



2025

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

Winter/Fall



East Arkansas
Planning & Development District

Comprehensive Economic Development Strategy

Fall/Winter 2025

Prepared by

Arkansas Economic
Development Institute

YourAEDI.com



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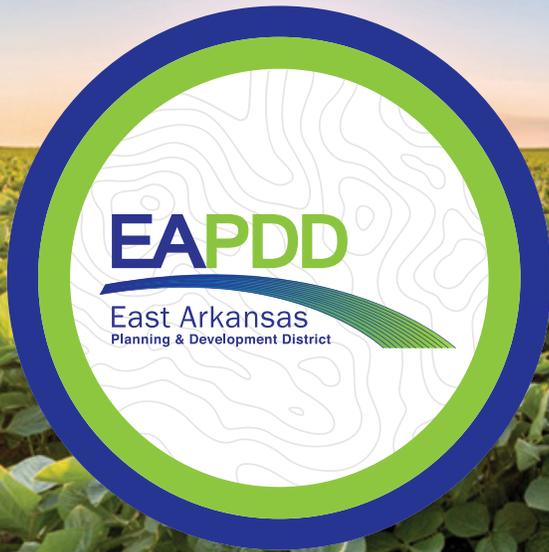
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East Arkansas Planning and Development District

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Lawrence County Judge
- **Blake, Judge Lynn**
Cross County Judge
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Mayor of Marion
- **Bryant, Mayor Larry**
Mayor of Forrest City
- **Carter, Judge J.C.**
Poinsett County Judge
- **Day, Judge Marvin**
Craighead County Judge
- **Futrell, Mayor Keith**
Mayor of Pocahontas
- **Hicks-Gilbert, Mayor Lisa**
Mayor of Elaine
- **Hobbs, Mayor Jennifer**
Mayor of Wynne
- **Hunter, Bevin**
President & CEO of Wynne Economic
Development Corporation
- **Johnson, Mayor Danny**
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- **Jones, Judge Craig**
St. Francis County Judge
- **McCollum, Mayor Charles “Bo”**
Mayor of Etowah
- **McMillon, Judge Rusty**
Greene County Judge
- **Neill, Mayor Dianne**
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Mississippi County Judge
- **Patterson, Judge Mike**
Clay County Judge
- **Sandfer, Judge Terry**
Lee County Judge
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Mayor of Delaplaine
- **Snapp, Mayor Charles**
Mayor of Walnut Ridge
- **Stevens, Mayor Ora**
Mayor of Marianna
- **Wheeless, Judge Woody**
Crittenden County Judge
- **Whitfield, Mayor Joseph**
Mayor of Helena-West Helena
- **Wicker, Judge Ben**
Randolph County Judge



Introduction

A Comprehensive Economic Development Strategy, or CEDS, is a document designed to engage cooperation between the public and private sectors in the resiliency and health of the local economy.

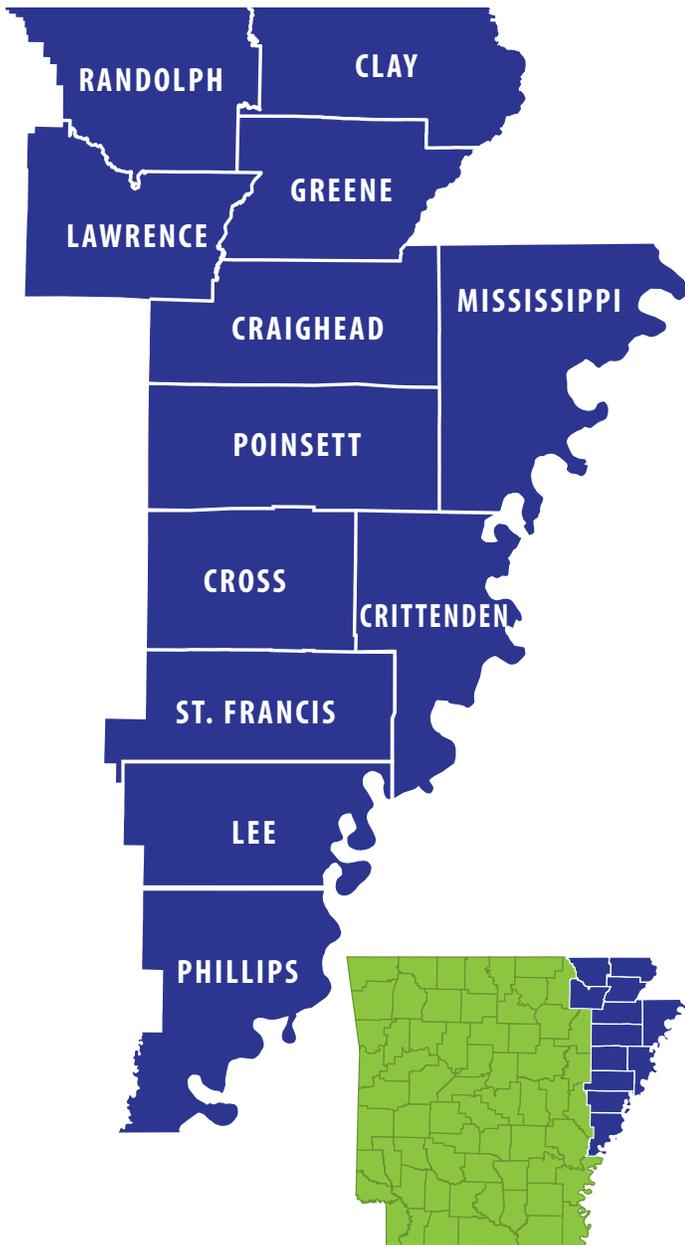
Serving as both an analytical framework and a roadmap, a CEDS examines the target region’s economic and social well-being while guiding regional goals, strategies, investment priorities, and resources to benefit the region. A CEDS seeks to maximize the target region’s unique advantages and minimize its disadvantages. Finally, a CEDS provides a benchmark for regional economic success.

The CEDS is a mandated document by the Economic Development Administration (EDA) to define Planning and Development Districts throughout the nation. The East

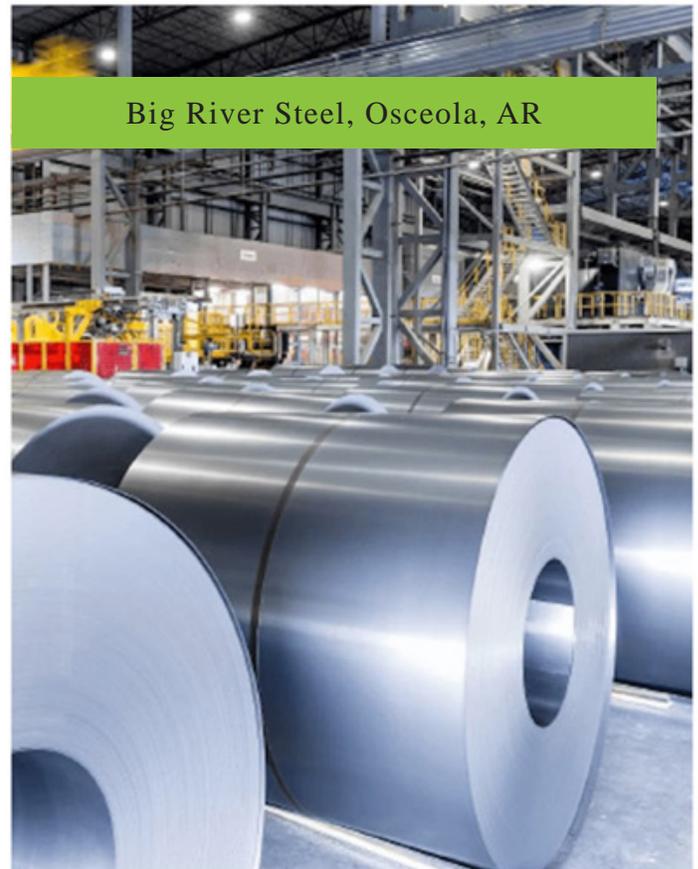
Arkansas Planning and Development District (EAPDD) and the CEDS Strategy Committee are responsible for providing this document as a reference for economic conditions, development strategies, and other projects throughout the 12-county district. This CEDS is not intended to be a “stand-alone” document, but rather one of several key tools used in economic development in the EAPDD region. Together, these elements ensure that the CEDS remains a living, collaborative framework—one that reflects the region’s current challenges, builds on its strengths, and provides a foundation for long-term economic growth and resilience.

Regional Overview

The Eastern region of Arkansas is known for its vast agricultural history, diverse towns, and rich culture. Nestled between the Mississippi River to the East and Crowley's Ridge to the West, the EAPDD region also boasts a diverse economy and is home to some of the state's largest employers and multiple higher education institutions.



The region is home to the largest steel-producing county in the United States: Mississippi County. At some of the most technologically advanced manufacturing facilities in the world, the county supplies steel for skyscrapers, automobiles, energy companies, and more on a global scale (“Steel”, 2025).

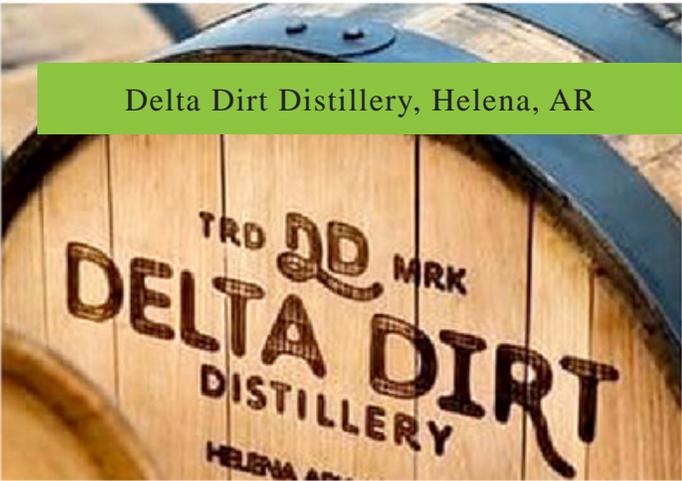




Nestlé Prepared Foods, Jonesboro, AR

With the third-highest regional GDP in Arkansas, the region also produces much of the nation’s food and consumer products supplies (“Gross Domestic Product”, 2024). From Riceland, Nestlé, Frito-Lay, and Unilever in Jonesboro, Anchor Packaging in Paragould, to Boar’s Head in Forrest City, the hardworking ethos of the region’s residents is evident throughout (“Major Employers & Existing Industries”, 2022; “Largest Employers”, 2025).

In addition to major national manufacturers, the EAPDD region is also defined by its home-grown companies woven into the tapestry of the history and culture of the cities they are located in. An example of this is Delta Dirt Distillery, a mainstay in



Delta Dirt Distillery, Helena, AR

downtown Helena that is helping to put the city on the map for travellers and residents alike. Other destinations that draw in visitors from Arkansas and abroad alike include: the famed Wilson Cafe in Wilson, Southland Park Gaming and Racing in West Memphis, Parkin Archeological State Park in Parkin, Johnny Cash’s Boyhood Home in Dyess, the Beatles Park in Walnut Ridge, and the King Biscuit Blue Festival in Helena, just to name a few (“Uniquely Upper Delta”, 2025).



Parkin Archeological State Park, Parkin AR

While the historical and cultural aspects of the region can paint a vivid picture, it is also important to look at what the data is telling us. The following section is a summary of the current demographic, housing, educational, and economic factors present in the EAPDD region. This snapshot highlights the statistical conditions that helped to inform the focus areas outlined in the later portions of the document.

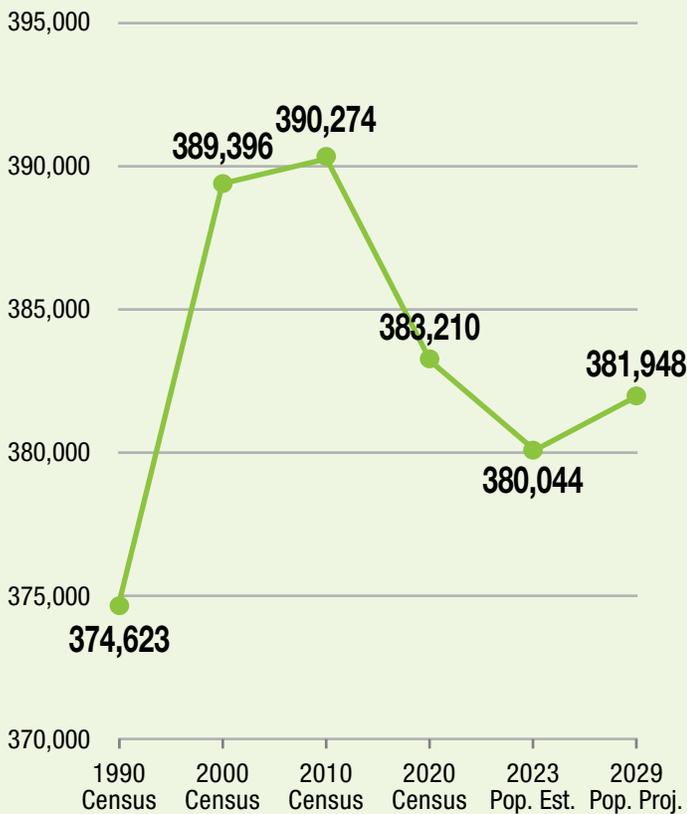
Demographics

The EAPDD Region as a whole saw a population decline of -2.6% from 2010–2023; however, there are pockets of growth, such as Craighead County, Greene County, and Randolph County.

