

FLORA, MISSISSIPPI**Madison County**

Prepared by the Mississippi Development Authority
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(601) 359-3593/www.mississippi.org

POPULATION

Population:	1990	1995	2000	2001	2010
Flora	1,496	1,569	1,546	NA	NA
Madison County	54,286	66,283	74,674	76,708	97,388

Most populated cities in Madison County:

City	2000 Population
Ridgeland	20,173
Madison	14,692
Canton	12,911
Flora	1,546

Age breakdown of county population, 2000:

0 to 17	28.6 %
18 to 24	8.9 %
25 to 44	32.4 %
45 to 64	20.3 %
65 and over	9.7 %

Median age of county population, 2000: 33.4

Source: U.S. Bureau of Census, Census of Population, 1980, 1990, and 2000 (12/01), 2001 Population Estimates (04/02).

LOCATION**Distance to selected cities from Flora:**

Area	Distance	
Atlanta, Georgia	421 miles	679 kilometers
Chicago, Illinois	730 miles	1,177 kilometers
Dallas, Texas	404 miles	652 kilometers
Jackson, Mississippi	22 miles	35 kilometers
Memphis, Tennessee	199 miles	321 kilometers
New Orleans, Louisiana	210 miles	339 kilometers

Source: Official Mississippi Highway Map; unpublished data collected by MDA.

LABOR UNIONS

Information on labor union activity in Mississippi can be obtained by calling MDA at 601-359-3449.

WAGES**Annual Average, 2000*:****Manufacturing**

Madison County	\$519/week	\$12.98/hour
Mississippi	\$548/week	\$13.70/hour
United States	\$861/week	\$21.53/hour

Services

Madison County	\$480/week	\$12.00/hour
Mississippi	\$464/week	\$11.60/hour
United States	\$647/week	\$16.18/hour

*All rates include management personnel.

Source: County data-Mississippi Employment Security Commission, 2000 Covered Employment and Wages (10/01); Mississippi and U.S. data-U.S. Department of Labor, Bureau of Labor Statistics, 2000 Annual Average.

LABOR FORCE

Annual Average, 2001:	Madison County	Commuting Area*
Labor Force	38,970	280,430
Male Percentage	51%	
Female Percentage	49%	
Total Employment	37,730	268,350
Manufacturing	2,910	
Services & Misc.	3,490	
Total Unemployed	1,240	12,080
Unemployment Rate	3.2%	4.3%
U.S.	4.8%	
Mississippi	5.5%	

12 Month Moving Average, June 2002:

Labor Force	38,640
Total Employment	37,170
Total Unemployed	1,470
Unemployment Rate	3.8%

*Commuting area includes all contiguous counties in Mississippi and neighboring states.

Source: Mississippi Employment Security Commission 2001 LMI for Affirmative Action (03/02), 2001 Annual Averages (04/02), and June 2002 Running Averages (07/02), 2001 Annual Average data from neighboring states.

RETAIL SALES

Gross Retail Sales (in millions):

	1990	1995	2001
Flora	\$ 11	\$ 12	\$ 24
Madison County	\$ 533	\$ 770	\$ 1,146

Source: State Tax Commission, Annual Report, Fiscal Years Ending June 1990, 1995, 2001 (12/01).

INCOME

Per Capita Personal Income:

	1990	1995	2000
Madison County	\$15,538	\$20,306	\$27,908

Earnings, Madison County:

Earnings by Place of Work, 2000 \$1,025,064,000

Sources of Earnings by Place of Work, 2000:

Manufacturing	10.0%
Services	26.3%
Wholesale Trade	7.4%
Retail Trade	13.6%
Government	12.2%
Construction	8.9%
Finance, Insurance, Real Estate	12.2%
Transportation, Public Utilities	8.0%

Source: U.S. Bureau of Economic Analysis, 2000 Data (05/02).

ASSESSED VALUE

Grand Total Ad Valorem Assessment (in millions):

	1995	1997	2000
Madison County	\$ 358	\$ 432	\$ 551

Source: Mississippi State Tax Commission, 1995 through 2000 (12/01).

