



# BAYPOINTE COMMERCE PARK

13131 HWY 603  
BAY ST. LOUIS, MS 39520

## Development Profile

The first phase of the Baypointe Commerce Park at the intersection of Interstate 10 and Hwy 603 is well underway.

Anchored by a 3-story, 30,000 s.f. office complex, the 26-acre Baypointe Commerce Park in Bay St. Louis, MS is just the beginning. Site amenities include:

- Dual highway and paved boulevard access
- Fully permitted
- Complete below-ground utilities, including fiber optic
- 1.5+ million population within 60 miles
- Zoned C-3 commercial
- Adjacent to NASA Stennis Space Center
- Adjacent to Stennis International Airport
- Beaches, 2 casinos, 79 restaurants and 5 golf courses within 10 miles
- Gulf Opportunity Zone bond availability
- New Market Tax Credits availability
- City, County & State incentives availability

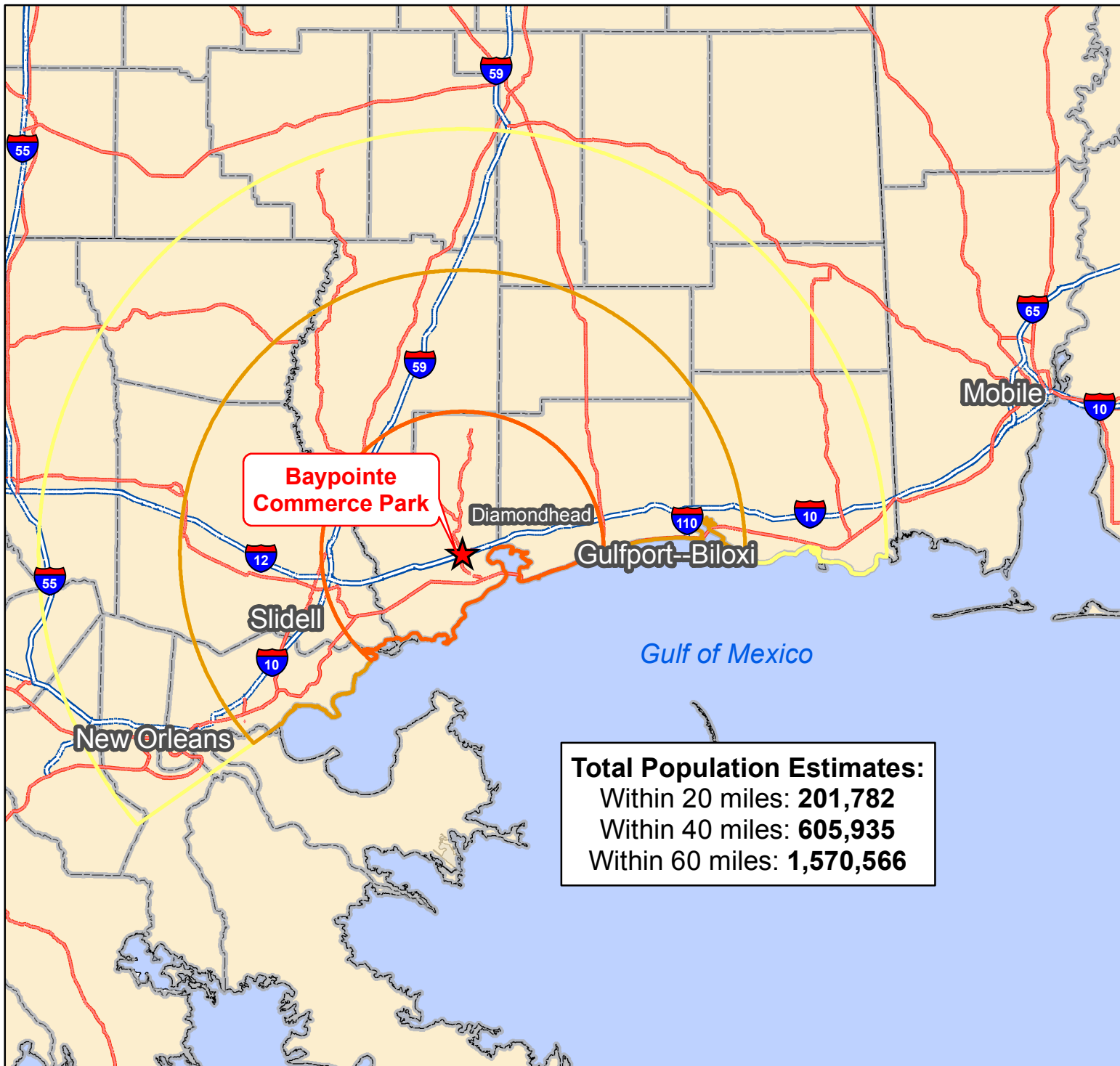
Interested developers are asked to contact one of the following individuals:

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Project Consultant  
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\* All information in this brochure is preliminary and subject to change. STP makes no warranty with regards to this information.

