

## The perfect location for your next development project...

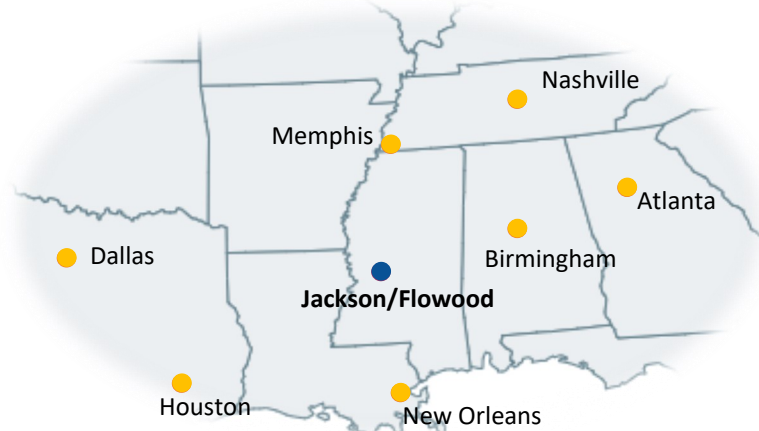
[About Flowood](#)
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[Contact](#)
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### Why Flowood?

Corporate headquarters, advanced manufacturing, premier retail, a world-class medical community...Flowood offers the ideal ecosystem for business success.

Along with modern infrastructure, reliable and low-cost utilities, and an efficient logistics network, Flowood boasts a highly-educated talent pool and a diverse, vibrant economy.

Recognized as the region's most popular retail and commercial destination, as well as one of Mississippi's fastest-growing cities, opportunities abound in Flowood.



Dallas/Atlanta <6 Hour Drive  
Memphis/New Orleans <3 Hour Drive



**30.4%**  
**GROWTH**  
in past 10  
years  
(2010-2020 US CENSUS)



**68.5%**  
**LABOR**  
**FORCE**  
participation  
(Jackson MSA)



**LOWEST**  
municipal  
tax millage  
in MS



**ABOUT FLOWOOD**



**DEMOGRAPHICS AND  
WORKFORCE**



**SITES AND  
BUILDINGS**

Click to Learn about Premier Commercial  
and Retail Development Opportunities

Flowood Medical Parkway

The Pinelands

Refuge Town Center

Waterpointe

INDUSTRIAL DEVELOPMENT

+/- 1,000ACRES

## West Rankin Parkway Industrial Complex

Flowood, Mississippi

International Airport/Rail/Two Interstates

*Due Diligence Underway*

Flowood Infographic

Rankin County Infographic

## Contact Us

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P.O. Box 320069  
Flowood, MS 39232-0069

### **City Hall Location:**

2101 Airport Road  
Flowood, MS 39232

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

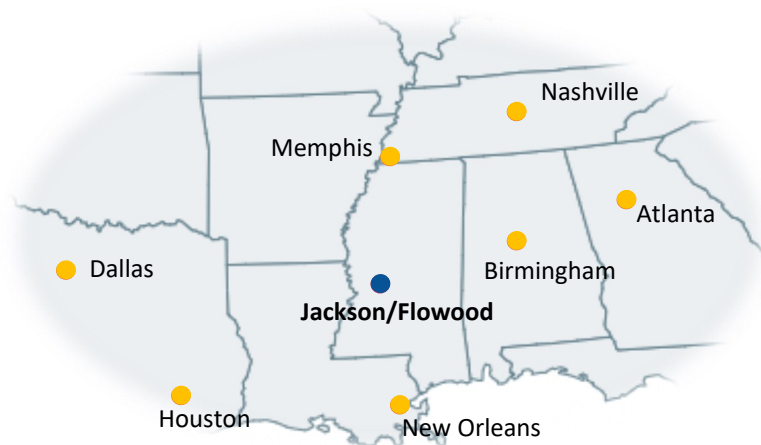
<https://www.facebook.com/cityofflowood>

# About Flowood

A suburb of the state’s capital, Jackson, Flowood is Mississippi’s most dynamic big, little city. Flowood is located in Rankin County (pop. 151,240), the state’s second-fastest growing county as of the 2020 Census.

Known for thriving retail and commercial offerings, Flowood has a diverse and well-balanced local economy which includes major manufacturers, corporate headquarters, an exploding community of specialty medical providers, and other professional services.