The region is projected to grow by 0.5% over the next four years despite some of the counties facing a continued projected decline in population. Craighead County, with a population of about 114,000, is the largest

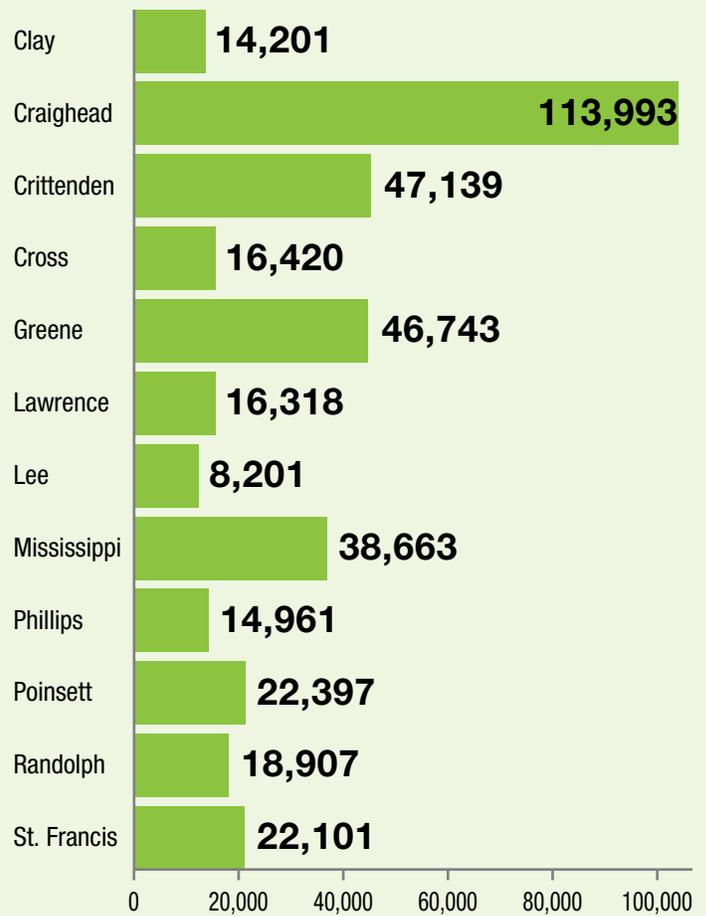
county in the district and is projected to grow by over 7.2% in the next five years. In contrast, Phillips County, with a population of 14,961, is projected to lose more than 8% of its residents (U.S. Census Bureau;

FIGURE 1
Population



Source: U.S. Census Bureau, 1990 Census, 2000 Census, 2010 Census, 2020 Census, Population Division; Esri Geoenrichment Service

FIGURE 2
2023 Population Estimate



Source: U.S. Census Bureau, Population Division

Esri Geoenrichment Service). While overall the population is projected to grow in the future, the stark difference between the growing counties and the declining counties shows a reckoning for community leaders to make intentional community development efforts toward improving the quality of life and long-term stability in the region.

Building on these population trends, demographic characteristics such as age, dependency, and racial composition provide additional insight into the region’s workforce capacity and community needs. The median age in the region is 39.5, and the majority of

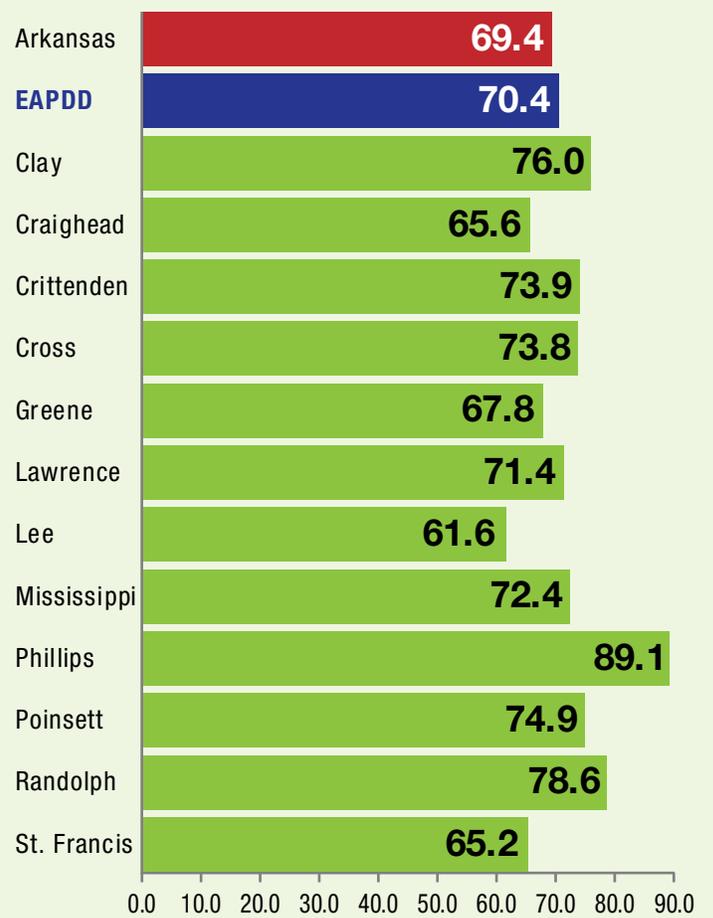
the population is of working age, showing a propensity for workforce readiness in these communities. The dependency ratio, otherwise known as the number of working-age residents compared to the number of non-working-age residents, is largely in line with the state ratio of 69.4. The county with the highest dependency ratio is Phillips, at 89.1, while the county with the lowest dependency ratio is Lee, at 61.6. In the counties with a high dependency ratio, there is an emphasis on serving the needs of the aging and youth populations with activities and services for both, such as senior care for the elderly and playgrounds for children (U.S. Census Bureau).

FIGURE 3
Median Age by County



Source: U.S. Census Bureau, Population Division

FIGURE 4
Dependency Ratio



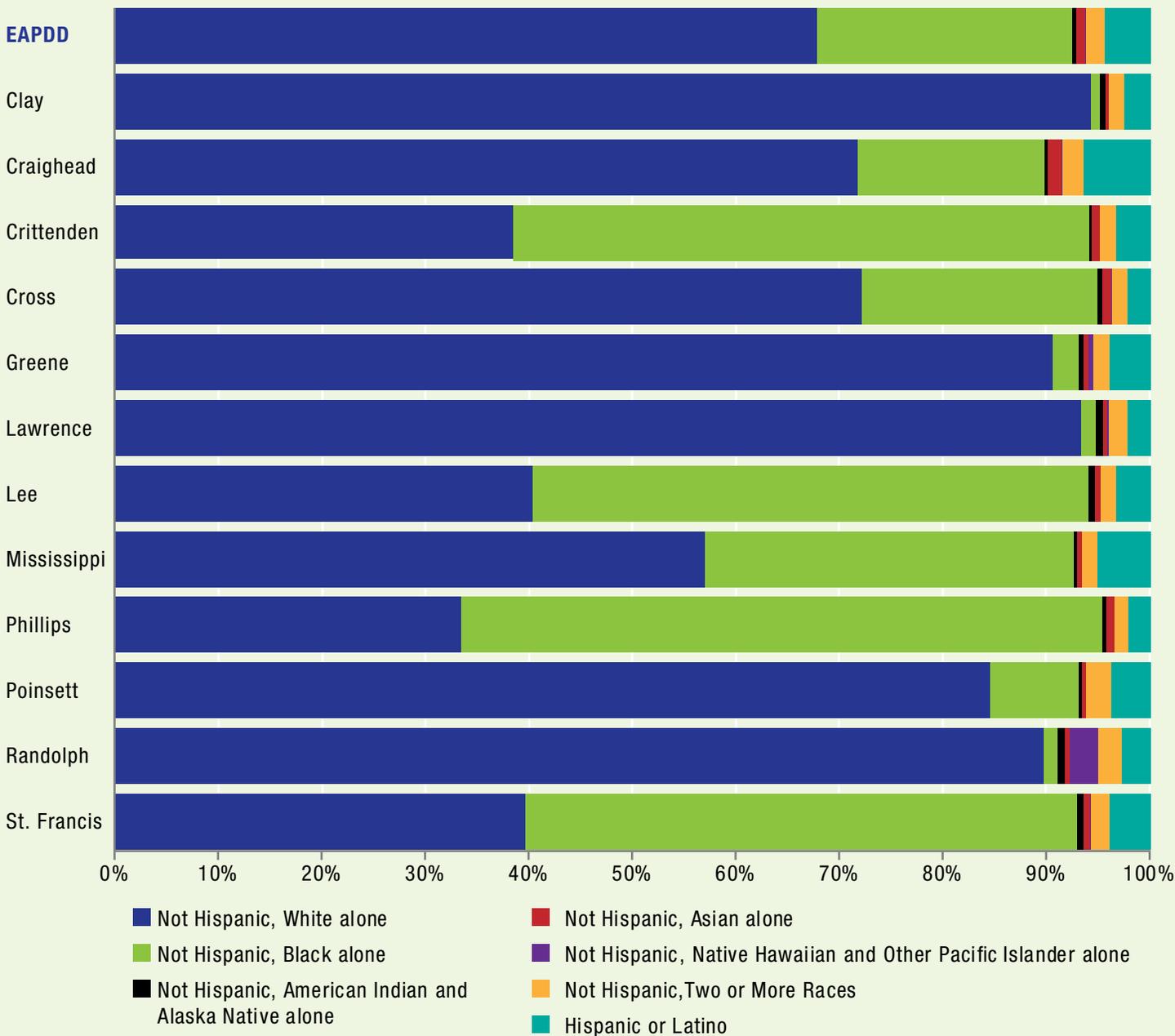
Source: U.S. Census Bureau, Population Division

Additionally, with four majority-minority counties, the EAPDD region reflects a rich diversity of backgrounds, perspectives, and cultural heritage. This diversity not only shapes the identity of local communities but also emphasizes the need for economic development strategies that address the

varied needs of residents across the district (U.S. Census Bureau). Together, these demographic patterns provide a clearer picture of the region’s opportunities and challenges, setting the stage for a deeper analysis of its economic and social conditions.

