

WHERE THE GLOBAL FUTURE TAKES FLIGHT



DEVELOPMENT OPPORTUNITY JACKSON MISSISSIPPI | AIRPORT AUTHORITY EXCESS LAND



CHUCK DIEBEL, CCIM
Executive Director
Colliers International
chuck.diebel@colliers.com

ERIC BUMGARNER, CCIM
Senior Director
Colliers International
eric.bumgarner@colliers.com

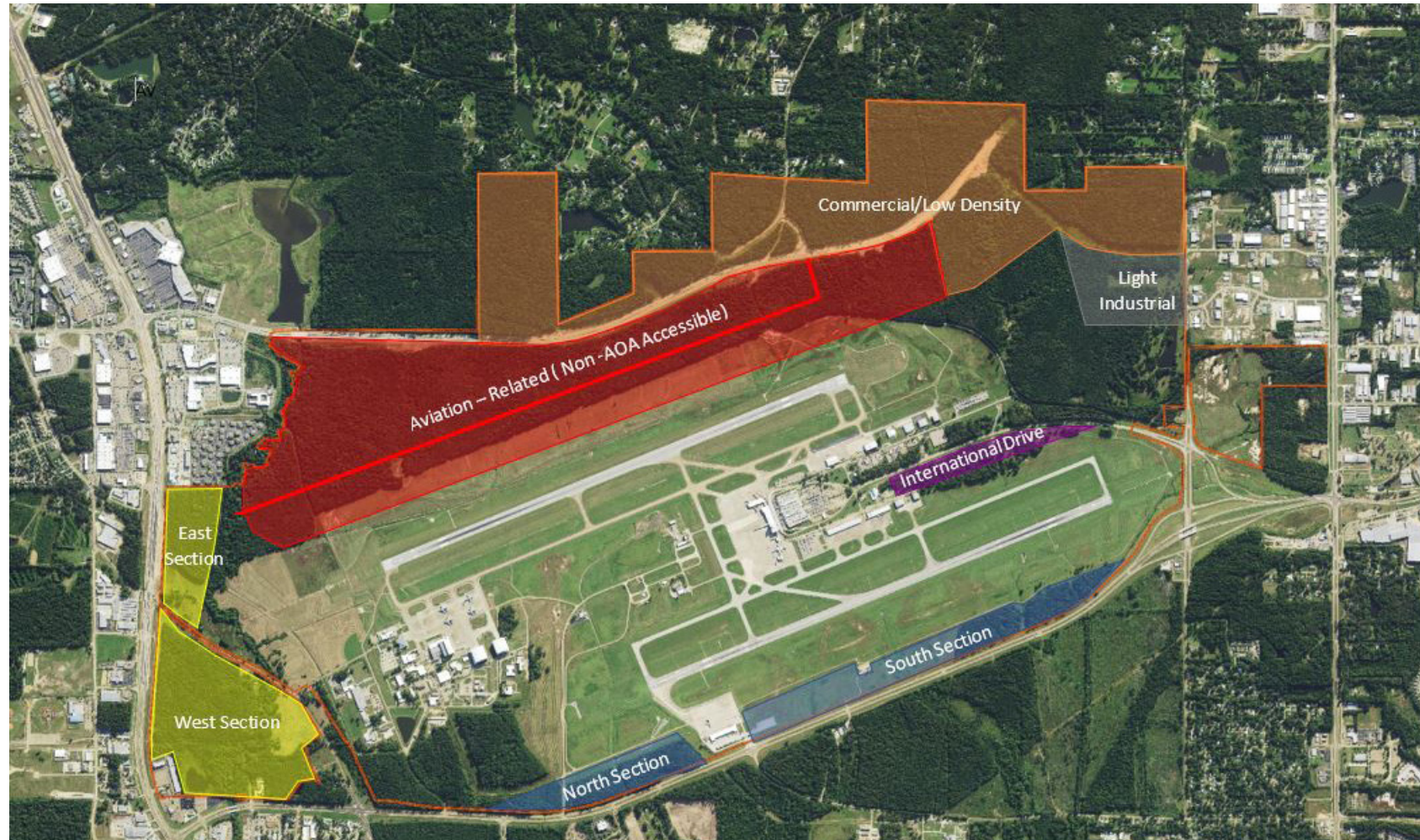
JOSEPH M TURRI
Director
Colliers International
joseph.turri@colliers.com

SCHERRIE L. PRINCE
Designated Broker
The Dylan Ashton Group
scherrie@dylanashtongroup.com

