

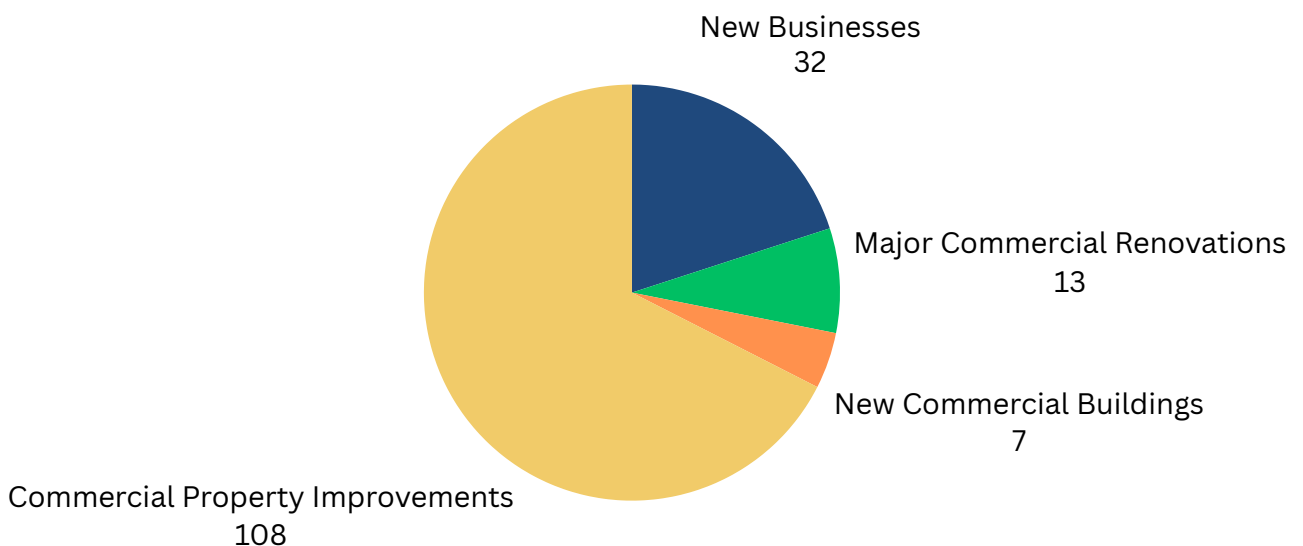


Growth, Investment and Community Development January 2022-2023

Pearl has experienced significant growth in economic development and housing in 2022 and early 2023. Our Community Development Department keeps a comprehensive database for all permits issued for new construction, renovations and inspections.

Our city's location near major highways and the Jackson-Evers International Airport has made it an attractive location for businesses and residents to call home. In addition, Pearl has invested in infrastructure improvements and developed business-friendly policies that have encouraged growth. The city has seen an increase in job opportunities and a growing economy, with a diverse range of industries represented. Overall, Pearl's economic development is promising and suggests continued growth in the future.

Here's a snapshot from our Community Development staff of recent growth, improvements and investments made since January 2022-January 2023:





New Home Construction: 137

Total Current Homes in Pearl: 10,700

NEW BUSINESS



MAJOR COMMERCIAL RENOVATIONS



**ABC Supply Co. Inc.
N. Pearson Road**



Storage Choice

Highway 80

The Exchange Church

COMMERCIAL NEW BUILDS



**Son Seekers
Concourse Drive**

**Independent Roofing
Excell Drive**

**Holditch Industries
Pete Walker Lane**

NEW HOME PERMITS:

137 new homes permitted in 2022

Serenity Lake

Richburg Estates

Patrick Farms Phase 9

Silver Ridge Phase

River Ridge Phase 2

Independent Homeowner



Serenity Lake

COMMERCIAL PROPERTY IMPROVEMENTS (Completed or near completion):