FIGURE 5

Population by Race/Ethnicity



Source: U.S. Census Bureau, Population Division

Housing

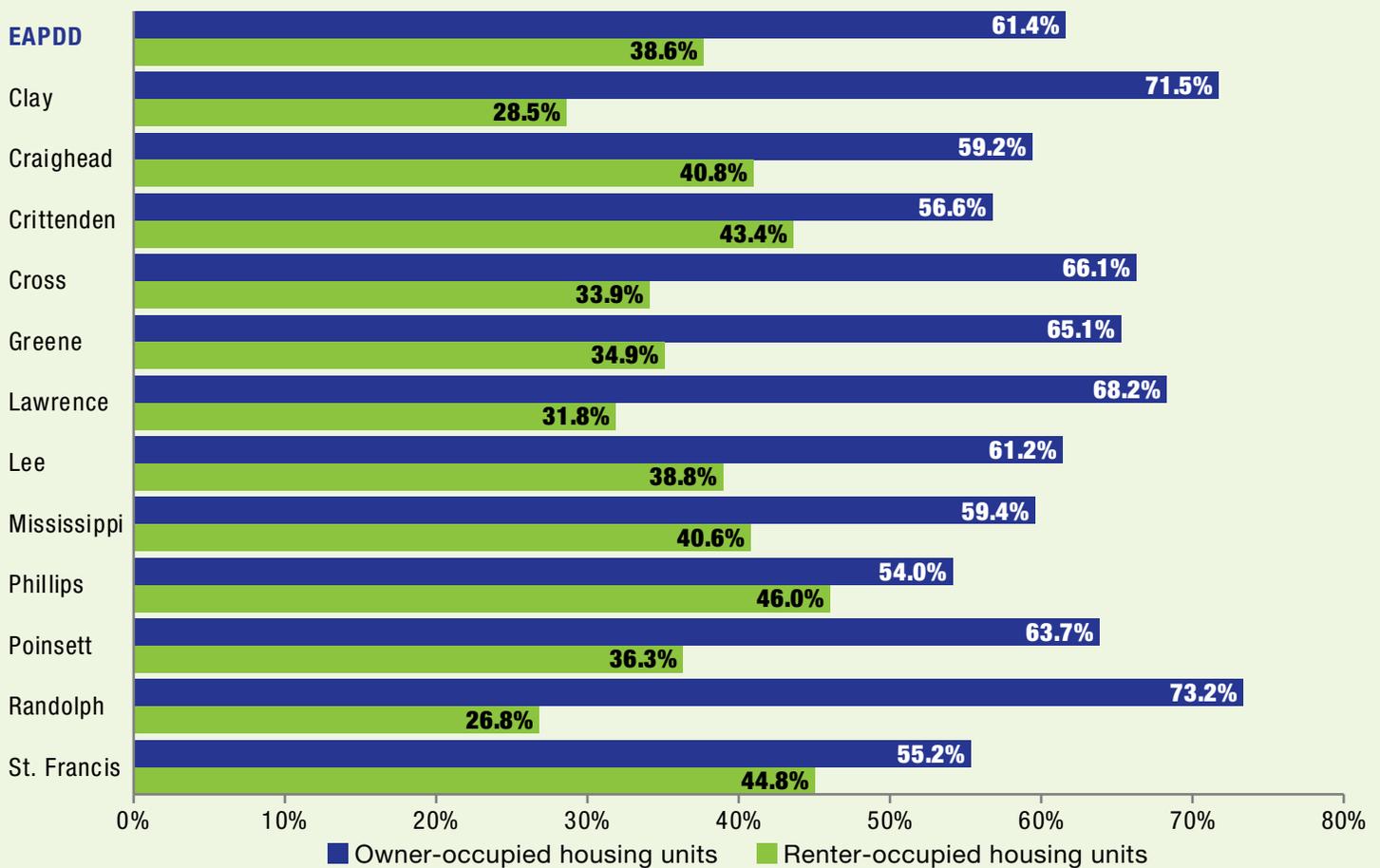
While available and affordable housing is certainly a top issue in the EAPDD region, they are not alone in facing it - it is unfortunately a national crisis. For a region as diverse as EAPDD, meeting the needs of residents warrants a wide range of housing types.

Data reveals that the majority of the people living in the region own a home. The average homeownership rate is 61.4% and the rental rate is about 38.6%. Randolph County has the

highest homeownership rate at 73.2%, while Phillips County has the lowest at 54%. Their rental rates mirror these trends at 26.8% and 46%, respectively.

FIGURE 6

Homeowners vs. Renters



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

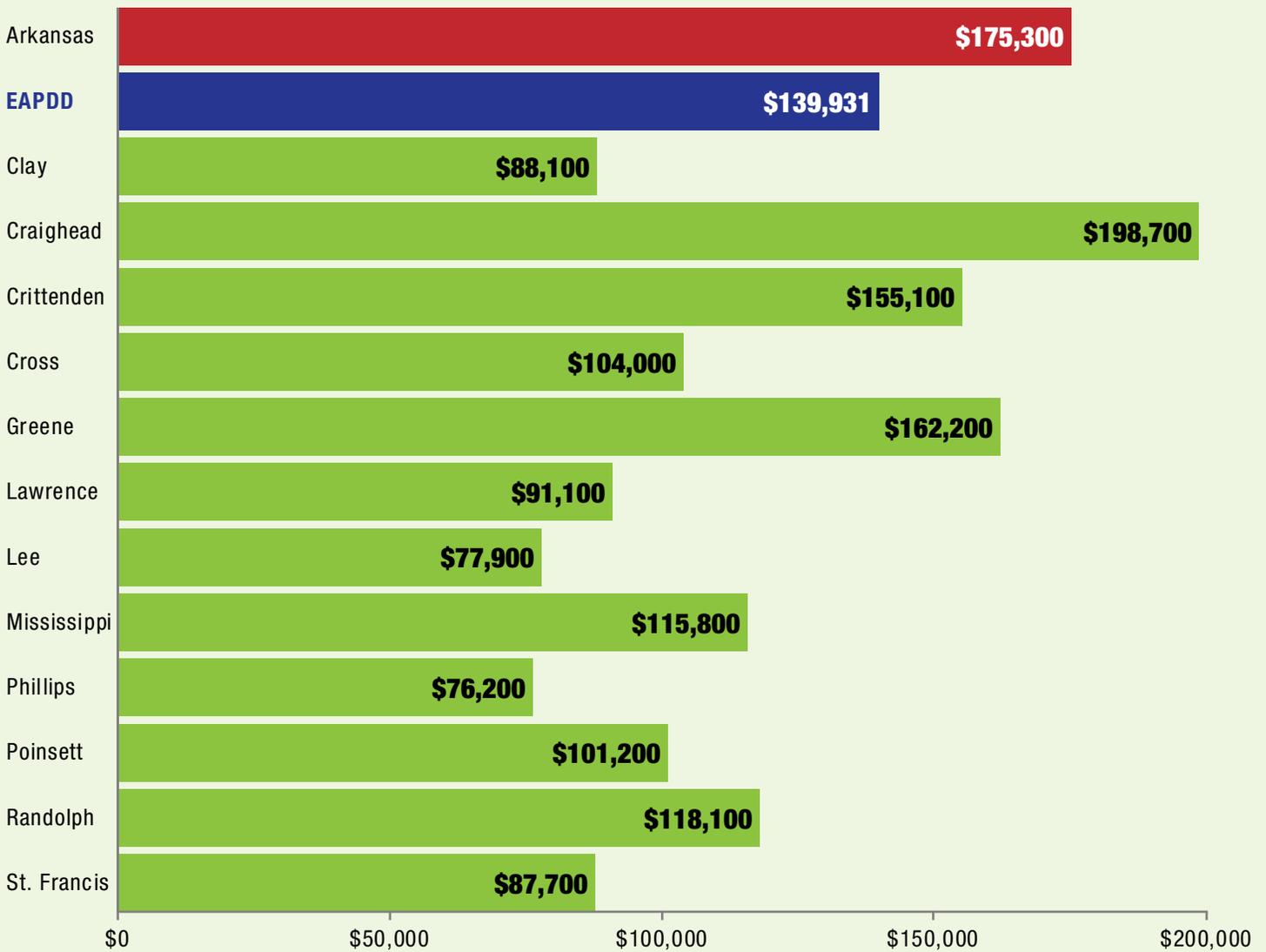
The median home value in the region is \$139,931 —significantly below the state median of \$175,300— reflecting a more affordable cost of living in many communities. The county with the highest median home value is Craighead County at \$198,700, and the county with the lowest median value is Phillips at \$76,200 (U.S. Census Bureau.)

The median rent in the region is comparable to the state’s median at \$843 and \$914, respectively, showing that, compared to the



FIGURE 7

Median Home Value (US\$)



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

homeownership costs, rental housing is much more burdensome and is closer to the state's rates. This is for owners with a mortgage. Craighead County unsurprisingly has the highest median rent at \$930, and Lee has the lowest at \$638. The mortgage and rent burdened rates further exemplify the high rental prices compared to the homeownership costs in the region. The percentage of rent-burdened residents in the region is 49.6% while the percentage of mortgage-burdened residents is 18.9% (U.S. Census Bureau).



FIGURE 8

Median Rent and Selected Monthly Owner Cost

Median Selected Monthly Owner Costs includes mortgage payments, real estate taxes, property insurance, utilities, and fuel.

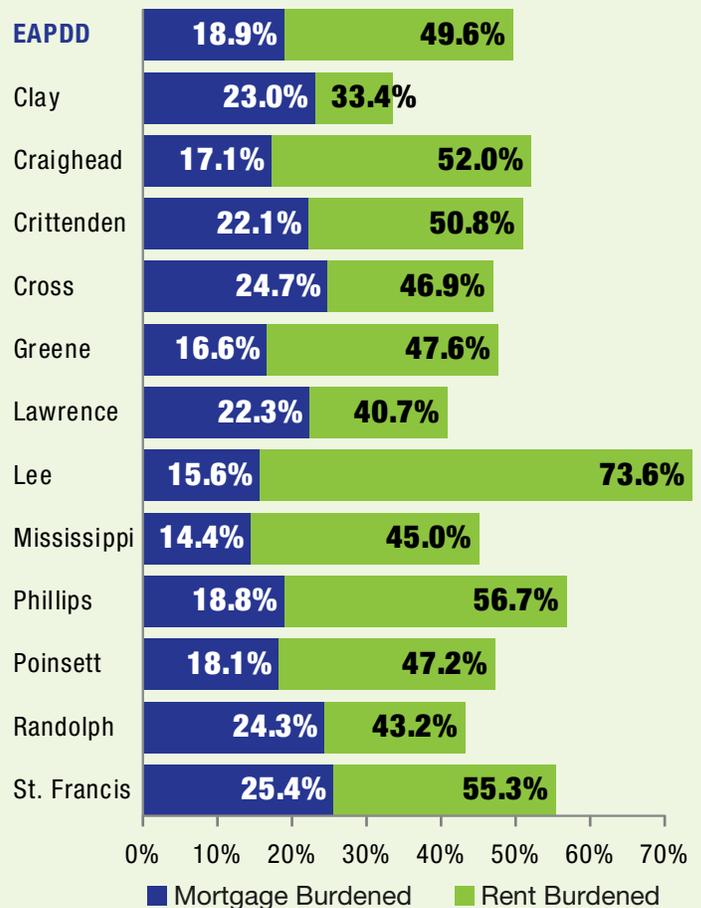


Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

FIGURE 9

Rent Burdened and Mortgage Burdened

Burdened Definition: Spending more than 30 percent of household income on rent or mortgage.



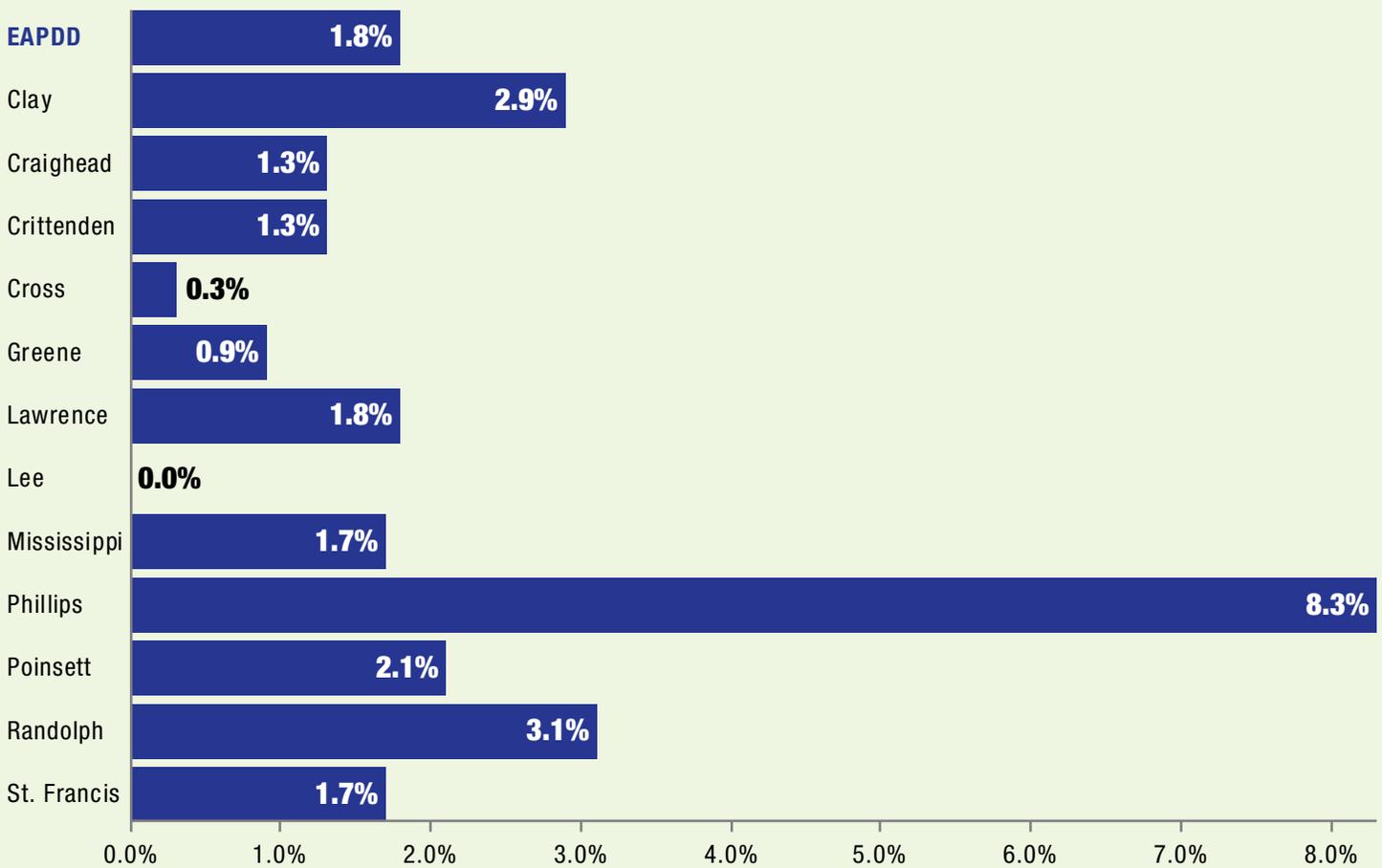
Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

The region has relatively low vacancy rates, with the homeowner vacancy rate at 1.8% and the rental vacancy rate at 5.5%. The rental vacancy rate continues to demonstrate the high rental values in the region. Phillips County is an anomaly and has a homeowner vacancy rate of 8.3%. This, combined with having the highest percentage of renters in the region, suggests a large number of dilapidated properties that are unlivable and points to a potential challenge for Phillips County going forward. Interestingly, Lee County has a 0% homeowner vacancy rate and a 14.1% rental vacancy rate, which are the lowest and highest, respectively, in the region. This suggests either that rental costs in Lee County are out of alignment with household income levels, or that many rental properties are dilapidated or unlivable. While the latter is certainly



FIGURE 10

Homeowner Vacancy Rate



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

possible and may be adding to the extreme values we are seeing, with a rent-burdened rate of 73.6% in Lee County, the highest in the region, the data suggests that the former must be the case (U.S. Census Bureau).