601-429-8474

TWO LOCATIONS, UNLIMITED POSSIBILITIES

Jackson-Medgar Wiley Evers International Airport



EXECUTIVE SUMMARY

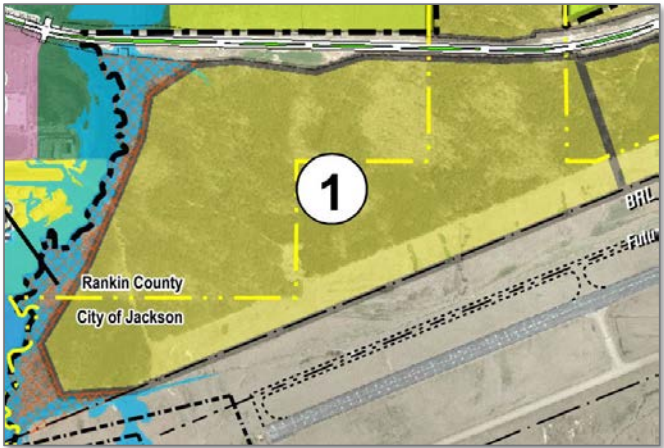
The purpose of this project is to provide a land use development plan for available land on the east side of Jackson-Medgar Wiley Evers International Airport (the Airport). This plan will be used as a technical resource to facilitate marketing the land to developers and ultimately increase revenues for the Jackson Municipal Airport Authority (JMAA). This will help the JMAA remain financially self sufficient. Over 800 acres of land is available for lease. The land is not needed to support the core operations of the Airport.

[VIEW VIDEO](#)

TWO LOCATIONS, UNLIMITED POSSIBILITIES

Jackson-Medgar Wiley Evers International Airport

Conditions Assessment



Planning Area 1 [275 acres]

- AOA accessible
- Parkway frontage
- Size and shape
- Close to existing mixed use
- Accessible to 36" Flowwood interceptor
- Heavily wooded
- Partly within Jackson Corp limits (airfield side)
- Additional acreage north of 30" gas pipeline
- Bounded by SFHA

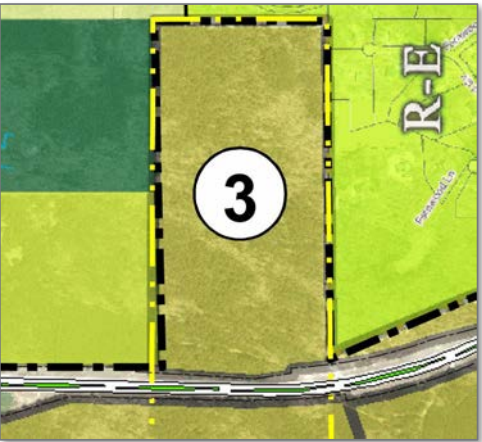


Planning Area 2 [164 acres]

- AOA accessible
- Parkway frontage
- ALP shows future ASR
- Bounded by BRL
- Heavily wooded
- Partly within Jackson Corp limits (airfield side)

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Conditions Assessment



Planning Area 3 [84 acres]

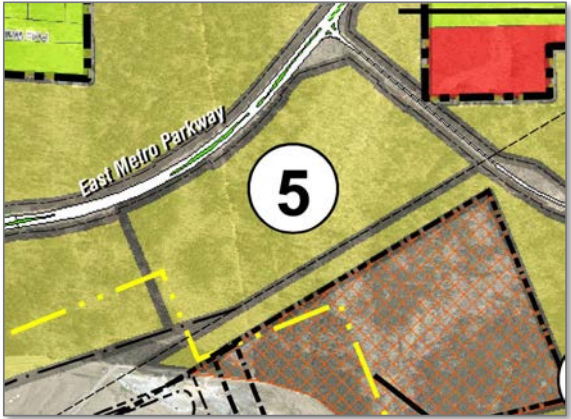
- Parkway frontage
- Heavily wooded, well drained
- Within Jackson Corp limits
- Adjacent to estate residential
- Adjacent to planned Smart Growth development
- Undeveloped on two sides



Planning Area 4 [183 acres]

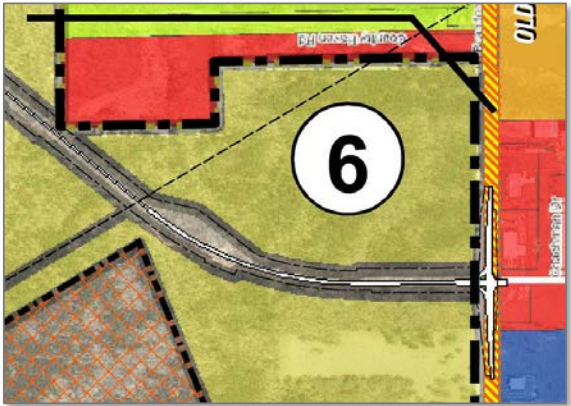
- Several small parcels
- Parkway frontage
- Transected by El Dorado Rd
- Unincorporated County
- 8" gas line easement
- Heavily wooded
- Existing pond
- Adjacent to Residential Estate District

Conditions Assessment



Planning Area 5 [67 acres]

- 2 sides fronting parkway
- Unincorporated County
- 8" gas line easement
- Bisected by major drainage (wetland potential)
- Surrounded by Airport property