FINANCIAL INSTITUTIONS

Banks based in Flora None

Banks with one or more branches in Flora 1

Source: Mississippi Banker's Association, Mississippi Bank Directory, 2002-2003 Edition (08/02).

EDUCATION

For detailed information on education in Madison county and Mississippi, request an Education Profile. Education Profiles are prepared for all Mississippi counties and may be obtained by calling 601-359-3593, or online at www.mississippi.org.

TRANSPORTATION

Highways in Flora:

MS 22, MS 463
US 49

Railroads in Flora:

Canadian Ntl.-Illinois Central

Air Travel in Flora:

Nearest Commercial Airport and its location:

Jackson International, Jackson

Distance (miles) 40

Length of runway 8,500 feet/2,591 meters

Number of daily outgoing flights 46

Major airlines serving the airport:

American Eagle, Continental Express, Delta, Northwest, Southwest, TWExpress, United Express

Nearest general aviation airport and its location:

Bruce Campbell Field, Madison

Distance (miles) 18

Length of runway 4,444 feet/1,355 meters

Common carriers operating in Flora area 22

Flora's nearest full-service port:

Port of Vicksburg

Post Office Box 709

Vicksburg, MS 39180

601-636-1012

Distance from Flora 40 miles/65 kilometers

Name of waterway Mississippi River

Channel depth 9 feet/3 meters

Source: Mississippi Department of Transportation; Mississippi Port Authorities; unpublished data collected by MDA, 2001.

HEALTH CARE

Hospitals in Madison County 1

Number of beds 67

Source: Mississippi Department of Health, Directory of Mississippi Health Facilities, 2002 (07/02).

UTILITIES AND SERVICES

Electricity distributor(s) in Flora:

Entergy

Water/sewage service in Flora:

Utility name	City of Flora
Source	Wells
System capacity	1,390,000 gallons per day 5,265 kiloliters per day
Average consumption	756,000 gallons per day 2,864 kiloliters per day
Peak consumption	900,000 gallons per day 3,409 kiloliters per day
Storage capacity	250,000 gallons 947 kiloliters
Sanitary sewer capacity	300,000 gallons 1,136 kiloliters
Sewer treatment type	Sand filter
Percent of community served	95%
Present load	20%

Natural gas distributor(s) in Flora:

Union Gas Company

Source: Unpublished data collected by MDA, 2001.

COUNTY FEATURES

County Seat(s) Canton

Land area 717 square miles/1,857 square kilometers

County land area in commercial forests 40 %

National Parks/Historic Landmarks:

Natchez Trace Parkway

State Parks:

Ross Barnett Reservoir

Tourism related information

Call 1-800-WARMEST
Source: Mississippi Elected Officials Directory; Mississippi Institutions of Higher Learning; unpublished data collected by MDA.

LARGEST MANUFACTURERS IN MADISON COUNTY

Manufacturing	Employees	Type of Business
Nissan North America, Inc.	5,284	Motor vehicles and passenger car bodies
Peco Foods of Mississippi, Inc.	850	Hens and/or fowl (including frozen, whole or parts)
Yates Services, Inc.	650	Motor vehicle wheels, new
Johnson Controls, Inc.	600	All other motor vehicle parts and accessories, new, n.e.c.
M-TEK Mississippi, Inc.	527	All other motor vehicle parts and accessories, new, n.e.c.

Source: Mississippi Manufacturers' Database, MDA, August 2005.

FIRE INSURANCE RATING

Flora Class 8

Source: Mississippi State Rating Bureau, August 2002.

COST OF HOUSING

Average Selling Price of Homes, 1998:

MAR, Jackson area	\$102,999
Mississippi	\$92,303

Source: Mississippi Association of Realtors (MAR) and/or Warren County Realtors Association, 1999.

PROPERTY TAX

Average county millage 89.83

Property tax- Counties and municipalities levy a property tax on real and personal tangible property. Most property is assessed at 15% of true value. Motor vehicles and utilities (excluding railroads) are assessed at 30% and owner-occupied residential properties are assessed at 10% of true value.