# Total Population within 60 Miles of Baypointe Commerce Park



## Explanation

★ Baypointe Commerce Park

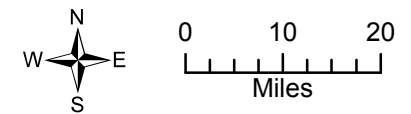
## Distance from Baypointe

20 miles

40 miles

60 miles

County Boundaries



1:1,250,000



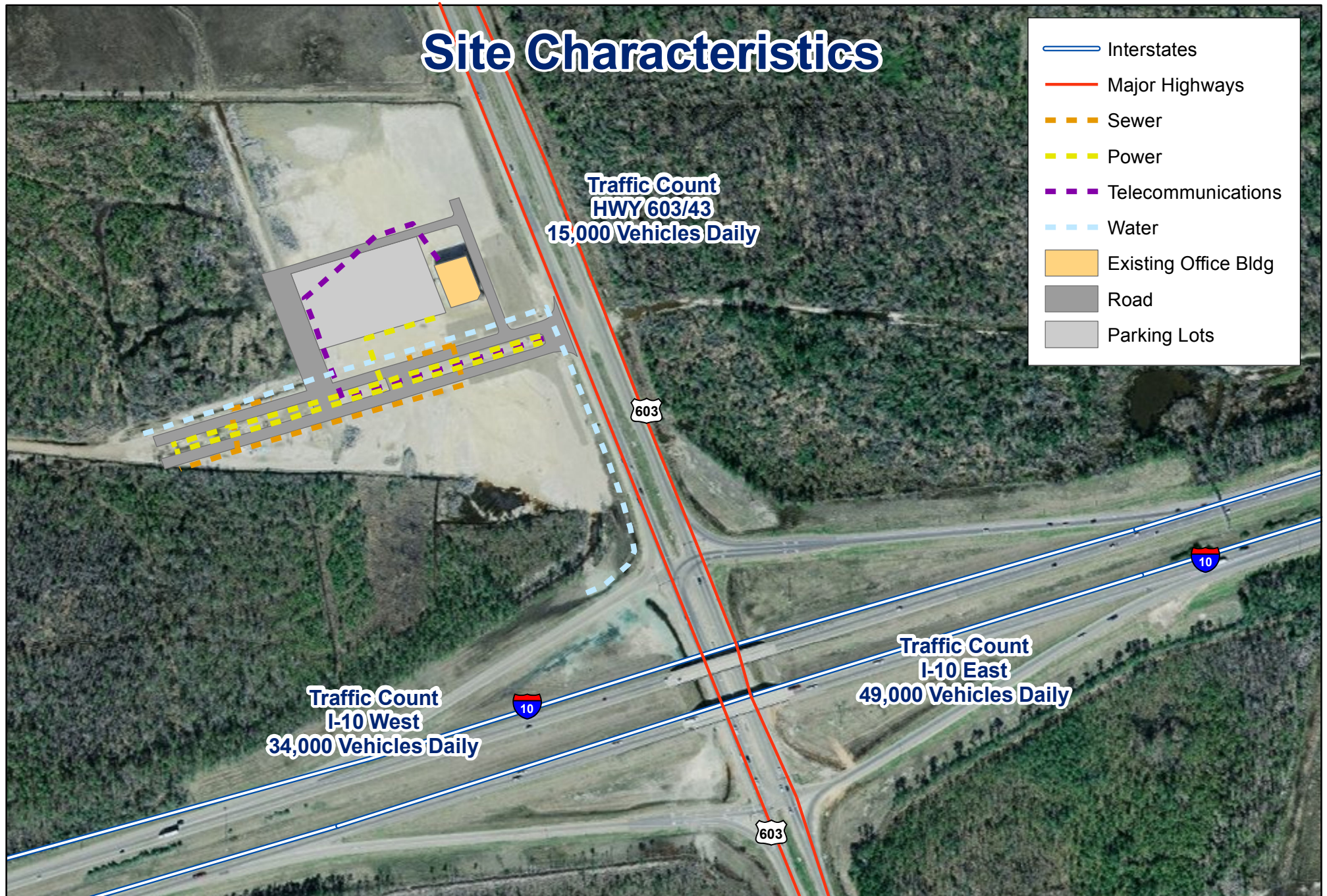
## Data Sources:

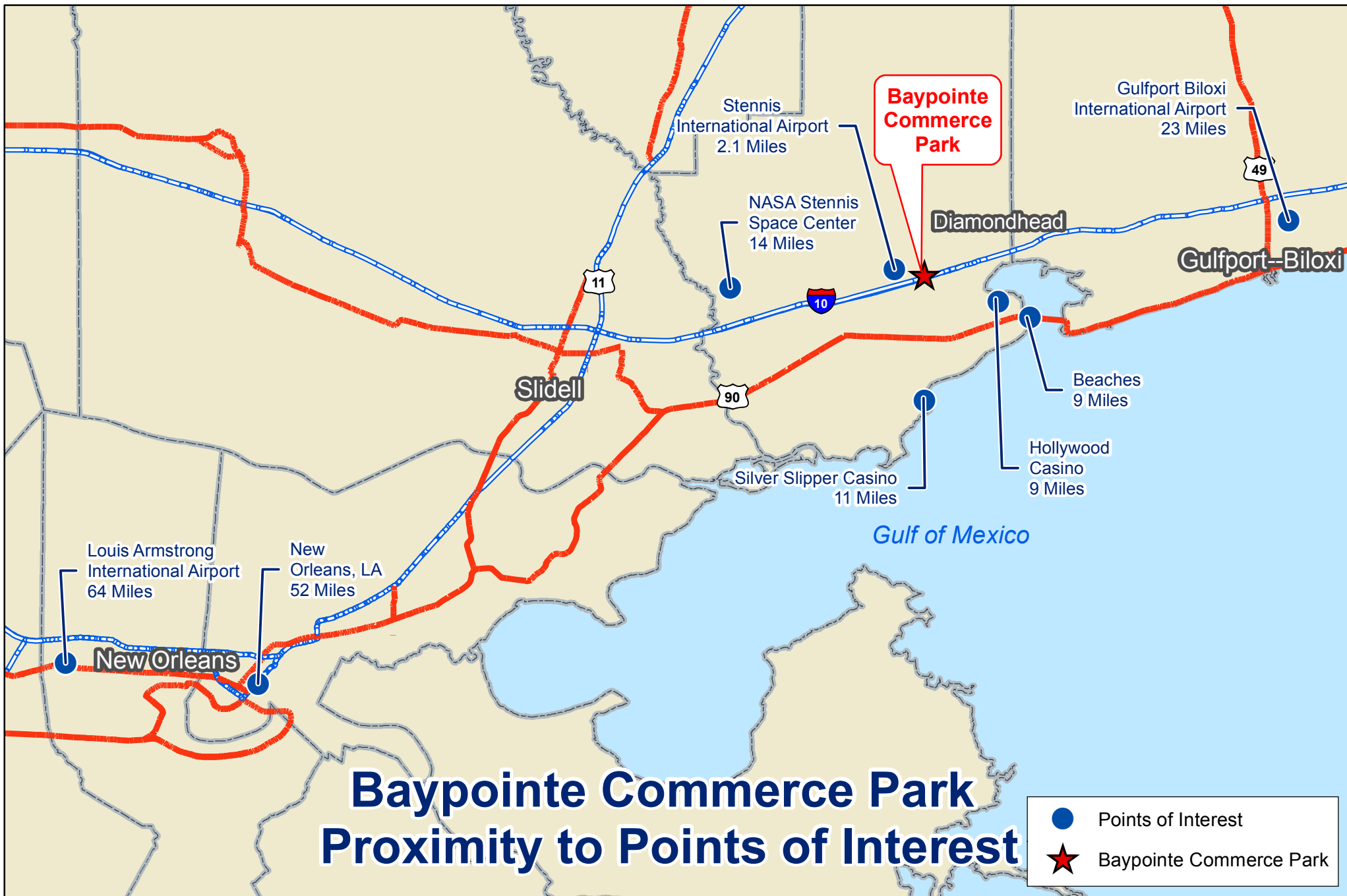
All data layers were provided by ESRI. Total Population values are projected from the Census 2000 values to reflect the more likely numbers in 2010.

Map created by NVision Solutions, Inc.