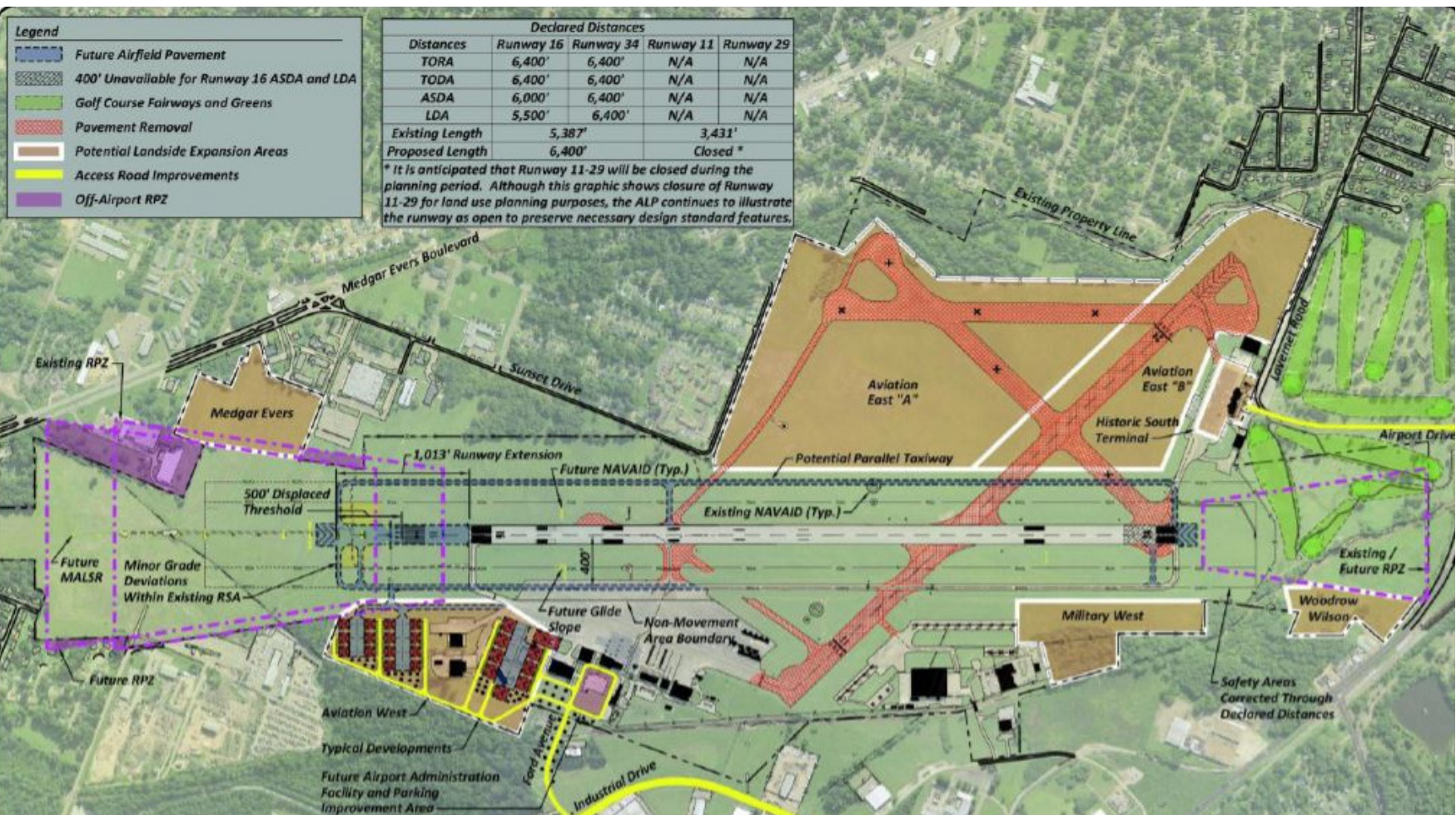
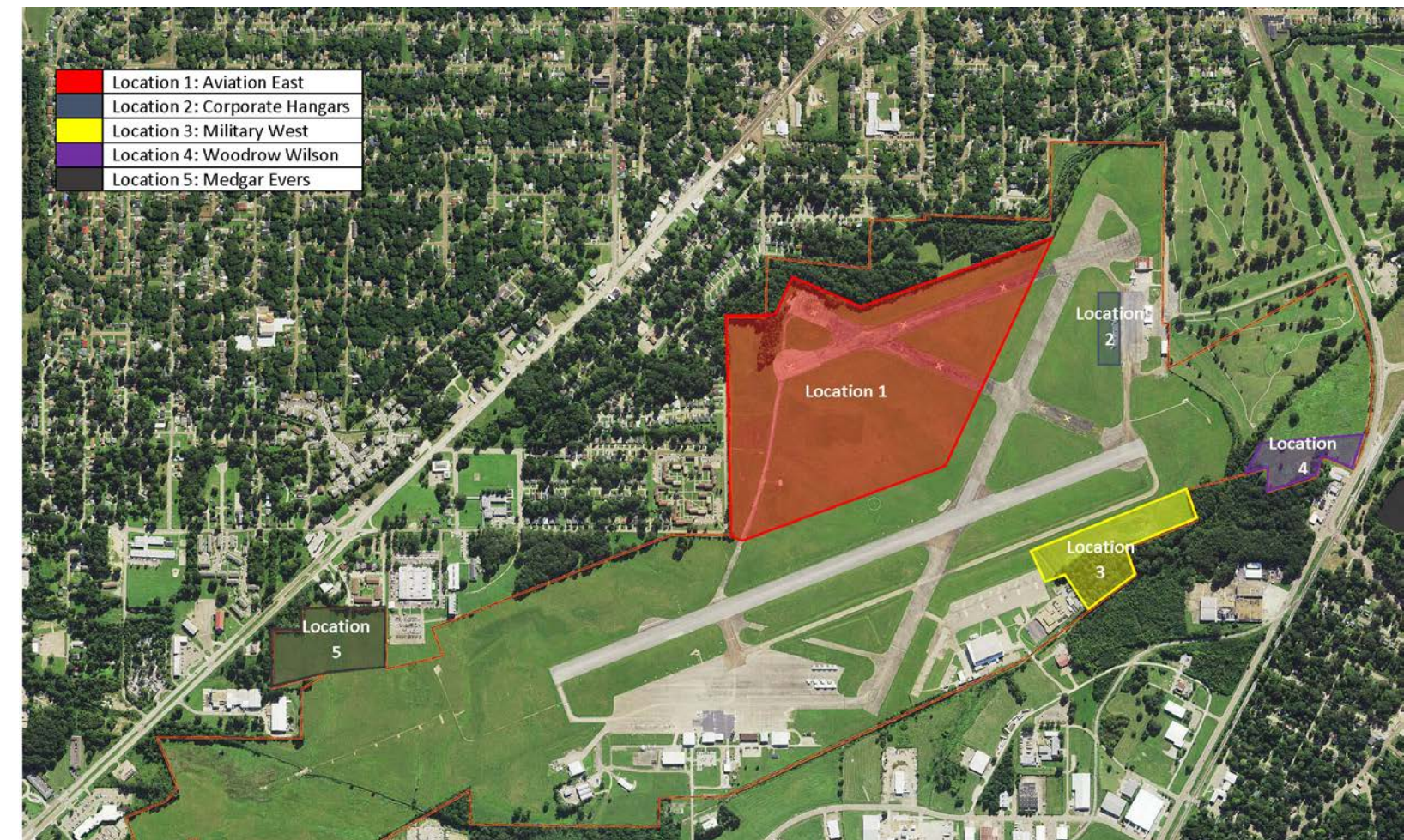
Planning Area 6 [58 acres]