- 1] Circle K/Eldorado and Old Brandon Rd. – Building pressure washed and dumpster repair
- 2] Crosspark Lot/behind Circle K- All trees and brush cleared from lot and maintained.
- 3] 110 Crosspark Drive- Building pressure washed
- 4] Nextech/339 Crosspark Dr.- All outside storage removed from property.
- 5] Big Lots- New paint on south side of building. Loading dock and dumpster area cleaned. Old storage containers removed and replaced with newer containers.
- 6] El Sombrero- Parking lot resealed.
- 7] Crosspark Plaza- Sign poles painted and pressure washed.
- 8] Bank of Yazoo- New dumpster enclosure, and building sign repaired.
- 9] Classy Canine- Building painted, and sign post painted
- 10] Wal-Mart- Back side of building and loading dock areas cleaned and construction debris removed, portions of parking lot repaired. Work still in process.
- 11] Crown Jewelers- Building painted.

- 12] Tax Depot- Building painted.
- 13] Rankin County Baptist Assoc.- New dumpster enclosure.
- 14] Office Depot Building- New Dumpster enclosures, front parking lot sealed and paved on west side, new buffer fencing in back of structure, and parking lot light repaired. (Building still in need of paint, back side of property needing paved.) Property is under Contract
- 15] Roby's- New metal skin on building.
- 16] Penninger Body Shop- Building painted
- 17] Leonard's Metal- Building painted.
- 18] JSI Communications- Building Painted
- 19] Jackson Medical Supply- Building painted.
- 20] Complete Exteriors- Building painted, cleaned lot and placed gravel, and new fencing.
- 21] U-Haul Metroplex- Building pressure washed, and new gutters
- 22] Car Town/Excell Drive- Building painted
- 23] Life Storage- Repaired signage
- 24] Granite Specialist- Building painted, new roll-up doors, new signage, and fence repair.
- 25] Quality Inn/Airport- Building painted, new dumpster enclosure.
- 26] Sleep Inn- Sign pole painted.
- 27] New Life Christian Fellowship- New dumpster enclosure.
- 28] Unwind Back Store- Building pressure washed and removed dumpster.
- 29] Slay's Pawn- Building painted and parking lot paved.
- 30] Woods Equipment- Building painted and parking lot paved.
- 31] Key Dental- New signage, and old signage and electrical removed.
- 32] 133 Paul Truitt- Building pressure washed, dumpster removed, property clean with several vehicles and auto parts removed from property.
- 33] The Park at Cornwall- Building painted, parking lot paved and re-stripped.
- 34] Storage Choice- Building re-skinned, and parking lot paved.
- 35] Krystal- Building painted, new signage, painted dumpster enclosure, re-sealed parking, and new drive-thru canopy.

- 36] Priority One Bank- Complete remodel.
- 37] Sonic /HWY 80- Building pressure washed, painted back of building, parking lot repair.
- 38] 3454 Hwy. 80- Building painted, parking lot repaired.
- 39] 3218 Hwy. 80- Re-model front of building, installed new ADA ramp.
- 40] Campbell Credit- Sign poles painted
- 41] Crawfish Barn- Parking lot paved and re-stripped.
- 42] 3086 Hwy.80/Pizza Hut building- Building painted, parking lot re-sealed, awnings removed from rear of building, new signage.
- 43] Kroger- Complete remodel
- 44] Beauty Star- Complete remodel, new signage, new dumpster enclosure.
- 45] Trade Days- Buildings painted.
- 46] Ali's Tire- Curbs repaired, and parking lot paved.
- 47] Appetizers- Building painted and parking lot paved and re-stripped.
- 48] Eastgate Shopping Center- Building painted.
- 49] 2914 Hwy.80- Building painted and old signage removed.
- 50] Complete Mobile Homes- Remove old trailer homes, cleaned lot of debris and cleared trees and brush from lot.
- 51] AmeriGas- Building painted.
- 52] Post Office- Buildings trim painted, parking lot patched, old shrubs removed.
- 52] Suit Your Fancy- building painted, parking lot paved. Plans have been turned into Community Dev. For complete remodel of building.
- 53] Trustmark Bank- Building painted, new signage, new landscape.
- 54] Color Tyme Building- Building painted, new signage. Plans have been submitted for remodel.
- 55] Centex- Building painted, and properties lot clears of trees and brush.
- 56] Pearl Door- Building pressure washed, lot cleaned. More work needed.
- 57] Bonnie Sue's- Building pressure washed and painted, new signage.
- 58] McKay's Mini-Storage- 16 Portable buildings removed from property, and general clean-up of property.

