	Lat. 30.222522 / Long. -89.579615
<b>City</b>	Bay St. Louis
<b>County</b>	Hancock
<b>Site ownership</b>	Public
<b>Site acreage</b>	45 acres / 18.21 hectares
<b>Developable acreage</b>	45 acres / 18.21 hectares
<b>Land for purchase or lease</b>	Lease
<b>Distance to interstate or highway</b>	2.5 miles from Highway 90
<b>Rail service</b>	Yes (Port Bienville Shortline Railroad)

## SITE UTILITIES

<b>Electric lines serving the site</b>	Coast Electric Power Association 25 kV
<b>Natural gas</b>	6" line at 750 psi
<b>Water line size serving the site</b>	12"
<b>Water system capacity</b>	0.40 MGD
<b>Excess water capacity</b>	0.28 MGD
<b>Wastewater line size serving the site</b>	8"
<b>Wastewater system capacity</b>	0.33 MGD
<b>Excess wastewater capacity</b>	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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