- Parkway frontage
- Intersection of Parkway and Old Brandon Rd
- Old Brandon Rd frontage
- Unincorporated County
- Adjacent to C-2 (Restricted Commercial) and R-E (Residential Estate Districts)
- Opposite C-2 (Restricted Commercial District) on Old Brandon Rd
- Heavily wooded

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TWO LOCATIONS, UNLIMITED POSSIBILITIES

Hawkins Field Airport



PROJECT OVERVIEW, GOALS AND OBJECTIVES

A Master Plan was completed for Hawkins Field Airport (HKS) in 2012, framing the long-range development plan for the Airport. Since that time, market conditions have changed, as has a desire to reinvigorate HKS with a renewed focus. Therefore, the Jackson Municipal Airport Authority (JMAA) requested a review of certain elements of the 2012 Master Plan.

One of the main objectives in this plan is to shift the focus of the Airport entrance to the south side and leverage the historic terminal, making it a centerpiece of the revitalization effort. Hangar development is also a major focus, as there appears to be renewed interest in locating aircraft at the Airport.



Land Your GREATEST SUCCESS



Jackson-Medgar Wiley Evers
International Airport

Jackson-Medgar Wiley Evers International Airport (JAN) connects 1 million passengers each year to destinations worldwide through four international hubs, served by seven scheduled air carriers:

CARRIERS:

- » American Airlines
- » Delta Air Lines
- » Frontier Airlines
- » United Airport

**METROPOLITAN ADVANTAGES.
MULTIMODAL ACCESS.**

Metropolitan advantages. Multimodal access. Jackson-Medgar Wiley Evers International Airport plays a key role in the intermodal advantages for businesses in the Jackson area. Easy access to major interstate highway systems allows businesses to efficiently and affordably move products nationwide and beyond. Numerous local and state financial incentives keep costs low and improve profit margins. A strong quality of life, bolstered by affordable and attractive neighborhoods, plentiful recreational activities and cultural entertainment, and gracious southern hospitality, makes Jackson a perfect place for employees to build a life or raise a family. These factors create an unbeatable combination to position Jackson-Medgar Wiley Evers International Airport as the location for businesses of any size, across any industry.

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AIRLINES

942K+

PASSENGERS
PER YEAR

8

INTERNATIONAL
HUB
CONNECTIONS



Land Your GREATEST SUCCESS



HAWKINS FIELD AIRPORT

Hawkins Field provides facilities and services for private and corporate pilots, both transient and home-based.

In February 1928, 151 acres of land, located about 3 miles northwest of Jackson's current downtown business district, were purchased open Davis Field, Jackson's first airport. Davis Field, now known as Hawkins Field, served as Jackson's municipal airport from 1929 until 1963. Delta Airlines flew its inaugural passenger flight from Dallas, Texas, to Jackson in 1929.

Hawkins Field played an important role during the second World War. In June of 1941, Hawkins Field was designated as Jackson Army Airbase. The airfield operated a contract flying school and the facility was used as a pilot training center through January 1949, at which time it reverted to civilian aviation status.

The Terminal Building at Hawkins Field was constructed in 1936 with WPA labor and is of national importance as one of only a few relatively intact civil aviation facilities surviving from the 1930s. The Terminal Building serves as a fine example of the facilities built in smaller cities during the decade preceding World War II at the dawn of commercial aviation in the United States.