The housing data in the EAPDD region suggests a housing landscape where homeownership remains comparatively affordable, but renters face severe financial strain. The combination of high rent burdens, localized vacancy anomalies, and aging or uninhabitable housing stock underscores the need for targeted investment in housing rehabilitation, affordability initiatives, and development of diverse housing options. As the region plans for sustainable growth, addressing housing challenges will be central to improving the quality of life and supporting long-term economic vitality.

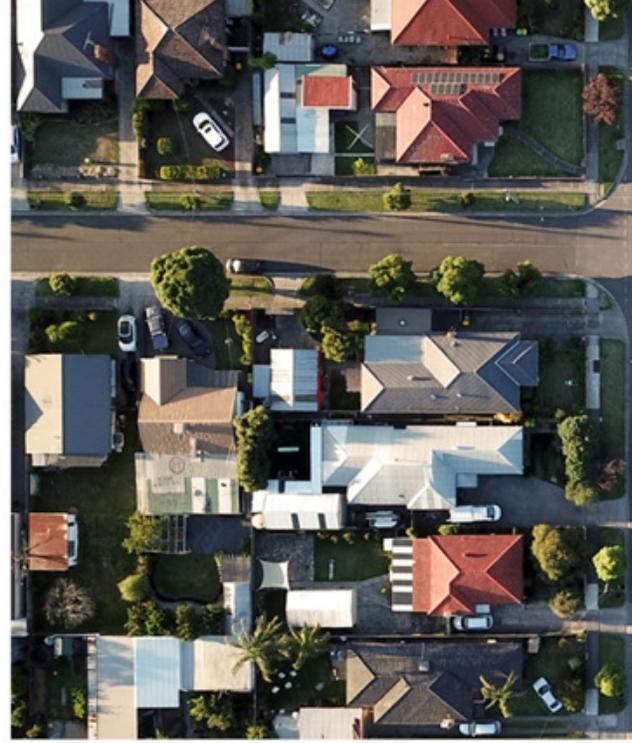
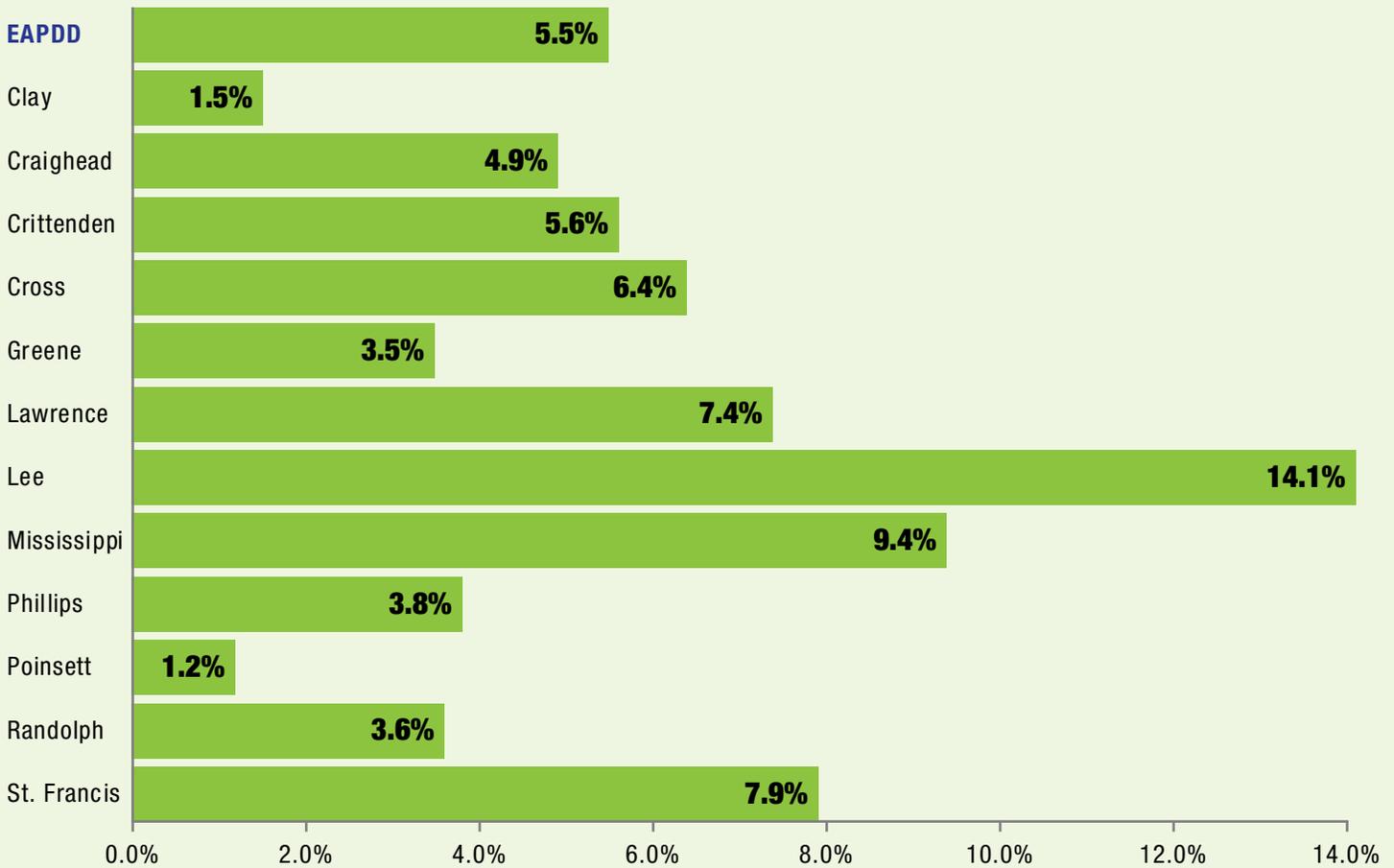


FIGURE 11

Rental Vacancy Rate



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

Education

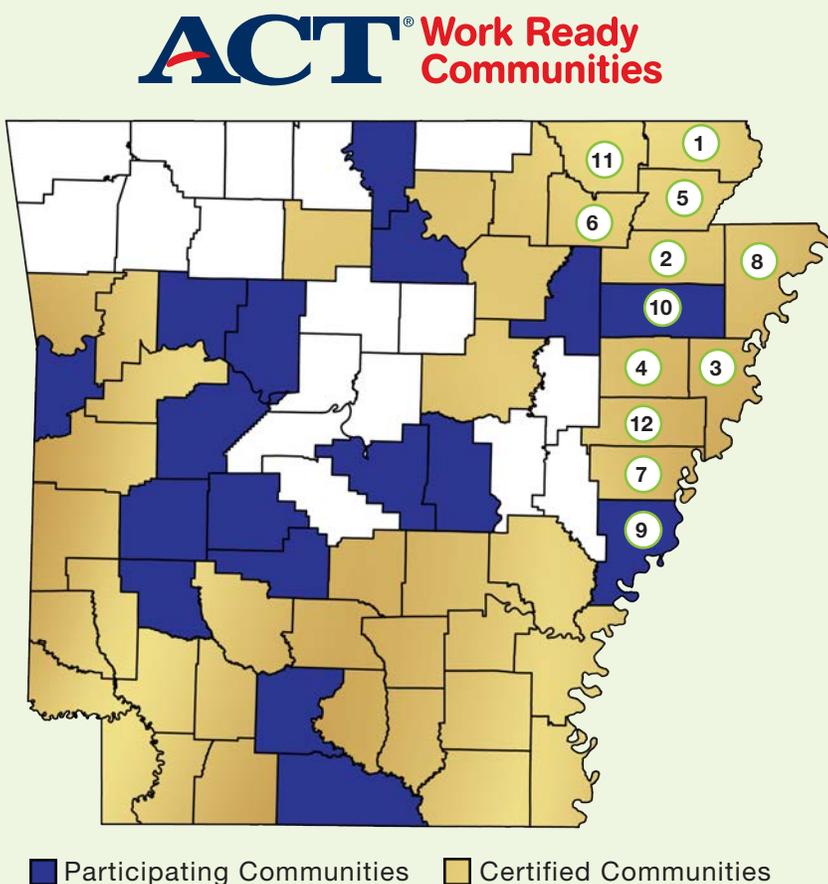
Education is a critical indicator of a region’s workforce development, civic engagement, and long-term economic growth.

In the EAPDD region, all but two of the twelve counties have achieved ACT Work Ready certification, and the two remaining counties are more than 80% of the way toward completion (“Arkansas”, 2025). This widespread certification reflects a strong

commitment to aligning educational outcomes with employer needs.

The region also benefits from a robust higher education network, with more than nine institutions offering a wide range of academic

FIGURE 12
ACT Work Ready Communities



EAPDD County	Certification Completion
1. Clay	100%
2. Craighead	100%
3. Crittenden	100%
4. Cross	100%
5. Greene	100%
6. Lawrence	100%
7. Lee	100%
8. Mississippi	100%
9. Phillips	82%
10. Poinsett	98%
11. Randolph	100%
12. St. Francis	100%

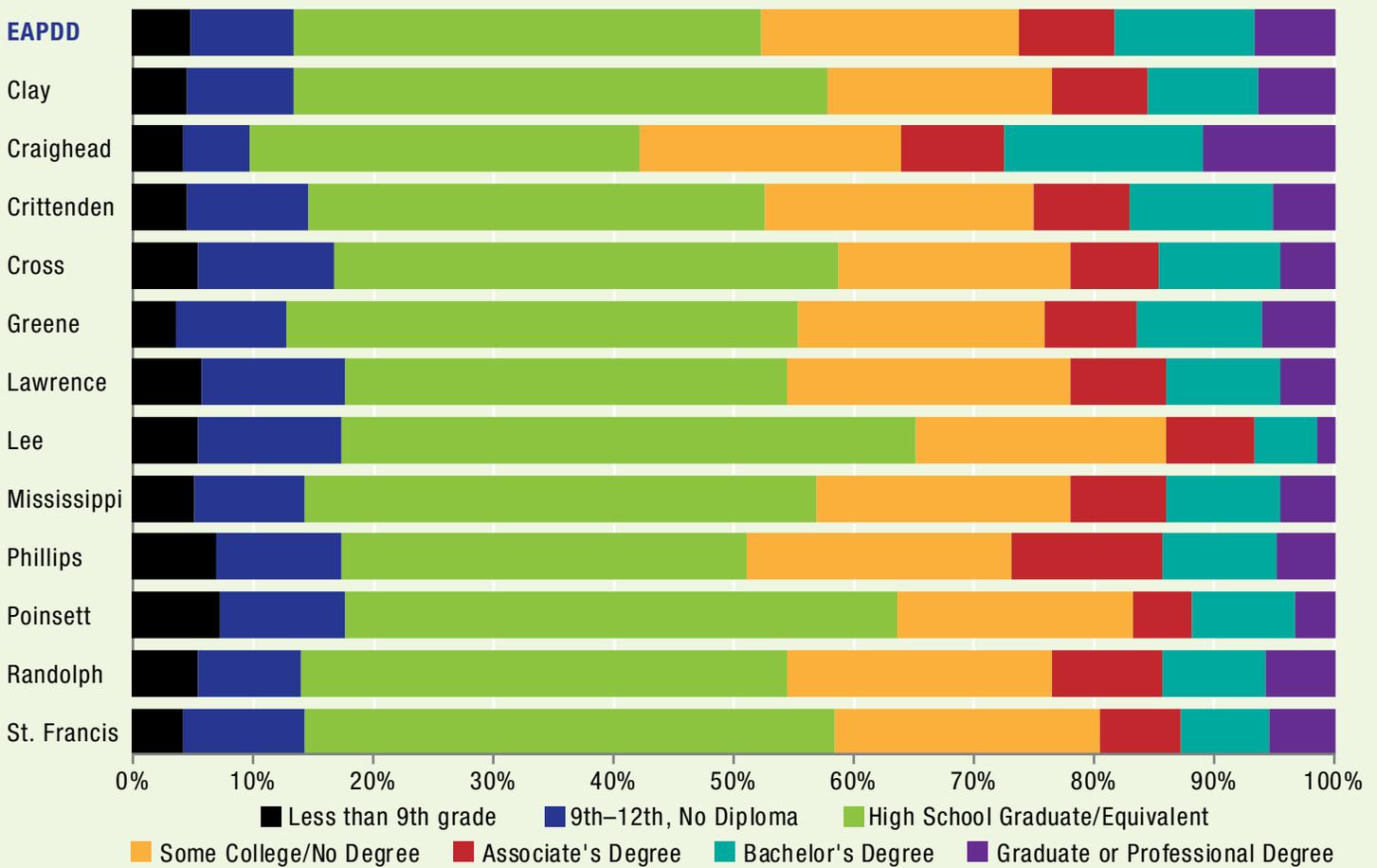
Source: “Arkansas.” ACT Work Ready Communities, ACT Education Corp., 2025.

and technical programs. In addition to degrees in business, science, healthcare, teaching, liberal arts, and computer science, local colleges and universities provide specialized training in construction, engineering, mechanics, welding, CDL licensing, CNC technology, agricultural studies, law enforcement, and even gunsmithing (The Institute of Education Sciences, 2025). The numbers also suggest this, with 86.5% of adults in the region having completed high school and 26.4% having completed a higher education degree (U.S. Census Bureau). These achievements highlight a growing base of skilled and adaptable workers who are well-positioned to contribute to the region’s economic growth.



