



# Commercial & Historic Real Estate Auction



# Market Overview Natchez September 2009



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## Overview:

Natchez is located in Southwest Mississippi on the Mississippi River and is the county seat of Adams County. It is located 80 miles from Baton Rouge, Louisiana and 100 miles from Jackson, Mississippi. As one of the oldest settlements on the Mississippi River, it is a nationally acclaimed tourist destination with more antebellum houses than any other city in the United States.

## Key Marketing Points:

Properties in Natchez, Mississippi, would likely appeal to history or outdoor enthusiasts as well as retirees. The tourism industry is supported by historic tours, antique shops and numerous annual festivals. The city offers a below average cost of living, a mild winter climate and retiree tax benefits specifically related to home ownership. There are numerous resources for outdoor recreation including city and state parks and nearby water resources.

Economy	Natchez, MS	United States
Population	16,637	
Unemployment Rate	8.30%	8.50%
Recent Job Growth	-1.50%	-3.10%
Income per Cap.	\$19,596	\$24,020
Household Income	\$28,739	\$44,684
Housing		
Median Home Age	42	27
Median Home Cost	\$77,020	\$202,300
Housing Vacant	10.35%	14.48%
Homes Rented	36.14%	21.45%

## Demographics:

The population of Adams County is 31,307 with over 50% of residents living in the city of Natchez (16,637). Almost 19% of residents have a college degree and 73.4% are high school graduates. The median age is 38.1 with a median household income of \$28,739.



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## Economy:

Natchez serves as the commercial, industrial, medical and retail hub for a large segment of southwest Mississippi and east central Louisiana and provides goods and services to people within a 50-mile radius. Tourism-related jobs employ almost one fifth of the workforce. Manufacturing is also a significant industry in the region.

Company	Employees
Natchez Regional Medical Center	500
Super Wal-Mart	430
Isle of Capri Casino	400
Natchez Markets	350
Natchez Community Hospital	280

## Retirement Appeal:

The below average cost of living, retiree tax benefits, and moderate winter climate all contribute to the appeal of the city as a retirement destination. Natchez has been honored by the American Association of Retirement Communities and Kiplinger's Personal Finance Magazine rates Mississippi sixth in the country and number one in the Sun Belt for least expensive tax states for retirees. Additional information is available at the Natchez Retiree Website: [www.natchezretirement.net](http://www.natchezretirement.net).

## Leisure Activities:

Natchez offers many outdoor recreational activities including golfing, bicycling, swimming, walking, hunting, fishing and boating. Much of this activity takes place in Natchez' parks, including city-owned parks, such as the 200 acre Duncan Park, along with city parks Bluff Park, Memorial Park, and Natchez National Historical Park. Both Natchez State Park and the Natchez Trace Parkway offer hiking and biking trails, cabins and campgrounds with water and electricity, and water recreation areas.

In support of the tourism industry Natchez has a multitude of historic tours and antique shops. The city of Natchez hosts numerous festivals and celebrations each year.

- February** Mardi Gras
- March** Spring Pilgrimage
- April** Natchez Bluff Blues Fest
- May** Natchez Festival of Music
- July** Fourth of July Fireworks
- August** Natchez Food and Wine Festival
- September** Copper Magnolia Festival and Flea Market, Jim Bowie Music Festival and Bar-B-Que Duel

- October** Fall Pilgrimage, Phatwater Kayak Challenge The Great Mississippi River Balloon Race
- November** Angels on the Bluff
- December** Christmas Lights in Natchez



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## Proximity to Major Cities:

Three US Highways 61, 84, and 98 intersect in Natchez and connect directly with Memphis, Baton Rouge, New Orleans and Mobile. Distances to other major cities:

City	Distance in Miles
Atlanta, GA	505
Baton Rouge, LA	90
Dallas, TX	390
Houston, TX	307
Jackson, MS	105
Memphis, TN	295
Mobile, AL	239
New Orleans, LA	170



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