METROPOLITAN ADVANTAGES. MULTIMODAL ACCESS.

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REFLECTIONS ON JACKSON

“ Jackson is going to be a business friendly city. We want business to come here and want you to make a lot of money. We want you to be rich. We want you to invest back in our city. We’re looking for a reciprocal relationship where those businesses see the value in our city and see the value in the people in the city.

— **Chokwe A. Lumumba** *Mayor, City of Jackson*

“ The Jackson Metro is an ideal location. As we plan our growth, we have found this site provides significant advantages for a future tire plant in terms of its large skilled workforce, as well as its ideal location and infrastructure. The state of Mississippi has developed an outstanding business climate and this site met all of our needs for projected growth in the near as well as in the longer term.

—**Paul Williams** *Executive Vice President, Continental Commercial Vehicle Tires, the Americas*

“ Economic Development is a team sport that requires collaboration among all stakeholders. Fortunately, the Jackson Metro area has a great team committed to bringing new business in. We start with several advantages. We are a transportation hub served by major interstates, an airport with room to grow, rail systems and access to the Mississippi River. We also have education options ranging from a major state university to private colleges and a community college network that can offer courses tailored to meet industry needs.

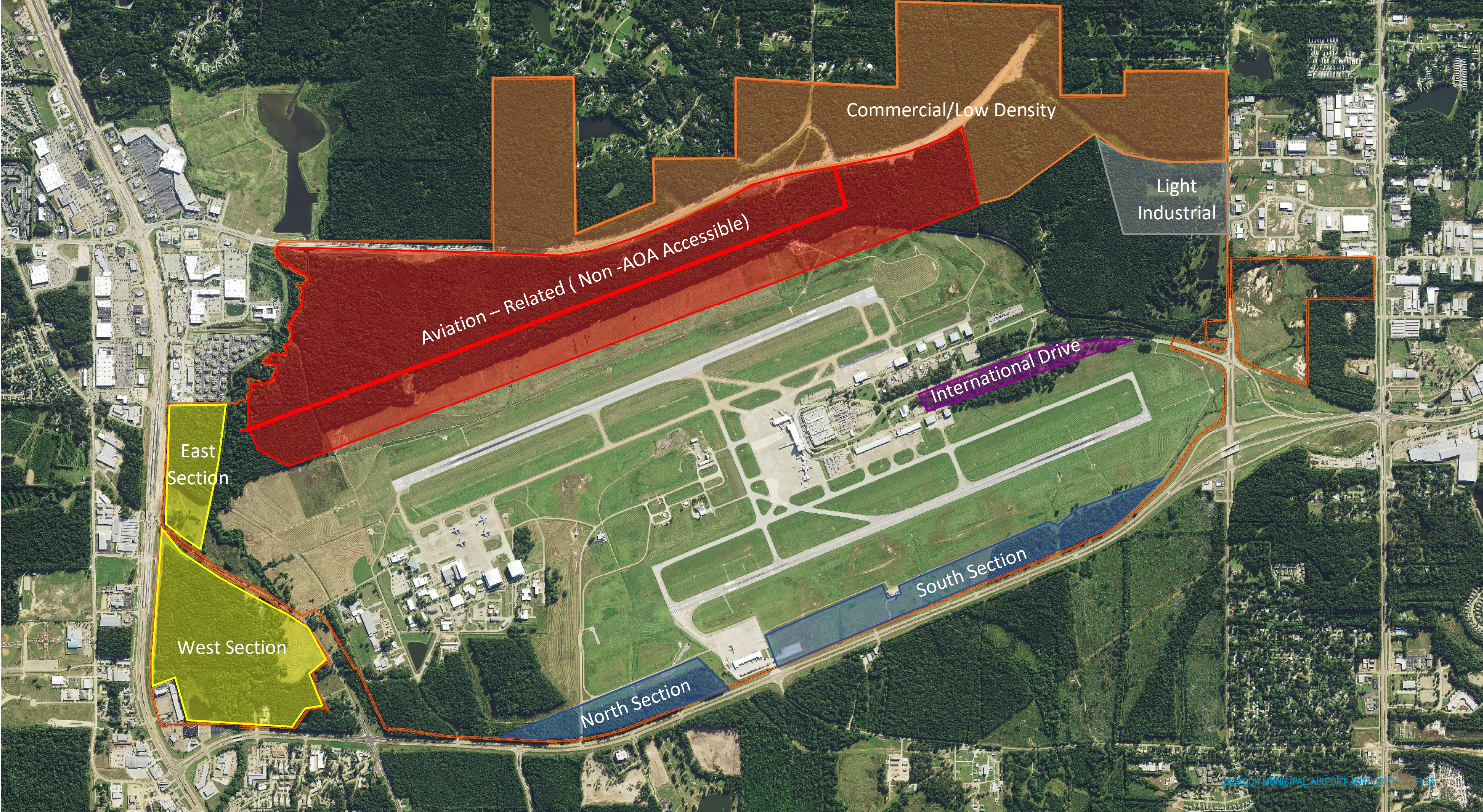
— **David Gates** *Mississippi President, Atmos Energy*