[www.nvisionsolutions.com](http://www.nvisionsolutions.com)

# Site Characteristics



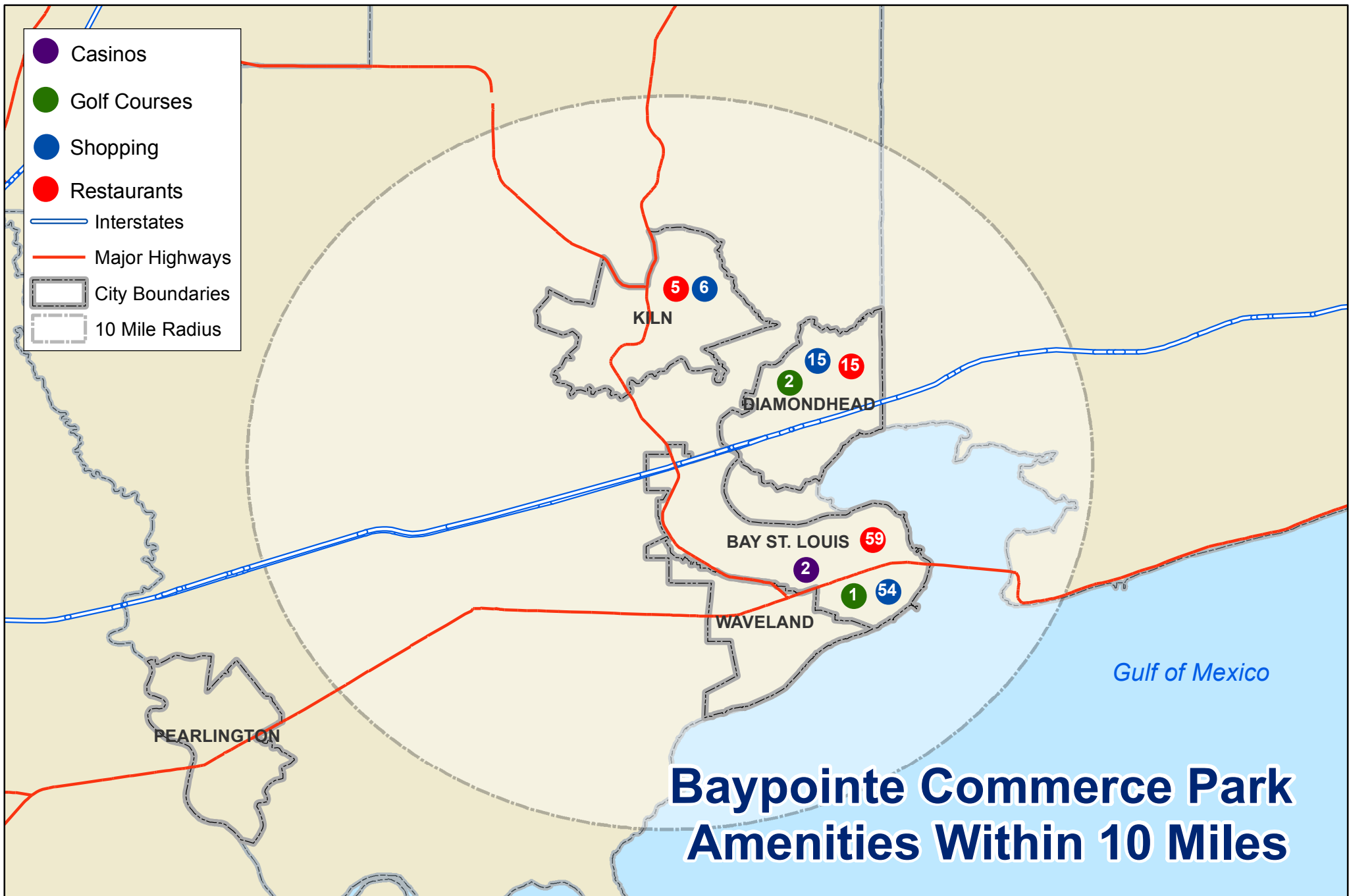


0 5 10 20 Miles



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0 2 4 8 Miles



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# NASA Stennis Space Center

Located immediately west of the site, the John C. Stennis Space Center (SSC) houses over 50 federal and state agencies and companies, employing over 5,400. It is NASA's largest rocket and spacecraft engine test facility. Encompassing 138,500 acres, it abuts the Mississippi-Louisiana border, and is 40 miles northeast of New Orleans.

The facility's 5 large test complexes have been utilized to test-fire virtually all rocket and spacecraft engines used by NASA, and now include test firings of private sector rocket engines as well.

In 2007 Rolls-Royce opened an outdoor test facility where it now tests most of its latest jet engines, and additional private sector developments are planned for SSC.

There are no hotel/motel accommodations at SSC, yet its organizations generate in excess of 10,500 room nights annually from its visitors, all of whom have to find accommodations farther away than our site. In addition, foreign nationals wishing to do business with SSC agencies and companies must submit background information 6 months in advance of a visit. Consequently, several companies have already or are going to establish satellite offices in our existing 30,000 sq. ft. building currently located adjacent to our hotel site to allow for more spontaneous meetings that arise.