To calculate annual property tax:

$$\text{Tax} = (V \times A \times M) / 1000$$

V = property value (\$), A = assessment percentage (%),
M = millage rate

Example: Home value \$102,999 millage rate 83.36
 $(\$102,999 \times 10\% \times 83.36) / 1,000 = \858.60

Source: Mississippi State Tax Commission, 2001-2002 (02/02).

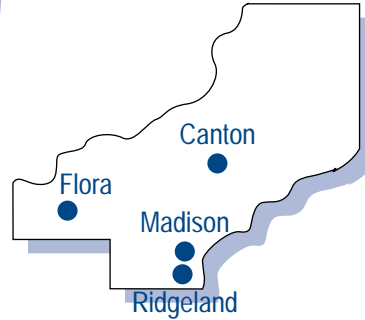
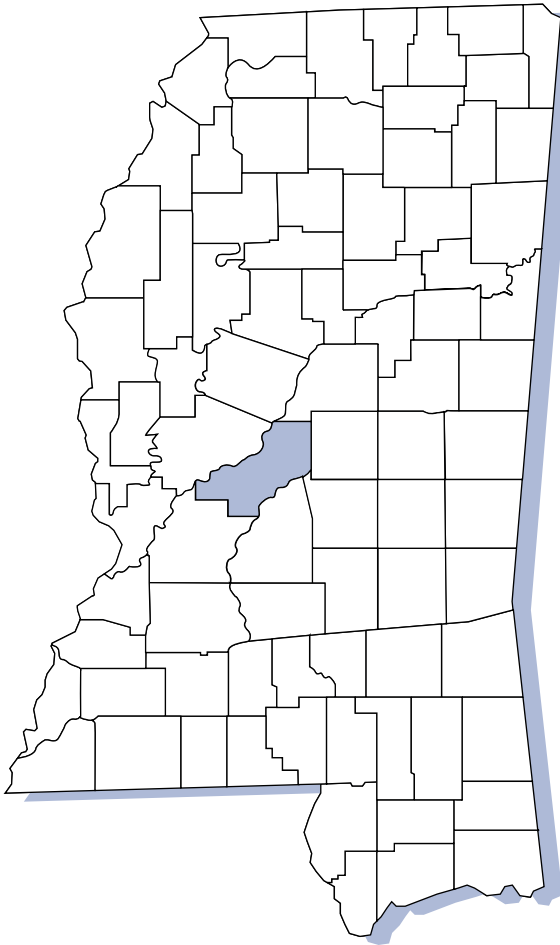
CONSTRUCTION COSTS

R.S. Means Location Factors for construction costs are available for ten Mississippi locations:

	Residential	Commercial
Biloxi	0.84	0.80
Clarksdale	0.70	0.66
Columbus	0.70	0.71
Greenville	0.80	0.77
Greenwood	0.72	0.68
Jackson	0.80	0.76
Laurel	0.72	0.69
McComb	0.72	0.70
Meridian	0.76	0.75
Tupelo	0.71	0.71
United States Average	1.00	1.00

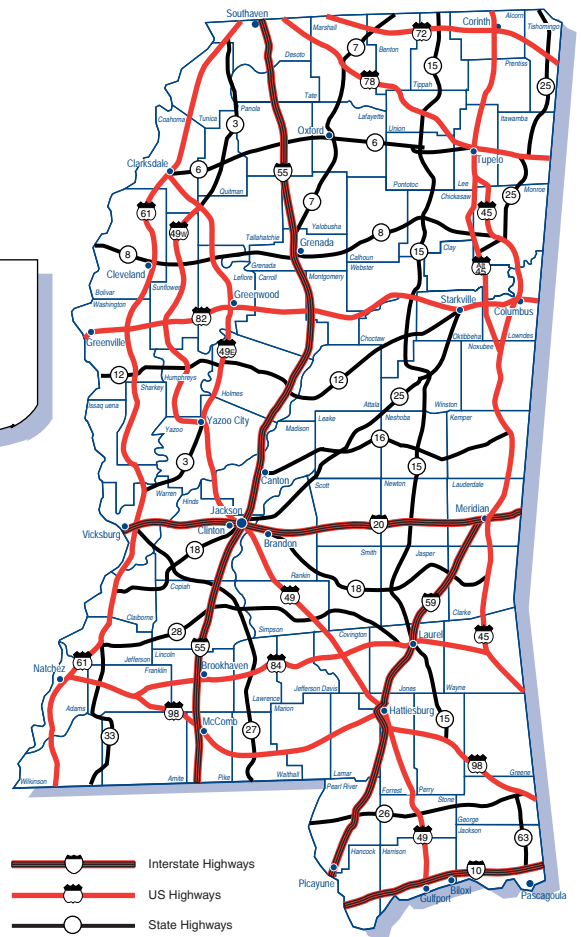
Source: R.S. Means Company, Inc., Square Foot Costs-Location Factors for Mississippi, 2002 (08/02).