Flowood is home to some of the state’s highest-ranking schools, including Northwest Rankin Public Schools, Jackson Preparatory School, and Hartfield Academy.



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## Demographics and Workforce

Flowood, Mississippi, is part of the Jackson Metropolitan Statistical Area which comprises a population of nearly 600,000 people. More than 300,000 people live and work within a ten-mile radius of the heart of the City. That small radius includes a workforce exceeding 170,000 people. Eighty percent of Flowood workers are employed in white collar positions, and the median age of the City’s population is 34.5 years. 94% of Flowood residents are HS/GED graduates and 48% hold a bachelor’s or graduate degree.



Flowood/Region	3 Miles	5 Miles	10 Miles
Population	18,716	72,592	254,281
Daytime Pop.	24,576	73,589	302,765
MHI	\$75,743	\$69,613	\$56,943
Ave HH Inc.	\$99,378	\$93,526	\$79,839
Labor Force	15,823	39,142	172,076
Median Age	33.1	36.2	34.8
HS/GED	17.0%	18.1%	21.2%
Some College/No Degree	19.0%	21.5%	22.6%
Associate Degree	10.0%	10.8%	9.50%
Bachelor’s Degree	29.2%	26.4%	22.4%
Grad/ Professional	18.9%	17.6%	15.6%



# JACKSON MSA

Population

597,727



Labor Force

286,909



Ave Salary

\$43,005



## Quality of Life

Flowood offers the ideal environment for families. With extremely low crime rates, great schools and medical facilities, and the region's highest concentration of retail offerings, Flowood amenities include multiple parks, community bike trails, and awesome entertainment venues. The Ross Barnett Reservoir provides opportunities for water sports and fishing while the wildly popular Refuge Conference Center offers a perfect getaway with golf, spa, and a lazy river to guarantee family fun.

Flowood is known in the region for its high quality of life. Please visit the [Flowood Chamber](#) to learn more about the Flowood lifestyle.