## Agencies & Companies

### NASA

- National Aeronautics and Space Administration
- NASA Shared Services Center

### Department of Defense

- Naval Meteorology and Oceanography Command
- Naval Oceanographic Office
- Naval Research Laboratory Detachment
- Naval Small Craft Instruction and Technical Training School
- Navy Special Boat Team Twenty-Two
- Navy Human Resources Service Center Southeast
- Mississippi Army Ammunition Plant

### Department of Energy

- Strategic Petroleum Reserve

### Department of Commerce

- National Data Buoy Center
- National Weather Service
- NOAA National Marine Fisheries Service
- National Coastal Data Development Center

### Department of the Interior

- U.S. Geological Survey Hydrologic Instrumentation Facility

### Environmental Protection Agency

- Environmental Chemistry Laboratory
- Gulf of Mexico Program

### State of Mississippi

- Mississippi Enterprise for Technology
- Enterprise for Innovative Geospatial Solutions
- Department of Marine Science

### State of Louisiana

- Louisiana Technology Transfer Office
- Louisiana Business & Technology Center/LSU

### Companies

- Applied Geo Technologies
- CSC
- Digital Quest
- DQSI Corporation
- Geocent
- Innovative Imaging & Research Corporation
- Jacobs Technology
- LATG
- Lockheed Martin
- Melhcorp
- Mississippi Global Technologies
- Northrop Grumman Information Technology
- NVisions Solutions
- Paragon Systems
- Pratt & Whitney Rocketdyne
- Prototyping Solutions
- Radiance Technologies
- Rockwell Collins
- Rolls Royce North America
- Science Applications International Corporation
- Science Systems and Applications
- Skylla Engineering
- Themis Vision Solutions
- Ultimate Solutions
- Worldwinds

### Education

- Center of Higher Learning
- Mississippi State University
- University of New Orleans
- University of Southern Mississippi
- University of Mississippi
- Louisiana State University
- Northern Gulf Institute
- Pearl River Community College

## INFINITY at NASA Stennis Space Center

INFINITY is a new, state-of-the-art science visitors' center under construction at the intersection of I-10 and MS Hwy 607, and entrance to the NASA Stennis Space Center. It is 10 miles east of the site.

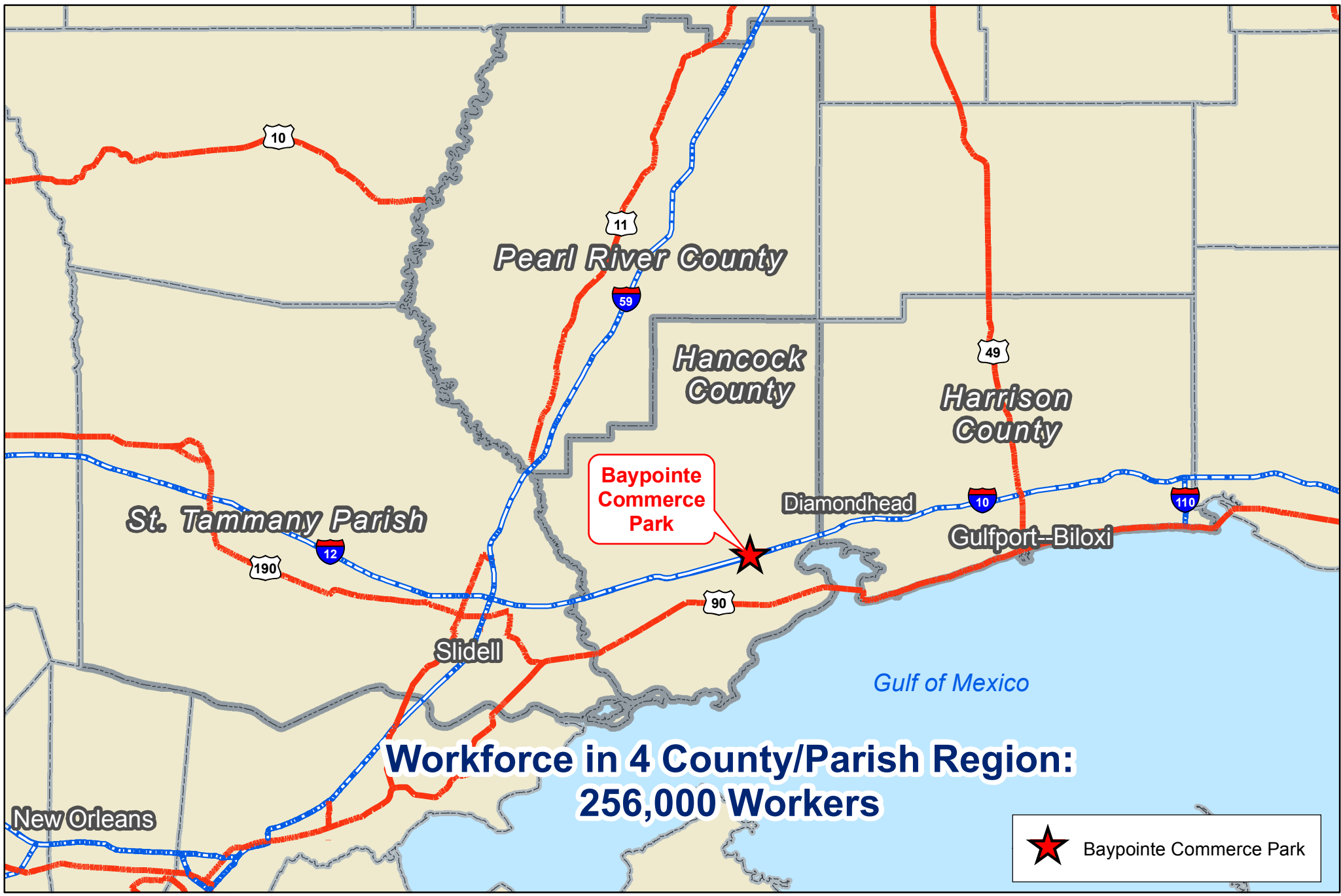
INFINITY planners project it will attract a minimum of 300,000+ visitors/year, and our hotel site is the nearest to it.

