

Madison
the city

MISSISSIPPI



Thinking Mississippi? Think MADISON.



There is always something new and exciting going on in Madison. It is truly a special place that we are all proud to call home. More than forty years ago, we decided to make housing our industry and people our business. Throughout the decades, we have redefined economic development, growing Madison from a village to a thriving city with citizens at the forefront of every decision.

Madison has been able to sustain unprecedented growth in our commercial developments and our residential neighborhoods through careful planning and flawless execution. We have been able to combine progress without sacrificing history. We link small-town charm with unmatched hospitality. Our success is based on safe streets, an award-winning school system, and a strong economy for the families who fill our neighborhoods. My vision for our future includes a focus on securing our past. Our humble roots in history are vital to making us who we are today.

Sharing our hometown spirit is always at the heart of what we do here. If we can do anything to help, I personally welcome you to drop by City Hall or call our office at 601-856-7116. I can be reached by email at mayor@madisonthecity.com. Please contact me if I can be of any assistance.

How blessed we are to live in Madison, Mississippi, the city that prayer is building. Welcome Home!

Sincerely,

Mayor Mary Hawkins Butler

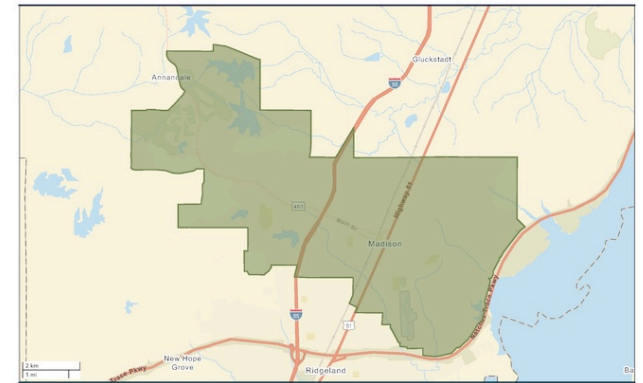
Mayor Mary Hawkins Butler



Madison, Mississippi, named for James Madison, the fourth president of the United States, grew up along a bustling railroad track in Pre-Civil War Mississippi. In 1856, the Illinois Central Railroad opened its Madison Station, the forerunner of today's City of Madison. Although nearby Madisonville, a settlement established along the stagecoach route of the Natchez Trace, boasted a race track, two banks, a wagon factory, and at least one hotel, its residents could not resist the lure of the future. The newly established railroad community began to thrive, and Madisonville soon became extinct.

Like many railroad towns in the South, Madison Station fell victim to the Civil War. Just 10 miles from the state capital of Jackson, it was largely destroyed after the 1861 siege of Jackson. Although no battles were waged on Madison soil, Major General S.D. Lee, who ordered the first shot of the Civil War, concentrated his command in Madison Station during February, 1864. General Lee later became the first president of Mississippi A&M, now Mississippi State University. The railroad continued to serve as a magnet for business growth after the Civil War. In 1897, the Madison Land Company encouraged our northern neighbors to "Go South, and grow up with the country." Located in Chicago on the Illinois Central Railroad line, the Land Company's interest in development prompted Madison to incorporate as a village, although the charter was later lost when regular elections were not held due to the failure of the "land boom."

The Land Company offered prime land for as little as \$3 an acre. The company boasted that Mississippi had the lowest debt ratio in the nation at \$19 per capita and that Mississippians were declared one third healthier by "official figures" than people in New York and Massachusetts. These figures were quoted with confidence in the Madison Land Company brochure by Bishop Hugh Miller Thompson, the Second Episcopal Bishop of the Diocese of Mississippi and a Madison resident, who hailed originally from the Wisconsin heartland.





Madison has topped numerous “Best of” lists in Mississippi and is continuously recognized for leading the state in a range of categories by many organizations and websites for several years:

- #7 in Scholaroo’s Top Ten Best Cities to Live in the U.S.
- Best Place to Live in Mississippi (niche.com)
- Best-Educated Place in Mississippi (deltanews.tv)
- Mississippi’s Most Successful City (zippia.com)
- America in Bloom’s Overall Impression/Outstanding National Achievement Award (americainbloom.com)
- Highest Median Household Income in Mississippi (datausa.com)
- Best Place to Raise a Family in Mississippi (niche.com)
- Top 5 Best High Schools in Mississippi (niche.com)
- Best Place to Buy a House in Mississippi (niche.com)
- Highest Percentage of College Graduates in Mississippi (stacker.com)
- Mississippi’s Safest City (safewise.com)
- Golden Fork Award for Reunion Golf and Country Club’s Culinary Operations (Golf, Inc.)
- Located in the Top 3 of Fastest Growing Counties in Mississippi (usa.com)
- 1 of only 13 Certified Retirement Communities in Mississippi (mississippi.org)
- Best Public Schools in Mississippi (niche.com)
- Healthiest Place to Live in Mississippi A+ (niche.com)
- City with Best Credit Score in Mississippi (2016 - Clarion-Ledger)