County Location



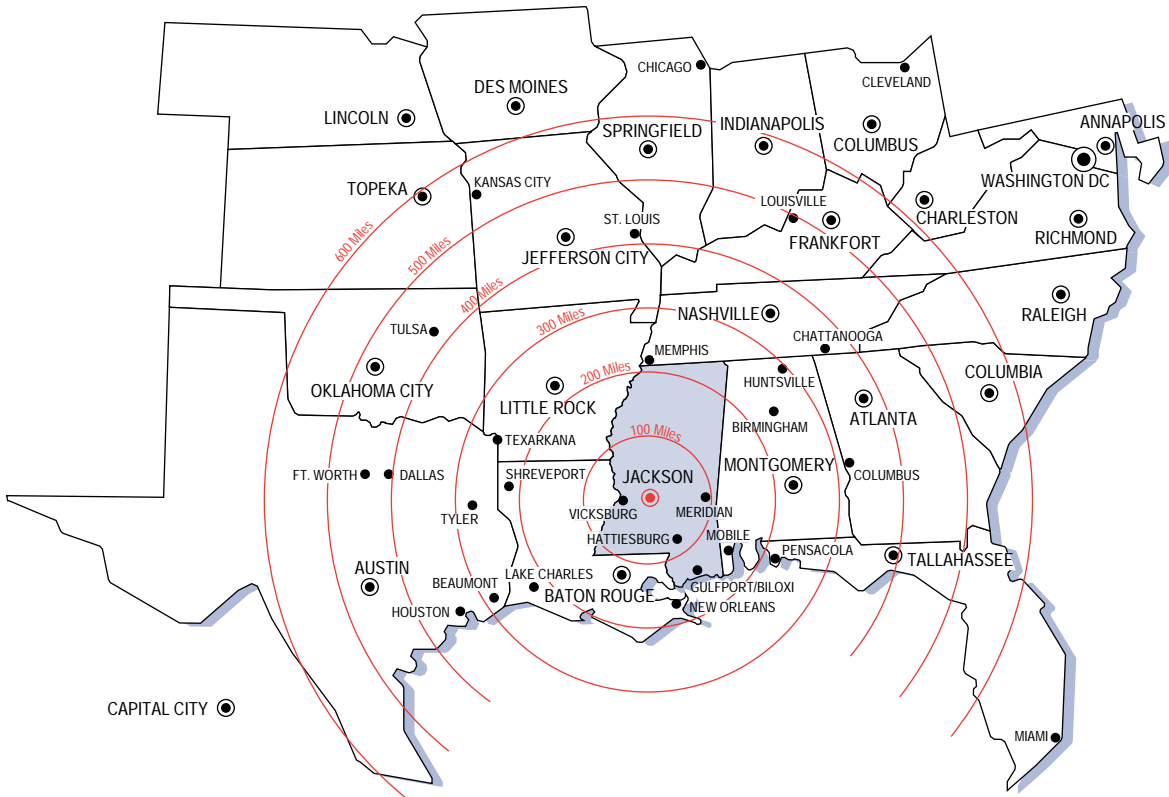
Madison County

Federal/State Highways



- Interstate Highways
- US Highways
- State Highways

Regional Map



CAPITAL CITY ●