FIGURE 13

Educational Attainment



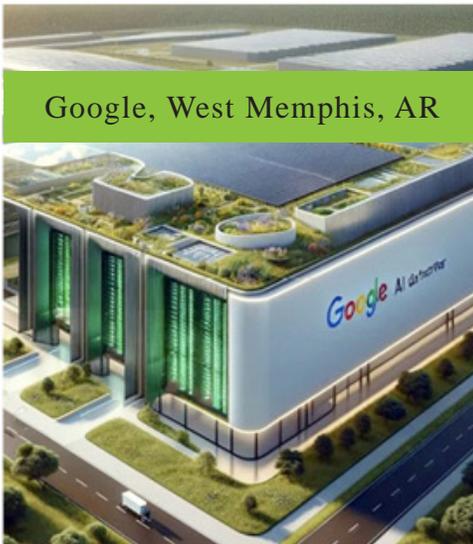
Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

Economy

East Arkansas has had its fair share of high-profile economic development wins in recent years.

With announcements such as Google in West Memphis, US Steel in Osceola, Mueller in Wynne, Tate in Pocahontas, Atlas Tube in Blytheville, Camfil in Jonesboro, and many, many more in the last five years alone, thousands of new jobs have been created,

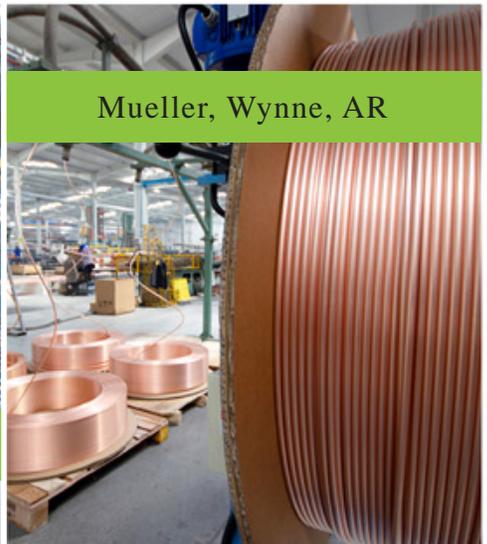
demonstrating that East Arkansas is on the rise (“Newsroom: Arkansas Economic Development Commission”). Supported by strong supply chains in the steel and industrial materials industries as well as the food and beverage and consumer products industries in



Google, West Memphis, AR



US Steel, Osceola, AR



Mueller, Wynne, AR



Tate, Pocahontas, AR



Atlas Tube, Blytheville, AR



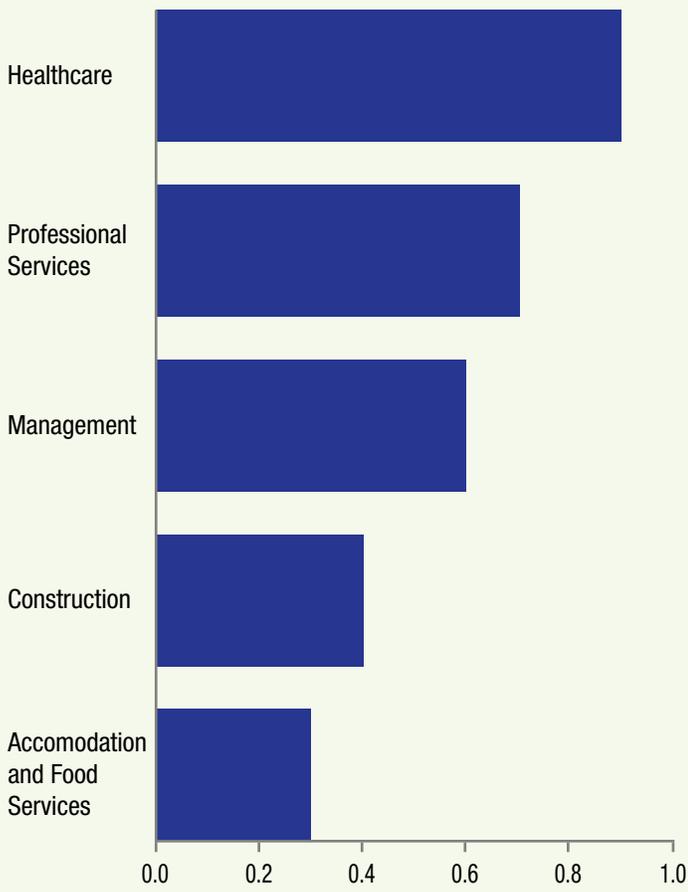
Camfil, Jonesboro, AR

the region, East Arkansas plays a critical role in providing these industries with the products and materials needed to supply the nation’s development.

The top five industries in the region by employment are healthcare and social assistance, manufacturing, retail trade, accommodation and food services, and educational services. The top five industries by location quotient are agriculture, manufacturing, utilities, healthcare and social assistance, and retail trade (JobsEQ). Location quotient is a measure of the concentration of a certain industry in an area compared

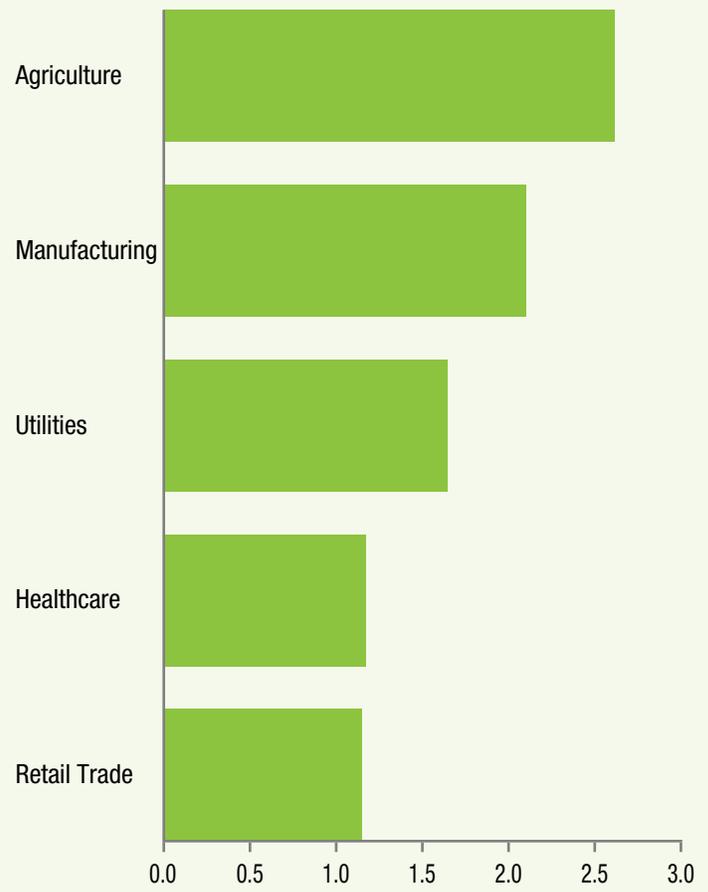
to the national average. This measure will account for all industry multipliers, such as occupational availability and supply chains. The largest occupational group is production occupations (JobsEQ). The top five fastest-growing industries in the region are healthcare and social assistance, professional services, management, construction, and accommodation and food services (JobsEQ). The absence of primary industries on this list highlights the scale of past investments and the need for service-related industries to expand in order to support that growth—a clear demonstration of the multiplier effect at work.

FIGURE 14
Fastest Growing Industries
 Percent Change, 2025–2029



Source: JobsEQ

FIGURE 15
Top Industries by Location Quotient
 EAPDD Region



Source: JobsEQ

Despite the region’s economy growing in many ways, some challenges remain. The average unemployment rate in the region is 4.08% as of December 2024, compared to the state’s rate of 3.6%. Only Craighead and Randolph counties recorded rates lower than the state average, while five others matched it (“Unemployment Rate by County”, 2024). The average per capita personal income for the region is \$44,350- over \$15,000 below the state’s level of \$59,663. Every county in the EAPDD region falls below the state’s level, with Craighead County coming closest at \$49,625—still \$10,000 less than the statewide figure (“Per Capita Personal

Income by County”, 2024). This phenomenon highlights the income inequalities in the region and in the state overall.

Even so, East Arkansas continues to attract national and global attention thanks to its proximity to transportation infrastructure such as the Mississippi River, rail lines, and interstate highways, combined with its resilient workforce, strong leadership, and deep cultural roots. Leaders in the EAPDD region must continue to stay on the ball and make concerted efforts towards the continued community development initiatives that will improve the area to pave the way towards future growth.

FIGURE 16

Unemployment Rate EAPDD Region



Source: “Unemployment Rate by County.”
Saint Louis Federal Reserve, December 2024.

FIGURE 17

Per Capita Personal Income EAPDD Region



Source: “Per Capita Personal Income by County.”
Saint Louis Federal Reserve, December 2024

EAPDD Region

EDUCATION

≥ High School Graduate	86.5%
≥ Bachelor's Degree	18.4%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	21.6 min.
Means of Transportation to Work	
• Drove Alone	82.1%
• Carpooled	10.7%
• Public Transportation (excluding taxicab)	0.1%
• Walked	1.4%
• Other Means	0.9%
• Worked from Home	4.8%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$51,552
Per Capita Personal Income	\$46,103
Families Below Poverty Level	20.4%
Households Receiving Food Stamps/SNAP	15.9%
Unemployment Rate	3.6%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$139,931
Homeowner Vacancy Rate	1.8%
Rental Vacancy Rate	5.5%
Occupied Housing Units	146,882

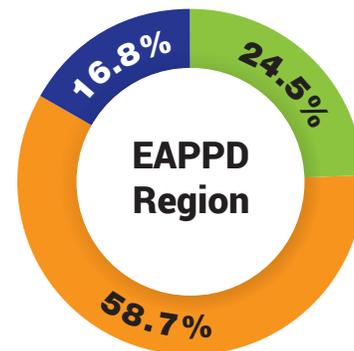
Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$1,180	18.9%	\$843	49.6%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates
*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	390,274
2023 Estimate	380,044
2027 Projection	381,948
2010–2023 Change	-2.6%
2023–2027 Change	0.5%
Male	49.3%
Female	50.7%
Median Age	37.5

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Health Care and Social Assistance	26,948	0.4%	0.9%	\$51,016
Manufacturing	25,686	0.4%	-0.3%	\$67,457
Retail Trade	17,292	-0.1%	-0.5%	\$33,659
Accommodation and Food Services	13,090	1.0%	0.3%	\$20,727
Educational Services	12,888	-1.2%	0.0%	\$46,507
Construction	8,616	2.9%	0.4%	\$57,436
Administrative and Support and Waste Management and Remediation Services	6,975	-1.8%	0.2%	\$39,073
Transportation and Warehousing	6,705	0.5%	0.1%	\$59,760
Wholesale Trade	6,100	1.1%	-0.2%	\$67,308
Public Administration	5,866	0.4%	-0.3%	\$46,968