INFINITY's exhibits will be housed in a 67,000 square foot, two-story steel and glass structure that rises forty-eight feet above the surrounding landscape and offers a compelling view from Interstate 10.

Artifacts, such as rockets and rocket engines, and multi-media and interactive exhibits will highlight the activities of NASA and the many other agencies and organizations housed at the Stennis Space Center.

INFINITY's building and landscape architecture is based on LEED (Leadership in Energy and Environmental Design) standards for developing high-performance, sustainable buildings and sites, including state-of-the-art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. From the permeable paving surfaces in the parking lot, to the aquatic plant waste-water filtering system, to the indoor climate control systems, INFINITY visitors will experience science and technology at work.





0 5 10 20 Miles



NVision Solutions, Inc.



Major Employers  
Hancock County, Mississippi\*

NASA Stennis Space Center	5,400
Hollywood Casino Resort & Hotel	1,237
Hancock County School System	570
Bay-Waveland School System	512
Silver Slipper Casino	500
Hancock County Medical Center	500
SABIC Plastics	250
Coast Electric Power Association	250
Pratt Whitney	220
Wellman of Mississippi	217
Lockheed Martin	200

\*Dupont's Delisle plant immediately adjacent to Hancock County generates 2,834 jobs.

## Demographic and Income Profile

Hancock County, Mississippi

Summary	2000	2009	2014
Population	42,967	40,639	41,816
Households	16,897	16,519	17,151
Families	11,822	11,249	11,519
Average Household Size	2.52	2.44	2.42
Owner Occupied Housing Units	13,447	13,086	13,545
Renter Occupied Housing Units	3,450	3,433	3,606
Median Age	38.4	41.6	42.7

Trends: 2009-2014 Annual Rate	Area	National
Population	0.57%	0.91%
Households	0.75%	0.94%
Families	0.48%	0.74%
Owner Households	0.69%	1.19%
Median Household Income	0.71%	0.80%

	2000		2009		2014	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,599	21.3%	3,503	21.2%	3,348	19.5%
\$15,000 - \$24,999	2,227	13.2%	2,195	13.3%	2,190	12.8%
\$25,000 - \$34,999	2,566	15.2%	2,268	13.7%	2,368	13.8%
\$35,000 - \$49,999	3,316	19.6%	2,759	16.7%	3,449	20.1%
\$50,000 - \$74,999	2,821	16.7%	3,269	19.8%	3,125	18.2%
\$75,000 - \$99,999	1,365	8.1%	1,207	7.3%	1,252	7.3%
\$100,000 - \$149,999	593	3.5%	880	5.3%	939	5.5%
\$150,000 - \$199,999	166	1.0%	179	1.1%	202	1.2%
\$200,000+	239	1.4%	259	1.6%	278	1.6%
Median Household Income	\$35,184		\$36,517		\$37,840	
Average Household Income	\$44,729		\$47,910		\$48,553	
Per Capita Income	\$17,748		\$19,554		\$20,001	