800+ Acres

OF AVAILABLE
PROPERTY

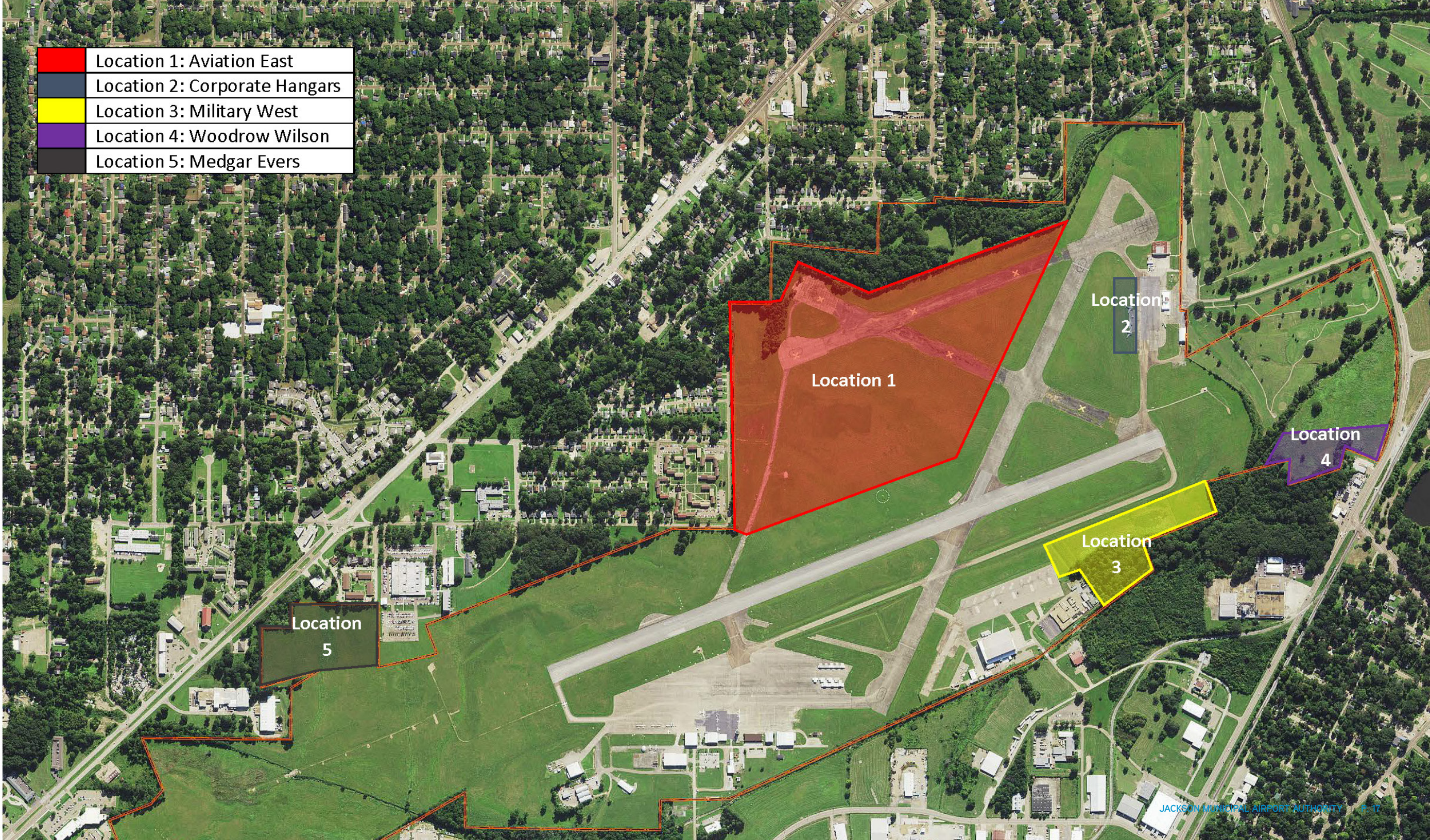
- COMMERCIAL
- AVIATION
- LIGHT INDUSTRIAL
- EAST/WEST SECTION
- NORTH/SOUTH SECTION



151+ Acres

OF AVAILABLE
PROPERTY

- AVIATION
- CORPORATE HANGARS
- MILITARY WEST
- WOODROW WILSON
- MEDGAR EVERS





MAKING THE CONNECTION

[VIEW ONLINE](#)

JAN AIRPORT STATS

- » Foreign Trade Zone #158
- » Elevation: 346 ft
- » Runway Lengths: 8,500 ft by 150 ft
- » One Full Service FBO (four at Hawkins)
- » Over 800+ acres of available property

HKS AIRPORT STATS

- » Foreign Trade Zone
- » Elevation: 341.3 ft
- » Runway Lengths: 5,387 X 150
- » Four Full Service FBO (one at Evers)
- » Over 151 acres of available property

NON-STOP FLIGHTS FROM JAN

	» Atlanta
	» Charlotte
	» Dallas/Ft .Worth
	» Houston (Intercontinental)
	» Louisville
	» Orlando
	» Washington (Reagan National)

Amtrak Passenger Station
serves the city of Jackson with daily service to Chicago and New Orleans