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

County Data Profiles

Clay County

EDUCATION

≥ High School Graduate	86.6%
≥ Bachelor's Degree	15.6%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	23.3 min.
Means of Transportation to Work	
• Drove Alone	80.0%
• Carpooled	9.9%
• Public Transportation (excluding taxicab)	0.1%
• Walked	2.0%
• Other Means	1.8%
• Worked from Home	6.2%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$48,500
Per Capita Personal Income	\$46,032
Families Below Poverty Level	17.2%
Households Receiving Food Stamps/SNAP	12.0%
Unemployment Rate	4.1%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$88,100
Homeowner Vacancy Rate	2.9%
Rental Vacancy Rate	1.5%
Occupied Housing Units	6,116

Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$944	23.0%	\$696	33.4%

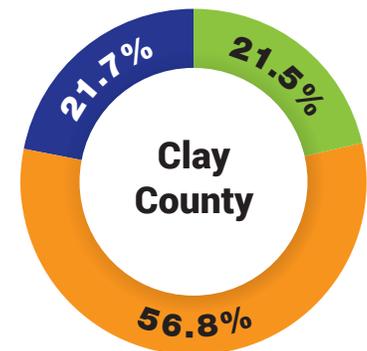
Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	16,083
2023 Estimate	14,201
2027 Projection	13,634
2010–2023 Change	-11.7%
2023–2027 Change	-4.0%
Male	49.3%
Female	50.7%
Median Age	43.4

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Health Care and Social Assistance	756	-1.1%	-0.4%	\$44,599
Agriculture, Forestry, Fishing and Hunting	429	-2.3%	-1.0%	\$78,290
Retail Trade	390	0.1%	-1.4%	\$36,534
Educational Services	349	-0.4%	-0.2%	\$40,729
Wholesale Trade	243	0.4%	-0.9%	\$50,762
Public Administration	242	2.5%	-0.8%	\$29,603
Construction	198	0.0%	-0.4%	\$36,716
Accommodation and Food Services	192	-4.5%	-0.6%	\$16,747
Other Services (except Public Administration)	174	-0.8%	-0.4%	\$38,595
Manufacturing	157	7.1%	-2.1%	\$38,124

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

Craighead County

EDUCATION

≥ High School Graduate	90.3%
≥ Bachelor's Degree	27.8%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	19.7 min.
Means of Transportation to Work	
• Drove Alone	82.9%
• Carpooled	9.2%
• Public Transportation (excluding taxicab)	0.1%
• Walked	1.4%
• Other Means	0.6%
• Worked from Home	5.8%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$57,615
Per Capita Personal Income	\$49,625
Families Below Poverty Level	19.1%
Households Receiving Food Stamps/SNAP	11.7%
Unemployment Rate	2.7%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$198,700
Homeowner Vacancy Rate	1.3%
Rental Vacancy Rate	4.9%
Occupied Housing Units	43,357

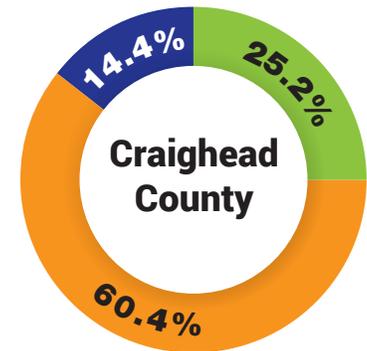
Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$1,318	17.1%	\$930	52.0%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates
*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	96,443
2023 Estimate	113,993
2027 Projection	122,110
2010–2023 Change	18.2%
2023–2027 Change	7.1%
Male	48.5%
Female	51.5%
Median Age	34.8

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Health Care and Social Assistance	13,233	2.2%	1.3%	\$59,628
Manufacturing	7,609	1.6%	0.7%	\$58,438
Retail Trade	6,788	-0.3%	0.2%	\$36,125
Accommodation and Food Services	5,701	1.6%	0.9%	\$22,200
Educational Services	5,123	0.2%	0.7%	\$48,713
Construction	3,408	3.3%	0.9%	\$61,239
Administrative and Support and Waste Management and Remediation Services	2,962	-5.1%	0.8%	\$30,817
Transportation and Warehousing	2,248	2.6%	0.9%	\$56,508
Wholesale Trade	2,077	1.0%	0.6%	\$70,559
Other Services (except Public Administration)	1,986	1.3%	0.9%	\$31,608

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

Crittenden County

EDUCATION

≥ High School Graduate	85.3%
≥ Bachelor's Degree	17.2%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	22.0 min.
Means of Transportation to Work	
• Drove Alone	79.0%
• Carpooled	13.2%
• Public Transportation (excluding taxicab)	0.1%
• Walked	1.0%
• Other Means	0.5%
• Worked from Home	6.3%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$54,271
Per Capita Personal Income	\$47,271
Families Below Poverty Level	20.7%
Households Receiving Food Stamps/SNAP	16.8%
Unemployment Rate	4.2%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$155,100
Homeowner Vacancy Rate	1.3%
Rental Vacancy Rate	5.6%
Occupied Housing Units	18,338

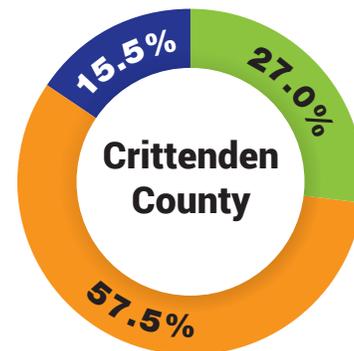
Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$1,250	22.1%	\$883	50.8%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates
*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	50,902
2023 Estimate	47,139
2027 Projection	45,592
2010–2023 Change	-7.4%
2023–2027 Change	-3.3%
Male	47.3%
Female	52.7%
Median Age	36.0

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Manufacturing	2,270	1.7%	-1.5%	\$59,842
Health Care and Social Assistance	2,188	-1.0%	0.5%	\$41,010
Accommodation and Food Services	2,131	2.2%	0.0%	\$21,289
Retail Trade	1,924	-0.5%	-0.9%	\$31,746
Transportation and Warehousing	1,793	0.0%	-0.2%	\$66,367
Educational Services	1,256	-3.0%	-0.4%	\$51,805
Arts, Entertainment, and Recreation	958	5.3%	-1.3%	\$39,385
Other Services (except Public Administration)	945	-2.0%	0.0%	\$27,651
Wholesale Trade	850	1.7%	-0.3%	\$61,012
Public Administration	747	-1.6%	-0.2%	\$39,224

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

County Data Profiles

Cross County

EDUCATION

≥ High School Graduate	83.4%
≥ Bachelor's Degree	14.8%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	25.5 min.
Means of Transportation to Work	
• Drove Alone	83.2%
• Carpooled	12.5%
• Public Transportation (excluding taxicab)	0.0%
• Walked	0.6%
• Other Means	0.7%
• Worked from Home	3.0%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$47,012
Per Capita Personal Income	\$45,553
Families Below Poverty Level	20.1%
Households Receiving Food Stamps/SNAP	12.5%
Unemployment Rate	3.4%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$104,000
Homeowner Vacancy Rate	0.3%
Rental Vacancy Rate	6.4%
Occupied Housing Units	6,524

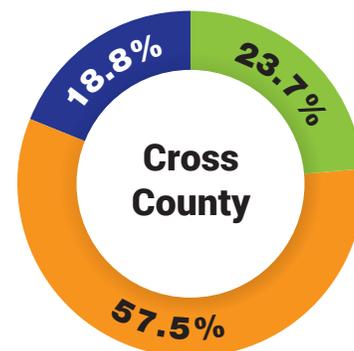
Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$1,180	24.7%	\$797	46.9%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates
*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	17,870
2023 Estimate	16,420
2027 Projection	16,134
2010–2023 Change	-8.1%
2023–2027 Change	-1.7%
Male	48.8%
Female	51.2%
Median Age	40.7

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Health Care and Social Assistance	1,109	1.3%	0.3%	\$39,796
Retail Trade	801	1.0%	-1.3%	\$36,198
Construction	470	1.4%	-0.4%	\$41,669
Educational Services	451	0.1%	-0.4%	\$44,132
Accommodation and Food Services	372	2.8%	-0.5%	\$17,946
Agriculture, Forestry, Fishing and Hunting	370	-3.0%	-0.8%	\$75,854
Manufacturing	300	-1.9%	-1.3%	\$34,019
Other Services (except Public Administration)	248	-2.4%	-0.4%	\$28,845
Wholesale Trade	247	-3.4%	-0.9%	\$61,848
Public Administration	202	1.7%	-0.7%	\$34,831

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

Greene County

EDUCATION

≥ High School Graduate	87.4%
≥ Bachelor's Degree	16.5%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	22.4 min.
Means of Transportation to Work	
• Drove Alone	83.7%
• Carpooled	9.5%
• Public Transportation (excluding taxicab)	0.2%
• Walked	2.0%
• Other Means	1.2%
• Worked from Home	3.5%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$56,793
Per Capita Personal Income	\$43,710
Families Below Poverty Level	17.0%
Households Receiving Food Stamps/SNAP	14.8%
Unemployment Rate	3.3%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$162,200
Homeowner Vacancy Rate	0.9%
Rental Vacancy Rate	3.5%
Occupied Housing Units	17,926

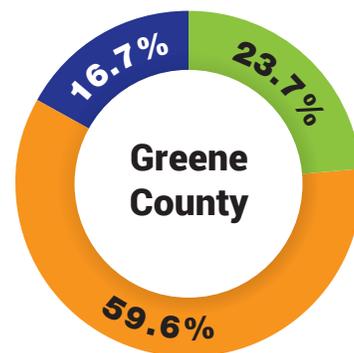
Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$1,217	16.6%	\$852	47.6%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates
*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	42,090
2023 Estimate	46,743
2027 Projection	48,172
2010–2023 Change	11.1%
2023–2027 Change	3.1%
Male	49.4%
Female	50.6%
Median Age	38.5

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Manufacturing	4,864	-1.5%	-0.1%	\$53,373
Health Care and Social Assistance	2,360	2.5%	1.3%	\$46,163
Retail Trade	2,074	0.9%	0.2%	\$35,042
Accommodation and Food Services	1,369	1.1%	0.9%	\$20,862
Educational Services	1,220	-0.7%	0.4%	\$43,036
Construction	1,178	3.6%	1.0%	\$51,666
Administrative and Support and Waste Management and Remediation Services	739	-0.2%	0.8%	\$36,558
Wholesale Trade	541	3.0%	0.6%	\$60,296
Finance and Insurance	495	0.4%	0.6%	\$64,037
Other Services (except Public Administration)	489	1.6%	0.9%	\$28,154

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

Lawrence County

EDUCATION

≥ High School Graduate	82.4%
≥ Bachelor's Degree	14.0%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	26.8 min.
Means of Transportation to Work	
• Drove Alone	84.4%
• Carpooled	9.5%
• Public Transportation (excluding taxicab)	0.0%
• Walked	1.5%
• Other Means	1.3%
• Worked from Home	3.4%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$44,164
Per Capita Personal Income	\$43,536
Families Below Poverty Level	18.2%
Households Receiving Food Stamps/SNAP	16.2%
Unemployment Rate	3.4%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$91,100
Homeowner Vacancy Rate	1.8%
Rental Vacancy Rate	7.4%
Occupied Housing Units	6,437

Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$939	22.3%	\$715	40.7%

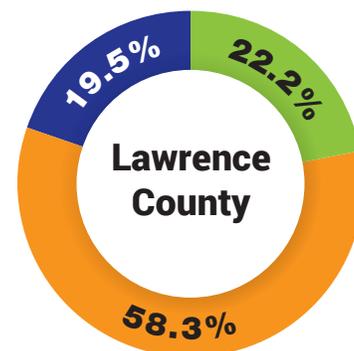
Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	17,415
2023 Estimate	16,318
2027 Projection	15,936
2010–2023 Change	-6.3%
2023–2027 Change	-2.3%
Male	49.6%
Female	50.4%
Median Age	40.5

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Health Care and Social Assistance	763	-0.6%	0.6%	\$44,804
Educational Services	677	0.9%	0.3%	\$41,398
Retail Trade	548	1.3%	-0.6%	\$34,196
Accommodation and Food Services	342	0.3%	0.2%	\$18,043
Agriculture, Forestry, Fishing and Hunting	334	-1.5%	-0.3%	\$74,509
Manufacturing	315	-4.4%	0.0%	\$44,658
Construction	311	6.3%	0.3%	\$61,645
Public Administration	297	4.1%	0.0%	\$27,084
Other Services (except Public Administration)	255	2.3%	0.1%	\$37,718
Wholesale Trade	217	2.3%	-0.3%	\$49,797