	2000		2009		2014	
Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,711	6.3%	2,553	6.3%	2,548	6.1%
Age 5 - 9	2,995	7.0%	2,491	6.1%	2,542	6.1%
Age 10 - 14	3,262	7.6%	2,532	6.2%	2,589	6.2%
Age 15 - 19	2,837	6.6%	2,587	6.4%	2,398	5.7%
Age 20 - 24	2,144	5.0%	2,361	5.8%	2,326	5.6%
Age 25 - 34	5,248	12.2%	4,534	11.2%	4,930	11.8%
Age 35 - 44	6,774	15.8%	5,124	12.6%	4,715	11.3%
Age 45 - 54	6,172	14.4%	6,278	15.4%	5,854	14.0%
Age 55 - 64	4,815	11.2%	5,777	14.2%	6,384	15.3%
Age 65 - 74	3,568	8.3%	3,744	9.2%	4,699	11.2%
Age 75 - 84	1,957	4.6%	2,016	5.0%	2,121	5.1%
Age 85+	484	1.1%	642	1.6%	710	1.7%

	2000		2009		2014	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	38,752	90.2%	36,221	89.1%	37,270	89.1%
Black Alone	2,934	6.8%	2,954	7.3%	3,039	7.3%
American Indian Alone	257	0.6%	278	0.7%	286	0.7%
Asian Alone	377	0.9%	414	1.0%	426	1.0%
Pacific Islander Alone	16	0.0%	16	0.0%	16	0.0%
Some Other Race Alone	143	0.3%	176	0.4%	182	0.4%
Two or More Races	488	1.1%	580	1.4%	597	1.4%
Hispanic Origin (Any Race)	775	1.8%	937	2.3%	964	2.3%