- 59] NIS Plumbing- Both building re-faced and painted.
- 60] POD's- Building pressure washed.
- 61] Sutherlands- Pressure washed portions of the building, re-organized trailer, and weed removal from parking lot.
- 62] SAM's- New enclosures for outside storage.
- 63] Central Transport- Heavy brush and tree removal.
- 64] Business Center Parkway- Complete lot clean-up, brush removal.
- 65] La Quinta Inn and Suites- Complete remodel.
- 66] Safeway Cleaners- New signage
- 67] Riverwood Apartments- Parking lot repair.
- 68] Colony Park Aprtments- Repaired fencing, and cleaned property and lot.
- 69] Pearl Automotive- Building awning painted.
- 70] Econo Lodge- South side of building painted, dumpster enclosure doors repaired.
- 71] Texaco Pearson Rd.- pressure washed building, building painted, new dumpster enclosure.
- 72] 307 South Pearson Rd.- New roof on building, siding, building painted.
- 73] Shell Pearson Rd.- New buffer fencing, new dumpster enclosure.
- 74] Baskin Robbins Building- Grass and weeds maintained, signage covered with paint. Building under contract.
- 75] Launch- All old fencing removed, storage building removed, trash and building supplies removed from property.
- 76] Ichiban Hibachi Grill- Grease trap area and parking lot cleaned
- 77] Ryan's Building- Building pressure washed and painted, parking sealed and restriped, all old signage removed from building and interstate sign.
- 78] Juicy Seafood- Dumpster area cleaned and pressure washed, water leak east side parking lot repaired and all trash removed from rear of building.
- 79] Day's Inn- Repaired fence.
- 80] Regions ATM Pearson Rd- Pressure washed and painted building, parking lot repairs completed.
- 81] Shoney's- General clean-up of property, (Building Under Contract)
- 82] Sonic Pearson Rd.- Remove banners and flags, parking lot repair, new signage.

- 83] Bumper's- New signage. Remove banners and flags.
- 84] Car Care Clinic- New awnings and weed removal.
- 85] Salsa's- Pole sign cleaned.
- 86] Hampton Inn- Pole sign repaired.
- 87] Best Western- Pole sign repaired.
- 88] Car Care Clinic- Building painted.
- 89] Marathon- Parking lot repair, trash and debris removed from rear of property, repaired damage to front of building.
- 90] Route Back Trucking- New fence behind structure, Signage will be paint and cleaned this month.
- 91] USA Pawn- Pressure washed building, new fence, repaired storage building doors.
- 92] Masonic Lodge- Dumpster removal, and vehicles removed from property.
- 93] Patton Plaza- Paved parking lot, new fence behind property.
- 94] Sunoco Old Brandon Road- New dumpster enclosure.
- 95] Sunoco Hwy.80- New dumpster enclosure.
- 96] Red Gills Garage- Fence repair, and sign removal.
- 97] Car Wash Old Brandon Rd- Pressure washed building, and dumpster enclosure removal.
- 98] Save-A-Lot- Sign removal.
- 99] McLaurin Mart- Portions of parking lot paved.
- 100] Shell Hwy.80- Pressure washed building, painted building, cleaned back side of property.
- 101] CVS- Dumpster cleaning and repair, landscape maintenance.
- 102] Harbor Freight- New walkway lighting.
- 103] 2901 Old Brandon Road- Property Clean-up.
- 104] Little Caesar's- Fence repair.
- 105] Title Max- Pressure washed building, sign repair, parking lot and curb repair, grass and weed maintenance.
- 106] Colonial Terrace Apartments- Parking lot paved, fence repair, pool filled in, old wood and poles removed from property.
- 107] 2301 Burma Dr.- New dumpster enclosure.

108] Shell Greenfield Rd.- Building pressure washed and painted. All items stored on back side of property removed.