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

County Data Profiles

Lee County

EDUCATION

≥ High School Graduate	82.6%
≥ Bachelor's Degree	6.9%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	24.1 min.
Means of Transportation to Work	
• Drove Alone	77.9%
• Carpooled	5.4%
• Public Transportation (excluding taxicab)	0.0%
• Walked	1.0%
• Other Means	0.4%
• Worked from Home	15.3%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$36,860
Per Capita Personal Income	\$37,402
Families Below Poverty Level	27.7%
Households Receiving Food Stamps/SNAP	28.8%
Unemployment Rate	5.2%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$77,900
Homeowner Vacancy Rate	0.0%
Rental Vacancy Rate	14.1%
Occupied Housing Units	2,641

Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$953	15.6%	\$638	73.6%

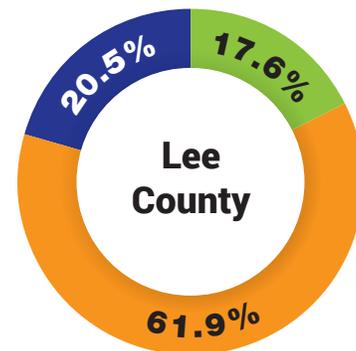
Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	10,424
2023 Estimate	8,201
2027 Projection	7,906
2010–2023 Change	-21.3%
2023–2027 Change	-3.6%
Male	57.3%
Female	42.7%
Median Age	41.4

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Public Administration	432	-0.5%	-1.2%	\$40,097
Health Care and Social Assistance	339	-5.3%	-0.1%	\$46,162
Agriculture, Forestry, Fishing and Hunting	258	-3.9%	-1.2%	\$89,452
Retail Trade	201	2.4%	-1.8%	\$27,368
Educational Services	145	-3.3%	-0.7%	\$46,652
Accommodation and Food Services	81	6.8%	-1.0%	\$16,024
Other Services (except Public Administration)	74	-1.2%	-0.9%	\$18,367
Real Estate and Rental and Leasing	70	12.8%	-1.0%	\$49,129
Wholesale Trade	68	-8.1%	-1.5%	\$76,952
Transportation and Warehousing	65	-0.5%	-1.1%	\$57,457

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

Mississippi County

EDUCATION

≥ High School Graduate	85.6%
≥ Bachelor's Degree	14.2%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	19.0 min.
Means of Transportation to Work	
• Drove Alone	80.9%
• Carpooled	13.8%
• Public Transportation (excluding taxicab)	0.1%
• Walked	0.9%
• Other Means	1.1%
• Worked from Home	3.2%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$53,428
Per Capita Personal Income	\$47,237
Families Below Poverty Level	21.0%
Households Receiving Food Stamps/SNAP	17.7%
Unemployment Rate	4.9%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$115,800
Homeowner Vacancy Rate	1.7%
Rental Vacancy Rate	9.4%
Occupied Housing Units	15,381

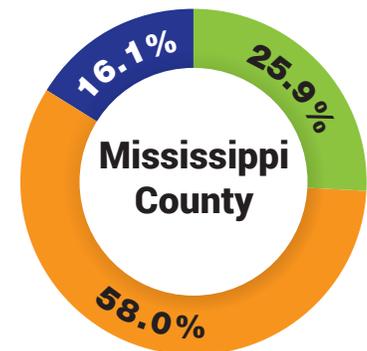
Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$1,107	14.4%	\$797	45.0%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates
*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	46,480
2023 Estimate	38,663
2027 Projection	36,500
2010–2023 Change	-16.8%
2023–2027 Change	-5.6%
Male	49.5%
Female	50.5%
Median Age	36.8

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Manufacturing	6,817	0.3%	-1.1%	\$100,741
Health Care and Social Assistance	1,777	-0.3%	-0.3%	\$43,996
Retail Trade	1,631	0.3%	-1.4%	\$28,329
Administrative and Support and Waste Management and Remediation Services	1,474	8.5%	-0.5%	\$65,244
Construction	1,432	7.9%	-0.4%	\$75,154
Educational Services	1,127	-4.8%	-1.0%	\$45,299
Accommodation and Food Services	1,034	-2.1%	-0.6%	\$19,414
Transportation and Warehousing	791	0.2%	-0.6%	\$59,650
Public Administration	745	1.1%	-0.8%	\$39,031
Other Services (except Public Administration)	654	3.6%	-0.3%	\$38,687

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

Phillips County

EDUCATION

≥ High School Graduate	82.6%
≥ Bachelor's Degree	14.5%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	21.0 min.
Means of Transportation to Work	
• Drove Alone	79.9%
• Carpooled	11.7%
• Public Transportation (excluding taxicab)	0.7%
• Walked	1.5%
• Other Means	2.2%
• Worked from Home	4.0%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$38,874
Per Capita Personal Income	\$46,576
Families Below Poverty Level	28.7%
Households Receiving Food Stamps/SNAP	29.7%
Unemployment Rate	6.5%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$76,200
Homeowner Vacancy Rate	8.3%
Rental Vacancy Rate	3.8%
Occupied Housing Units	6,179

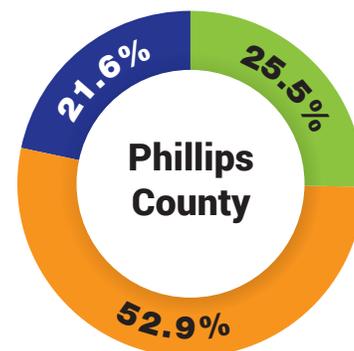
Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$1,126	18.8%	\$756	56.7%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates
*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	21,757
2023 Estimate	14,961
2027 Projection	13,666
2010–2023 Change	-31.2%
2023–2027 Change	-8.7%
Male	46.7%
Female	53.3%
Median Age	40.9

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Health Care and Social Assistance	831	-9.1%	-2.1%	\$38,329
Educational Services	739	-4.3%	-2.5%	\$46,580
Retail Trade	604	-4.1%	-3.9%	\$30,864
Agriculture, Forestry, Fishing and Hunting	412	1.1%	-3.1%	\$85,183
Accommodation and Food Services	402	2.8%	-2.8%	\$18,147
Manufacturing	371	-1.5%	-3.0%	\$51,015
Wholesale Trade	275	0.8%	-3.3%	\$57,445
Administrative and Support and Waste Management and Remediation Services	219	-2.7%	-2.8%	\$29,680
Public Administration	218	-4.4%	-3.0%	\$28,434
Transportation and Warehousing	210	-4.4%	-3.0%	\$63,288

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

Poinsett County

EDUCATION

≥ High School Graduate	82.3%
≥ Bachelor's Degree	11.9%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	24.9 min.
Means of Transportation to Work	
• Drove Alone	82.5%
• Carpooled	10.4%
• Public Transportation (excluding taxicab)	0.1%
• Walked	2.9%
• Other Means	0.9%
• Worked from Home	3.3%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$47,188
Per Capita Personal Income	\$46,750
Families Below Poverty Level	20.1%
Households Receiving Food Stamps/SNAP	19.2%
Unemployment Rate	3.3%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$101,200
Homeowner Vacancy Rate	2.1%
Rental Vacancy Rate	1.2%
Occupied Housing Units	9,031

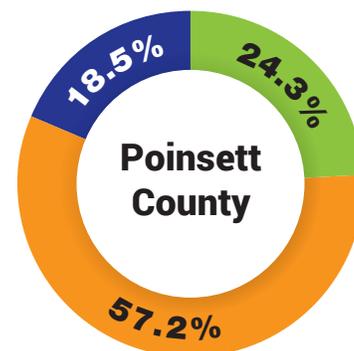
Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$977	18.1%	\$647	47.2%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates
*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	24,583
2023 Estimate	22,397
2027 Projection	21,798
2010–2023 Change	-8.9%
2023–2027 Change	-2.7%
Male	48.6%
Female	51.4%
Median Age	39.4

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Health Care and Social Assistance	802	-2.8%	0.5%	\$42,002
Retail Trade	763	1.4%	-0.9%	\$29,608
Manufacturing	751	-0.3%	-0.6%	\$62,904
Educational Services	672	-1.6%	0.0%	\$46,105
Accommodation and Food Services	452	-0.8%	0.0%	\$18,206
Wholesale Trade	448	2.1%	-0.4%	\$86,552
Agriculture, Forestry, Fishing and Hunting	400	-1.2%	-0.4%	\$93,916
Public Administration	293	0.8%	-0.2%	\$35,914
Construction	258	1.7%	0.1%	\$48,114
Transportation and Warehousing	225	0.7%	-0.2%	\$58,061

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

Randolph County

EDUCATION

≥ High School Graduate	86.1%
≥ Bachelor's Degree	14.5%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	23.3 min.
Means of Transportation to Work	
• Drove Alone	83.4%
• Carpooled	11.6%
• Public Transportation (excluding taxicab)	0.0%
• Walked	0.6%
• Other Means	0.2%
• Worked from Home	4.2%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$52,838
Per Capita Personal Income	\$41,112
Families Below Poverty Level	21.1%
Households Receiving Food Stamps/SNAP	15.7%
Unemployment Rate	3.5%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$118,100
Homeowner Vacancy Rate	3.1%
Rental Vacancy Rate	3.6%
Occupied Housing Units	7,071

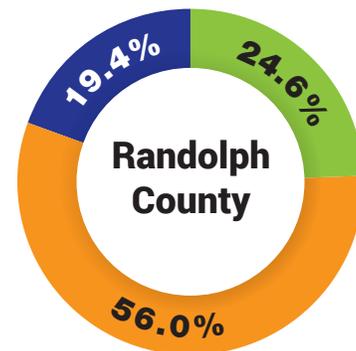
Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$959	24.3%	\$671	43.2%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates
*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	17,969
2023 Estimate	18,907
2027 Projection	19,332
2010–2023 Change	5.2%
2023–2027 Change	2.2%
Male	49.9%
Female	50.1%
Median Age	39.5

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Manufacturing	1,547	-0.4%	0.6%	\$49,620
Health Care and Social Assistance	1,234	-1.4%	1.8%	\$40,708
Retail Trade	644	-0.1%	0.1%	\$30,940
Educational Services	548	1.0%	0.7%	\$40,486
Agriculture, Forestry, Fishing and Hunting	507	1.2%	0.2%	\$63,424
Accommodation and Food Services	440	1.8%	0.9%	\$17,162
Administrative and Support and Waste Management and Remediation Services	332	7.3%	0.7%	\$25,484
Construction	290	0.2%	1.0%	\$35,500
Other Services (except Public Administration)	253	15.2%	0.9%	\$35,206
Public Administration	251	1.9%	0.7%	\$29,579

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

St. Francis County

EDUCATION

≥ High School Graduate	85.7%
≥ Bachelor's Degree	12.9%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

TRANSPORTATION

Average Commute Time	20.8 min.
Means of Transportation to Work	
• Drove Alone	82.5%
• Carpooled	11.7%
• Public Transportation (excluding taxicab)	0.1%
• Walked	1.5%
• Other Means	1.2%
• Worked from Home	3.0%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates

ECONOMY

Median Household Income	\$41,784
Per Capita Personal Income	\$37,401
Families Below Poverty Level	27.8%
Households Receiving Food Stamps/SNAP	22.5%
Unemployment Rate	5.0%

Sources: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates; Bureau of Economic Analysis; 2023 Unemployment Rate: Bureau of Labor Statistics, LAUS

HOUSING

Median Value	\$87,700
Homeowner Vacancy Rate	1.7%
Rental Vacancy Rate	7.9%
Occupied Housing Units	7,881

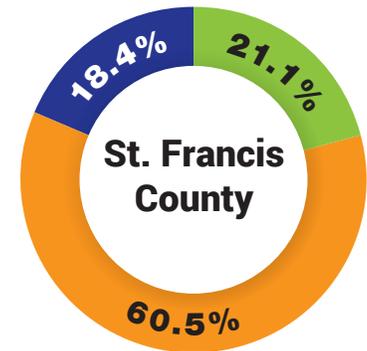
Mortgage		Rent	
Median	Burdened*	Median	Burdened*
\$975	25.4%	\$791	55.3%

Source: U.S. Census Bureau, 2019–2023 American Community Survey 5-Year Estimates
*Definition: Spending more than 30 percent of household income on rent or mortgage.

POPULATION

2010 Census	28,258
2023 Estimate	22,101
2027 Projection	21,168
2010–2023 Change	-21.8%
2023–2027 Change	-4.2%
Male	55.3%
Female	44.7%
Median Age	39.9

■ <18 Years ■ 18–64 Years ■ 65+ Years



Sources: U.S. Census Bureau, Population Division; 2029 Projection: Esri Geoenrichment Service

EAPDD LARGEST INDUSTRIES, 2024Q2¹

	CURRENT JOBS	5-YEAR HISTORY	5-YEAR PROJECTION	AVG. ANNUAL WAGES
Health Care and Social Assistance	1,556	-2.1%	0.0%	\$42,040
Retail Trade	924	-1.7%	-1.9%	\$30,537
Public Administration	914	0.0%	-1.1%	\$76,619
Manufacturing	626	2.4%	-0.9%	\$47,935
Educational Services	581	-3.6%	-1.0%	\$42,499
Accommodation and Food Services	576	-3.0%	-0.9%	\$17,982
Wholesale Trade	504	-2.0%	-1.1%	\$60,619
Construction	313	-0.8%	-0.7%	\$41,785
Transportation and Warehousing	296	-0.6%	-0.9%	\$55,819
Agriculture, Forestry, Fishing and Hunting	275	-3.1%	-1.3%	\$80,298

Source: JobsEQ®. Data as of 2024Q2. Note: Figures may not sum due to rounding. ¹All data based upon a four-quarter moving average.