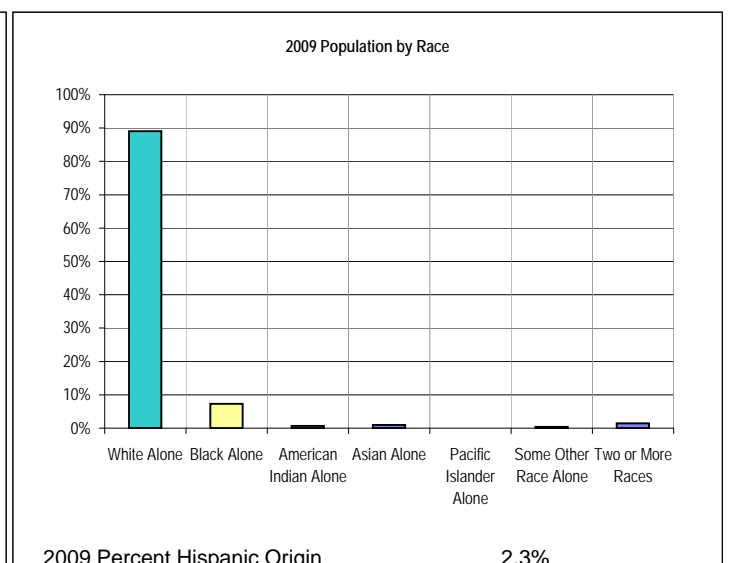
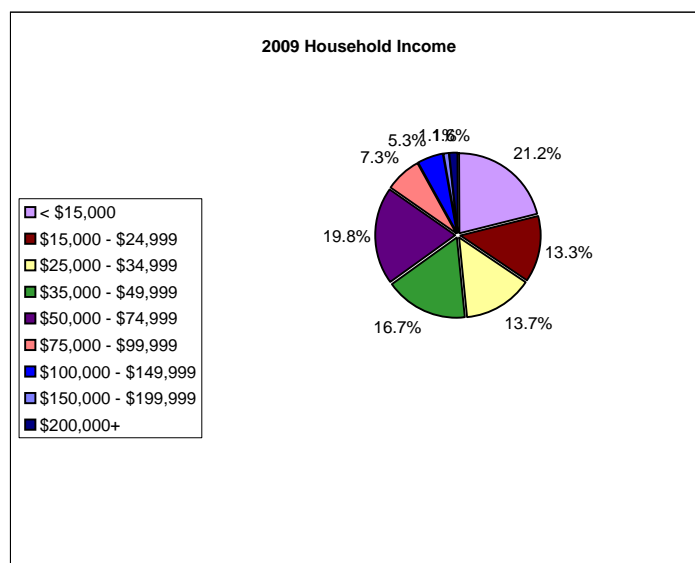
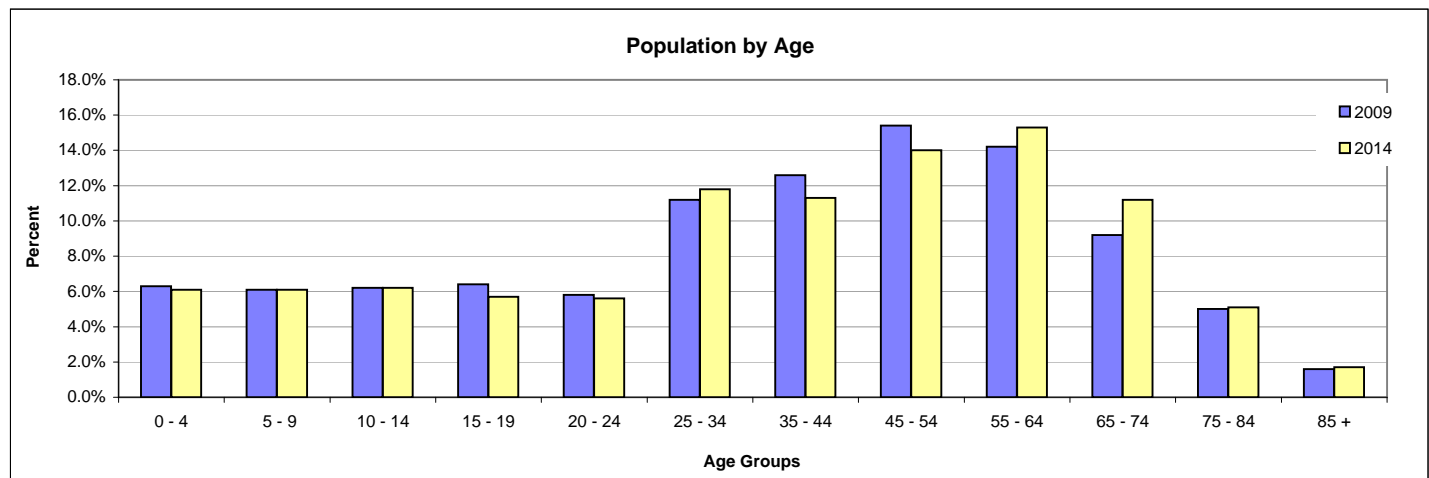
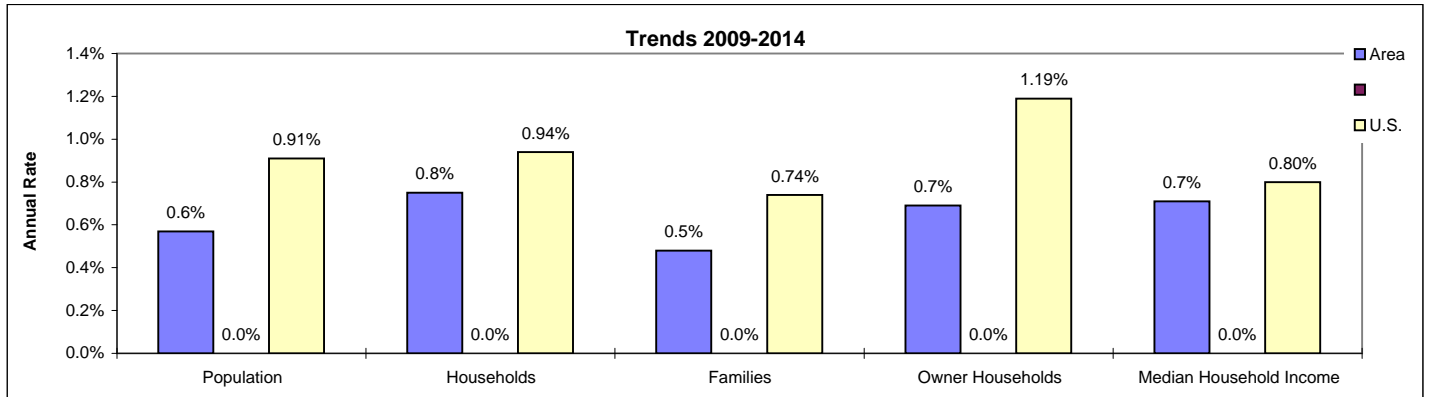
**Data Note:** Income is expressed in current dollars.

Prepared by STDBOnline

Source: ESRI forecasts for 2009 and 2014; U.S. Bureau of the Census, 2000 Census of Population and Housing.

## Demographic and Income Profile

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