JATRAN
Fixed route and HandiLift ADA paratransit bus service throughout the city of Jackson



THE WORLD AT YOUR DOORSTEP

Our Location Provides Logistical Solutions

Located at the crossroads of I-20 and I-55, Jackson is easily accessible by all modes of transportation. The Jackson-Medgar Wiley Evers International Airport is only 15 minutes from downtown. Bus/Train Station is conveniently housed downtown. Ground distances (miles) to other major cities:

- » Atlanta441
- » Baton Rouge.....174
- » Birmingham248
- » Chicago.....753
- » Dallas412
- » Houston.....441
- » Memphis.....208
- » New Orleans.....185
- » St. Louis505

A total of 800± acres of land is available for new development adjacent to the Jackson-Medgar Wiley Evers International Airport with easy access to Interstate.

Jackson-Medgar Wiley Evers International Airport is located on the East Metro Corridor, 9 miles east of Interstate 55 less than 2 miles north of Interstate 20. The airport is extremely convenient by a 9 mile drive to historic Downtown Jackson.

- » 439± acres designated for aerospace, light manufacturing, and distribution offering access to two 8,500-foot runways
- » 39± acres bounded by high-visibility frontage ideal for commercial, low-density office, hotel

Businesses located in Jackson are in an excellent logistical position. Jackson is ideally located in the center of the southeastern United States. *Approximately 39% of the nation’s population is within 500 miles, including all or part of 15 states and 76 metropolitan areas. Jackson draws many businesses because of its location and its transportation network. The area offers a variety of methods for quick and easy transport to major cities across the world.* This access to both domestic and foreign markets puts the world at the doorsteps of Jackson area businesses.



CROSSROADS OF THE SOUTH

REGIONAL INFLUENCE

Jackson is a major business force in Mississippi. Its diversity of business and industry and its position as the state capital help insulate the metropolitan area from the economic downturns experienced by other cities.

Jackson's success in drawing high-paying industrial operations is attributed to the city's combination of an attractive labor pool and a good quality of life.

(Source: <http://www.city-data.com/us-cities/The-South/Jackson-Economy.html>)

SELECT TARGET INDUSTRIES

- » Advanced manufacturing
- » Aerospace
- » Automotive
- » Healthcare
- » Tourism & Film
- » Distribution & Warehousing
- » Data Centers & IT

MAJOR INDUSTRIES

- » Government – federal, state, and local
- » Healthcare and Medical Services
- » Advanced Manufacturing Automotive
- » Telecommunications
- » Education
- » Surgical & Medical Instrument Manufacturing
- » Aerospace

TOURIST DESTINATIONS

- » Mississippi Blues Trail – Experience the Blues where they were born
- » Mississippi Freedom Trail – Provides a tour of sites that played a pivotal role in the Civil Rights Movement
- » Museums: Mississippi Museum of Art, Mississippi Children's Museum, Mississippi Civil Rights Museum, Medgar Evers Home Museum
- » Jackson Zoo
- » Russell C Davis Planetarium

WHERE PROFITS SOAR

LOCAL INCENTIVES

THE CITY OF JACKSON FACILITATES THE FOLLOWING INCENTIVE PROGRAMS

- » Tax Increment Financing (TIF)
- » Ad Valorem Tax Exemption
- » Tourism Rebate Program
- » New Market Tax Credits
- » Urban Renewal Bonds

INCENTIVES FOR THE REHABILITATION OF MULTI-FAMILY RESIDENTIAL STRUCTURES, CONVERSION OF COMMERCIAL BUILDINGS TO RESIDENTIAL, AND REHABILITATION OF HISTORIC ASSETS

UPCOMING PROJECTS AND INITIATIVES

- » Startup Jackson
- » Women-Owned Business Initiative
- » Brownfields Citywide Plan
- » Workforce Development

INCENTIVE INFORMATION ▶

TAX BREAKS

- » No state property tax
- » Jobs Tax Credit
- » Rural Economic Development Income Tax Credit
- » Manufacturing Investment Tax Credit
- » Income Tax Exemption for Businesses in Growth and Prosperity (GAP) Areas
- » Income Tax Exemption for Businesses in Growth and Prosperity (GAP) Areas
- » Income Tax Exemption for Aerospace Businesses
- » Income Tax Exemption for Clean Energy Businesses
- » Sales and Use Tax Exemption for Construction or Expansion
- » Sales and Use Tax Exemption for Bond Financing
- » Sales and Use Tax Exemption for Businesses in Growth and Prosperity (GAP) Areas

TAX INFORMATION ▶

“ We went through a rigorous site selection process and are very pleased to have selected Hinds County to build our technically advanced bottled water facility. Hinds County and the Jackson area met our criteria for investment including a supportive labor market and excellent access to our customers in the region. Mississippi is a manufacturing state, and Premium Waters’ new employees will ensure the company enjoys many years of success in Hinds County. The Mississippi Development Authority assisted with infrastructure and site improvements and Hinds County assisted with additional public infrastructure improvements. ”