SWOT Analysis

As part of the planning process for the new CEDS plan, EAPDD and AEDI conducted both a community survey and a SWOT Analysis during the summer of 2025. A SWOT analysis is a tool used to identify the Strengths, Weaknesses, Opportunities, and Threats in a given area. The goal of these efforts was to gather direct input from residents and stakeholders to understand the region's assets, challenges, and future opportunities. This information, combined with the data outlined in the previous sections, provides a valuable foundation for setting priorities and guiding strategies in the CEDS.

It was determined that the top strengths of the EAPDD region are as follows:

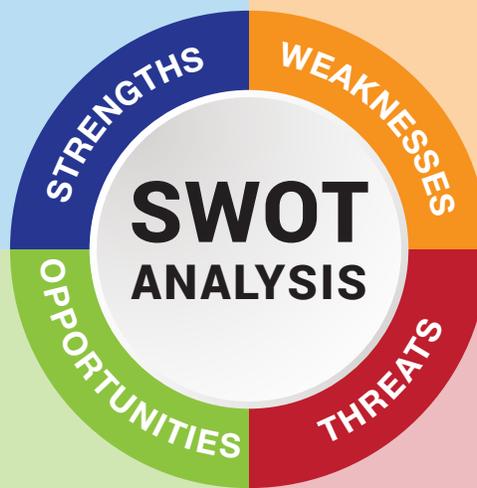
- Strong communities
- Small-town vibe
- Safety
- Community leadership
- School system
- Community members willing to be involved
- Broadband access

Lastly, it was determined that the top threats to the EAPDD region are:

- Declining population/slow growth rate in most counties
- Lack of or slow job growth
- Lack of consistent branding and messaging to drive tourism and attraction
- Lack of retail amenities
- Aging infrastructure
- Lack of recreation and leisure activities

It was determined that the top weaknesses in the region are as follows:

- Lack of businesses
- Crime
- Lack of recreation
- Lack/condition of housing and other properties



It was determined that some of the top opportunities to better the community are:

- Improve tourism industry
- Improve housing conditions
- Increase business development and variety
- Improve recreation options
- Expand upon workforce development efforts
- Improve infrastructure and existing facilities
- Improve childcare options

Action Plan

The East Arkansas Planning and Development District CEDS action plan was developed to address five major priority areas identified throughout the planning process. These priorities and the action steps within them were developed by the East Arkansas Planning and Development District CEDS Committee along with regional stakeholder input and the assistance of the Arkansas Economic Development Institute. They are designed with the intentions of aiding EAPDD with prioritizing and planning for future projects to better serve the region through the 2025–2030 CEDS period.

These priority areas are as follows:



Priority 1

Improve Regional Infrastructure

Priority 2

Facilitate Regional Housing Development

Priority 3

Improve Business Development, Retention, and Expansion

Priority 4

Expand Workforce Development Strategies

Priority 5

Create a Regional Strategy for Tourism and Recreation

Priority 1:

Improve Regional Infrastructure

Strategy:

Action steps within this priority area focus on improvements and updates to various infrastructure elements across the region with the goal of improving community health, economic development capacity, and quality of life.

Benefit to Community:

Civic infrastructure including but not limited to broadband internet, water, sewer, roads, electricity, etc. are cornerstones of community and economic wellbeing, safety, and quality of life.

Actions Steps:

- Conduct an inventory of potential traditional and nontraditional funding for infrastructure needs available from local, state, federal, and nonprofit sources and work to secure necessary funding for infrastructure projects across the region with a primary focus on aging and damaged water/sewer infrastructure
- Continue to work with local leaders, chambers of commerce, and economic development organizations on strengthening and expanding rural transportation networks
- Improve and extend utilities, rail lines, and roads to industrial sites and buildings
- Examine and improve flood mitigation infrastructure and land uses across the region



Broadband Internet



Water, Sewer, and Roads



Electricity

Responsible Parties:

- EAPDD Staff
- Local officials
- Local chambers of commerce and economic development organizations
- Relevant local non-profit organizations
- State and federal staff
- Public and private utility providers

Resources Needed:

- Staff time and office space
- Networks and relationships with outside partners
- State and Federal grant funding
- Regional land catalog of commercial and industrial sites for improvements
- Flood mitigation lands
- Materials for improvements
- Regional infrastructure workers (public and private)

Evaluation Framework

- Funding inventory established and populated
 - Short term (<1 year)
 - Monitor biannually for new sources and clean of old sources
- Relationships with rural transport network partners built and maintained
 - Short term (<1 year)
 - Meet at least yearly
- Monitor expansion of industrial infrastructure
 - Ongoing
 - Reevaluate in CEDS 2030
 - How many sites have had infrastructure lines brought to them
 - How many sites have been occupied since infrastructure expansion
- Floodplain mitigation plan established
 - Ongoing
 - Reevaluate in CEDS 2030

Priority 2:

Facilitate Regional Housing Development

Strategy:

Action steps in this priority area relate to setting East Arkansas Planning and Development District as a regional facilitator and guide for the housing development strategies of the local communities across the region.

Benefit to Community:

Housing is the core of what makes a community a community. Quality and affordable housing encourages economic growth, community health and wellbeing, population attraction and retention and quality of life for the region's residents.

Actions Steps:

- Conduct a housing survey and create a database of available properties and potential residential sites for EAPDD communities
- Gather housing data in each community to better define community wants and needs regarding affordable and suitable housing
- Work with communities to create a consistent regional strategy for code enforcement along with creating an online resource page for best practices and the limits of the law regarding code enforcement
- Inventory available state, federal, private, and non-profit grants and loans regarding housing
- Research expansions to existing or creation of new relocation incentive strategies in the region
- Develop a housing needs assessment to improve the understanding of each communities individual needs



Quality and Affordable Housing



Quality of Life

Responsible Parties:

- EAPDD staff
- Local, county, and state officials
- Local housing authorities
- AEDI aid with housing needs assessment
- Relevant local non-profit organizations
- Local builders and developers
- Local banks and money lenders
- Local realtors

Resources Needed:

- Staff time and office space
- Networks and relationships with outside partners
- State and Federal grant funding
- Housing data

Evaluation Framework

- Housing survey framework established
 - Medium Term (2–3 years)
 - Continually offered to communities
- Housing data report made
 - Medium Term (2–3 years)
 - Recomplete every 5 years
- Regional code enforcement and best practices established
 - Medium Term (2–3 years)
- Funding inventory established and populated
 - Short Term (<1 year)
 - Monitor biannually for new sources and clean of old sources
- Relocation incentive strategies considered and established
 - Long Term (4–5 years)
- Housing needs assessment framework established
 - Medium term (2–3 years)
 - Continually offered to communities

Priority 3:

Improve Business Development, Retention, and Expansion

Strategy:

Action steps in this priority area are focused on creating a regional approach to economic development, securing and supplying funds to EAPDD communities, and supporting entrepreneurship training in the district.

Benefit to Community:

Improvements to the job market, attraction of new businesses, and retention of businesses within the EAPDD region will improve residents' access to wealth through greater job opportunities, improved accessibility of wants and needs, and general quality of life improvements.

Actions Steps:

- Support communities in their business retention efforts
- Research best practices used by other communities to promote business development
- Identify opportunities to market the region's assets for business development
- Expand, market, and educate business owners on EAPDD's available Revolving Loan Fund
- Host Economic Development 101 trainings for community leaders, local economic development staff and board members to address the basics of economic development and how EAPDD fits in
- Review funding sources available for improving business development and retention
- Connect with higher education and economic development groups to host training sessions to encourage entrepreneurship and foster small business development



Responsible Parties:

- EAPDD staff
- Workforce training staff
- Arkansas Small Business and Technology Development Center, University of Arkansas System Division of Agriculture, and higher education institutions
- State and federal partners
- Local and county leaders
- Local chambers of commerce
- Delta Center for Economic Development and other EDO's

Resources Needed:

- Staff time and office space
- Expanded funding sources for revolving loan fund
- Networks and relationships with outside partners

Evaluation Framework

- Support community business retention efforts
 - Ongoing
 - Reevaluate for CEDS 2030
- Business development best practices established
 - Short Term (2–3 years)
- Regional asset marketing strategies created
 - Medium Term (2–3 years)
- Market and expand revolving loan fund
 - Medium Term (2–3 years)
 - Ongoing
 - Reevaluate for CEDS 2030
- Economic Development training sessions established
 - Medium Term (2–3 years)
 - Repeat yearly
 - Reevaluate for CEDS 2030
- Funding inventory established and populated
 - Short Term (<1 year)
 - Monitor biannually for new sources and clean of old sources
- Relationships with education partners built and maintained
 - Short term (<1 year)
 - Meet at least yearly

Priority 4:

Expand Workforce Development Strategies

Strategy:

Action steps in this priority area are focused on inventorying current and future skills needs and improving occupational skills for East Arkansas workers.

Benefit to Community:

Improving occupational skills of EAPDD residents will improve access to higher quality jobs and encourage more economic development investment into the region improving quality of life for all residents.

Actions Steps:

- Create an inventory of workforce development programs currently available
- Convene chambers of commerce, economic development organizations, local leaders, and employers to discuss the skills needs for companies operating within the region
- Assist K–12 schools in creating programs which enable and counsel students in workforce readiness
- Work with local universities and trade schools to close skills gap between graduates and workforce readiness
- Work with local communities to expand ACT Career Readiness Certifications
- Work with the local Arkansas Workforce Centers to assist in bringing together both job seekers and employers
- Host workforce development info sessions



Occupational Skills



Workforce Training



Workforce Readiness

Responsible Parties:

- EAPDD staff
- K–12 schools
- Higher education institutions
- Trade schools
- Local, state, and federal leaders
- Local chambers of commerce
- Economic development organizations
- Business leaders

Resources Needed:

- Staff time and office space
- Network and relationships with outside partners
- State, federal, private, and non-profit grant funding
- Training facilities

Evaluation Framework

- Inventory of workforce development programs established and populated
 - Short Term (<1 year)
 - Monitor biannually for new resources and clean of old resources
- Relationships with workforce and education partners built and maintained
 - Short term (<1 year)
 - Meet at least yearly
- K–12 workforce readiness programs created
 - Long Term (4–5 years)
- Higher education occupational skills programs created
 - Long Term (4–5 years)
- Workforce and ACT Career Readiness Certification information collected and disseminated
 - Medium Term (2–3 years)
 - Ongoing
- Funding inventory established and populated
 - Short Term (<1 year)
 - Monitor biannually for new sources and clean of old sources

Priority 5:

Create a Regional Strategy for Tourism and Recreation

Strategy:

Action steps in this priority area are focused on encouraging a regionally cohesive strategy for tourism, marketing, branding, and outdoor recreation in the region with the goal of ensuring that expansion to tourism is beneficial to the EAPDD Region in the long term.

Benefit to Community:

Tourism is a primary source of jobs, economic development, and quality of life for residents. Organized improvements to the tourism industry in the East Arkansas Region will increase economic and community development across the region.

Actions Steps:

- Research the creation of a regional tourism, marketing, and branding board or group to promote the region as a tourism destination
- Research grants and other funding sources for parks, trails, tourism infrastructure, and cultural opportunities
- Inventory existing tourism, and trail plans in the region
- Research best practices used by other communities to promote tourism
- Work with groups local, state, federal, private, and non-profit sector groups to improve tourism and recreation in the region



Crowley's Ridge State Park



St. Francis Co. Museum



Davidsonville Historic State Park

Responsible Parties:

- EAPDD staff
- State and Federal partners
- Private and non-profit organizations
- Local business leaders
- Local chambers of commerce
- Economic development organizations

Resources Needed:

- Staff time and office space
- Networks and relationships with outside partners
- State, federal, private, and non-profit grant funds
- Relevant data
- Arkansas Historic Preservation Program
- Arkansas Economic Development Institute

Evaluation Framework

- Regional tourism, marketing, and branding board established
 - Medium Term (2–3 years)
- Funding inventory established and populated
 - Short Term (<1 year)
 - Monitor biannually for new sources and clean of old sources
- Inventory of existing tourism assets established and populated
 - Short Term (<1 year)
 - Monitor biannually for new sources and clean of old sources
- Tourism promotion best practices established
 - Short Term (2–3 years)
- Relationships with tourism partners built and maintained
 - Short term (<1 year)
 - Meet at least yearly

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