Flowood Infographic

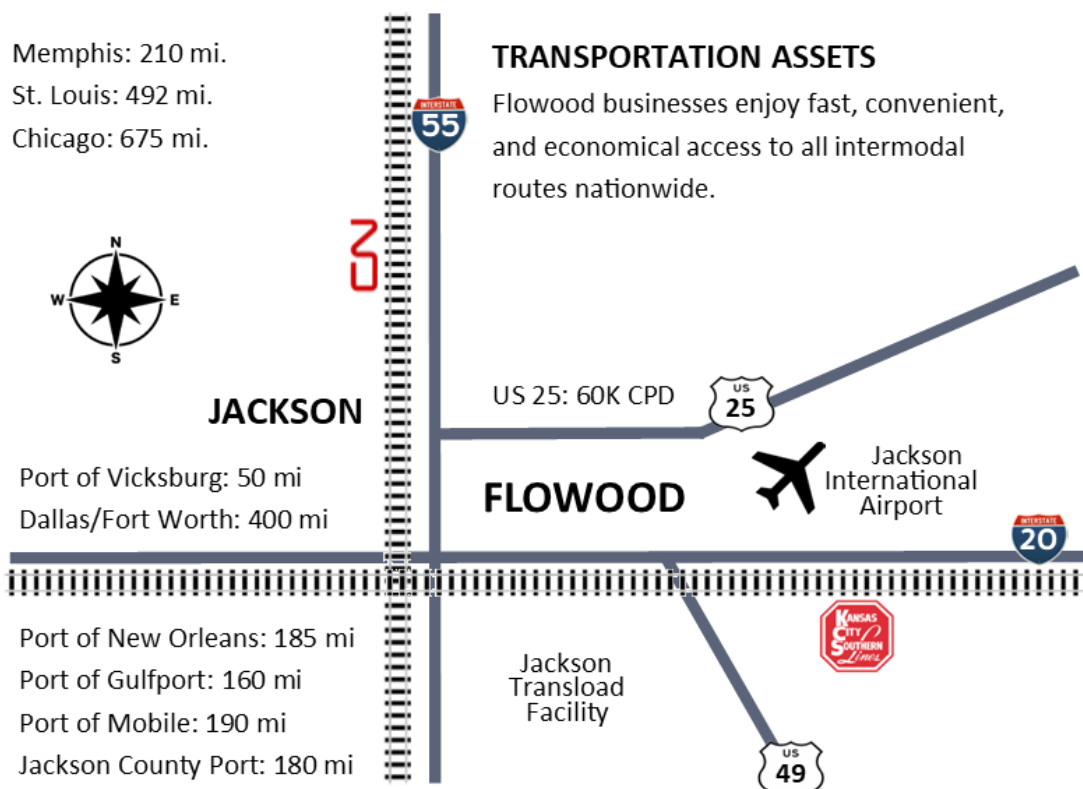
Demographic Data

ESRI Retail Profile

# Locate or Expand

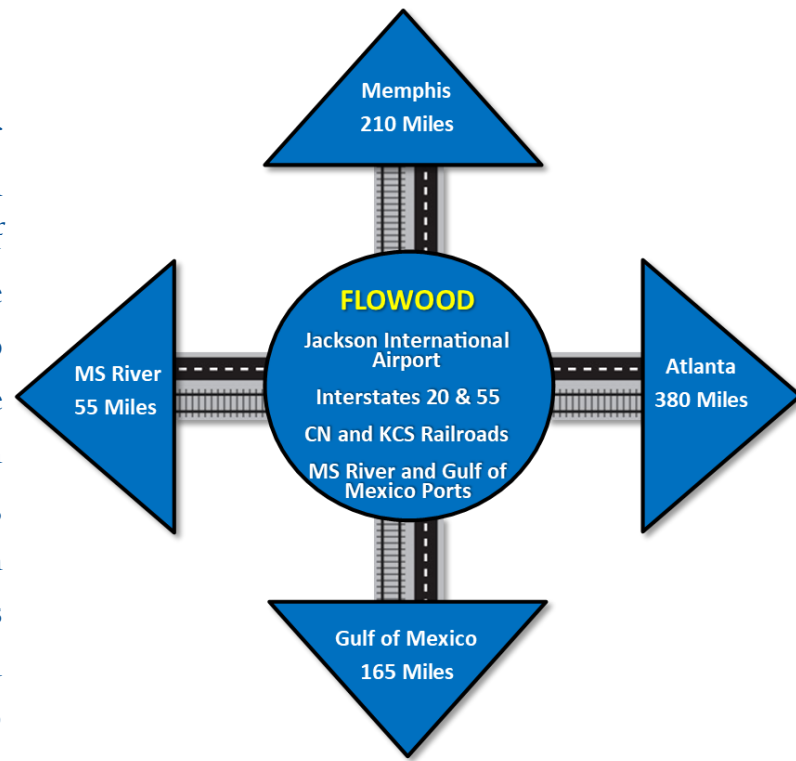
## Transportation and Logistics

Flowood's central location within the Jackson Metro Area makes it easily accessible and convenient—the perfect location for retail, commercial, or industrial development or expansion. From a regional perspective, Flowood is located equidistant between Dallas and Atlanta, connected via Interstate 20, and equidistant between Memphis and New Orleans, connected via Interstate 55. Flowood sits at the intersection of the Canadian National and Kansas City Southern Railroads, and is adjacent to the Jackson Transload Facility. Gulf of Mexico Ports, including the Port of New Orleans, Port of Mobile, Jackson County Port, and Mississippi State Port at Gulfport, are within a three-hour drive and easily accessible. The Mississippi River is accessed at the Port of Vicksburg, 55 miles to the west. Flowood is located adjacent to Jackson International Airport with the Metro's most convenient access to air travel/cargo.



## Industrial Development

For industrial development, be it manufacturing or distribution, Flowood offers distinct logistical advantages. The City sits at the crossroads of Interstate 55 (New Orleans/Chicago) and Interstate 20 (Dallas/Atlanta). Two rail carriers offer access to north/south and east/west markets via the Canadian National and Kansas City Southern railroad corridors. Mississippi's largest airport, Jackson International Airport, is also located in Flowood. Access to Gulf of Mexico ports such as New Orleans, Gulfport, Jackson County, and Mobile is also convenient, all approximately 3 hours away.



## Retail and Commercial Development

The City of Flowood is traversed by Highway 25/Lakeland Drive, Mississippi's most commercially-dense 4-lane corridor. Flowood sits at the epicenter of the Metro Area's adjoining population-dense, higher income municipalities. This central location maximizes convenience and accessibility for retail and commercial customers and gives Flowood a substantial competitive advantage.