—Bernie Zarda

Vice President Supply Chain

Premium Waters



STATE INCENTIVES

TAX CREDITS

- » Tax Increment Financing (TIF)
- » Jobs Tax Credits
- » Sales and Use Tax
- » Franchise Tax Incentives
- » Growth and Prosperity (GAP) Program
- » Property Tax Exemptions
- » Aerospace Initiative Incentives Program
- » Clean Energy Initiative Incentives Program
- » National or Regional Headquarters Tax Credits
- » Advantage Jobs Rebate
- » Mississippi Tourism Rebate Program
- » Mississippi Motion Picture Production Incentive
- » Manufacturing Investment Tax Credit
- » Research and Development Skills Tax Credit

MISSISSIPPI RANKS

TOP 5
INCENTIVE
PROGRAMS

Area Development Magazine, 2015

MISSISSIPPI RANKS

#5
MOST COOPERATIVE
STATE
GOVERNMENT

CNBC, 2015

MISSISSIPPI RANKS

TOP 5
MOST FAVORABLE
REGULATORY
ENVIRONMENT

Area Development Magazine, 2015



JACKSON MUNICIPAL AIRPORT AUTHORITY | P. 29



IT ALL COMES TOGETHER HERE

LEISURE & RECREATION

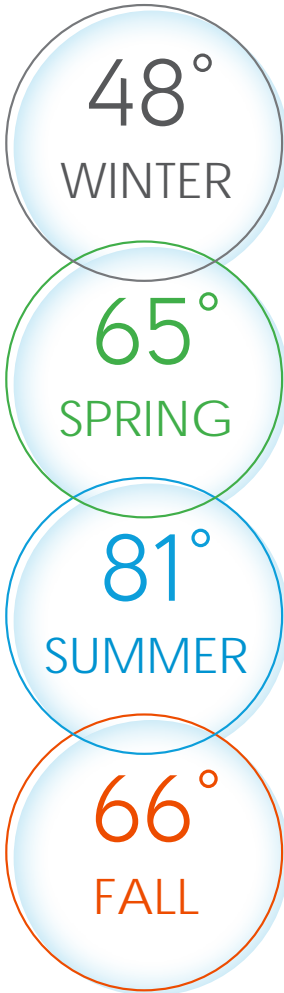
AVERAGE TEMPERATURES

Approximately 2,300 acres of land encompassing 57 city parks and facilities perfect for outdoor activities including: hiking, biking, boating, canoeing, kayaking, sailing, fishing, golf, skating, tennis, gyms, community centers, etc.

- Enjoy a quiet afternoon of kayaking on the Pearl River, which runs directly through Jackson.
- The grounds at the Mississippi Museum of Art include a garden and amphitheater, complete with ponds and flower gardens.
- LeFleur’s Bluff State Park provides a lush green spot in the heart of urban Jackson. The 305-acre park features camping, fishing, picnic spots, nature trails, and a nine-hole golf course and driving range

67 city parks and recreation facilities featuring:

athletic fields, botanical garden, go-kart track, tennis, playgrounds, walking trails, swimming, golf, historic sites, gyms, and community centers for public use.



CULTURE



The area boasts all the qualities that make Jackson an excellent place to work, live, and play. Among the Jackson Metro’s many attributes is a diverse offering of 29 unique museums and attractions from arts, to sports, to history. Its thriving arts and cultural scene truly sets the region apart.

From professional ballet and renowned theater companies to celebrated galleries and standout museums, Jackson’s arts scene rivals much larger communities. Jackson boasts more than 300 restaurants, hundreds of fun events and festivals, three historic cultural districts, innumerable visual and performing arts, and cool nightlife.

• Jackson is one of only five cities **in the world that get to host the two-week International Ballet Competition (IBC), one of the world's top competitions for ballet. The annual rotation is currently among Jackson, Varna, New York, Helsinki, and Shanghai.**

Museums

- » Mississippi Children’s Museum
- » Mississippi Museum of Natural Science
- » The Mississippi Civil Rights Museum
- » Mississippi Museum of Art
- » Mississippi Sport Hall of Fame and Museum
- » Mississippi Agriculture and Forestry Museum
- » International Museum of Muslim Cultures
- » Jackson Municipal Art Gallery

Other Attractions

- Mississippi Blues Trail
- Jackson Zoological Park
- Blues & Freedom Trail Markers
- Russell C Davis Planetarium
- Mississippi Farmer’s Market

EDUCATION



Jackson is home to the most collegiate institutions in Mississippi. Jackson Public School District offers educational opportunities for students of all ages from traditional public-school settings to private schools. The district offers a variety of special programs such as Academic and Performing Arts Complex, International Baccalaureate, and Montessori designed to meet the needs and interests of a large and diverse student and parent population.

COLLEGES AND UNIVERSITIES

- » Antonelli College (1947)
- » Belhaven University (1883)
- » Hinds Community College's campuses in Jackson are the Nursing/Allied Health Center (1970) and the Academic/Technical Center
- » Jackson State University (1877)
- » Millsaps College (1890)
- » Mississippi College (1826) – in Clinton, MS
- » Mississippi College School of Law (1930)
- » Reformed Theological Seminary (1966)
- » Tougaloo College (1869)
- » University of Mississippi Medical Center (1955), health sciences campus of the University of Mississippi
- » Virginia College (1983)
- » Wesley Biblical Seminary (1974)

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International Airport



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