DEMOGRAPHICS

Population: 28,727

10th largest city in the state

Median Age: 42.8

Poverty Rate: 3.34%

Median Household Income: \$137,523

Median Property Value: \$261,900

Employed Population: 12,205

Diversity:

- White: 79%
- Black/African American: 11.7%
- Asian: 4.8%
- 2+ races: 3.40%
- Other: 0.9%
- Native American: 0.1%
- Hispanic: 2%

Top Employers:

Madison City Public Schools - 654 Employees

MS Dept. of Rehabilitation Services - 600

Employees St. Catherine's Retirement Home -

285 Employees Madison the City - 218

Employees

Madison Ridgeland Academy - 175 Employees

Walmart - 175

Reunion - 145 Employees

Healthcare:

98% have health coverage

66.4% on employee plans

2.79% on Medicaid

9.85% on Medicare

17.2% on non-group plans

1.73% on military or VA plans

Transportation (2019):

88.4% drive alone to work

5.92% carpool to work

4.44% work from home

Average commute time is 21.6 minutes

Average car ownership per household is 2 cars



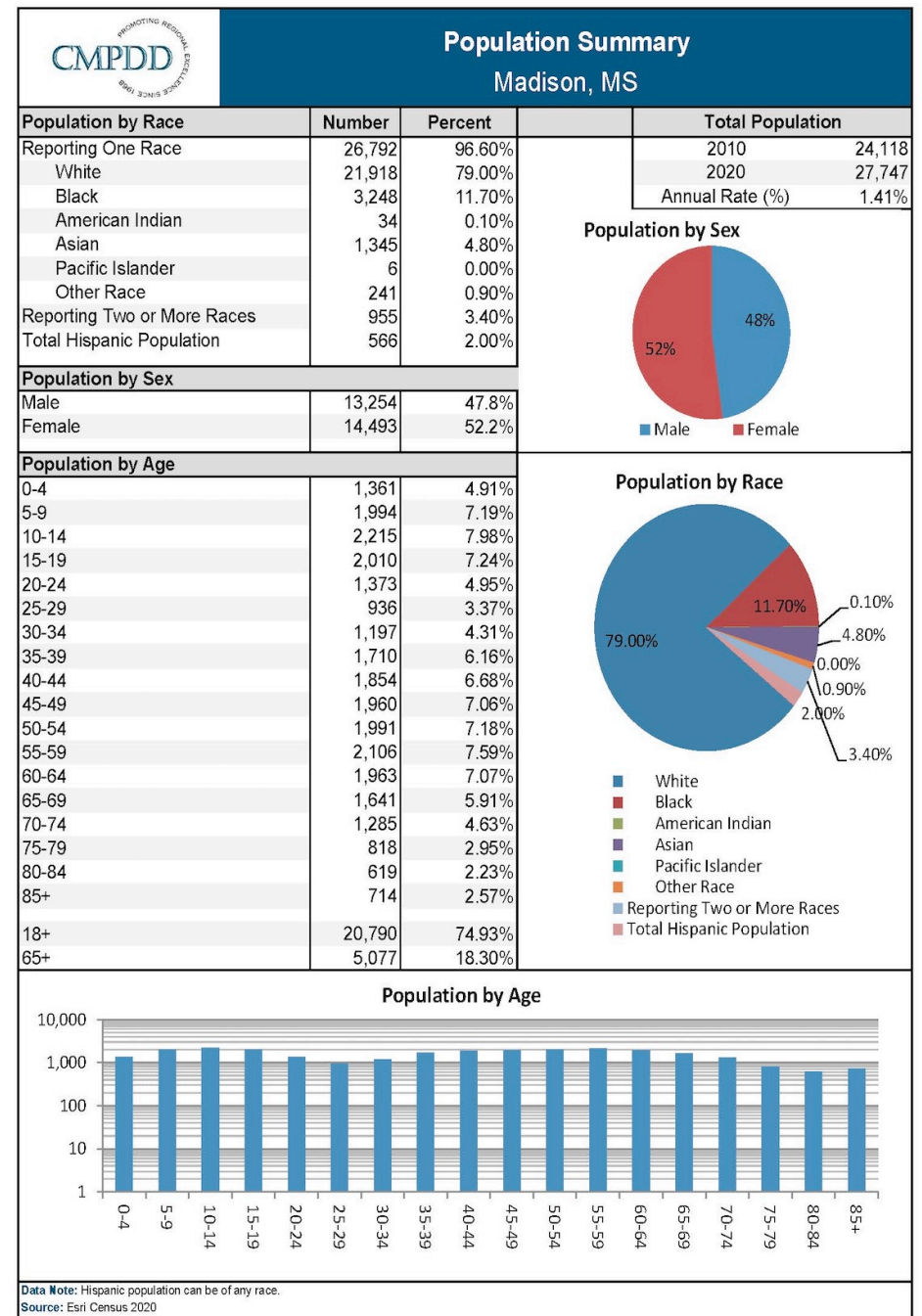
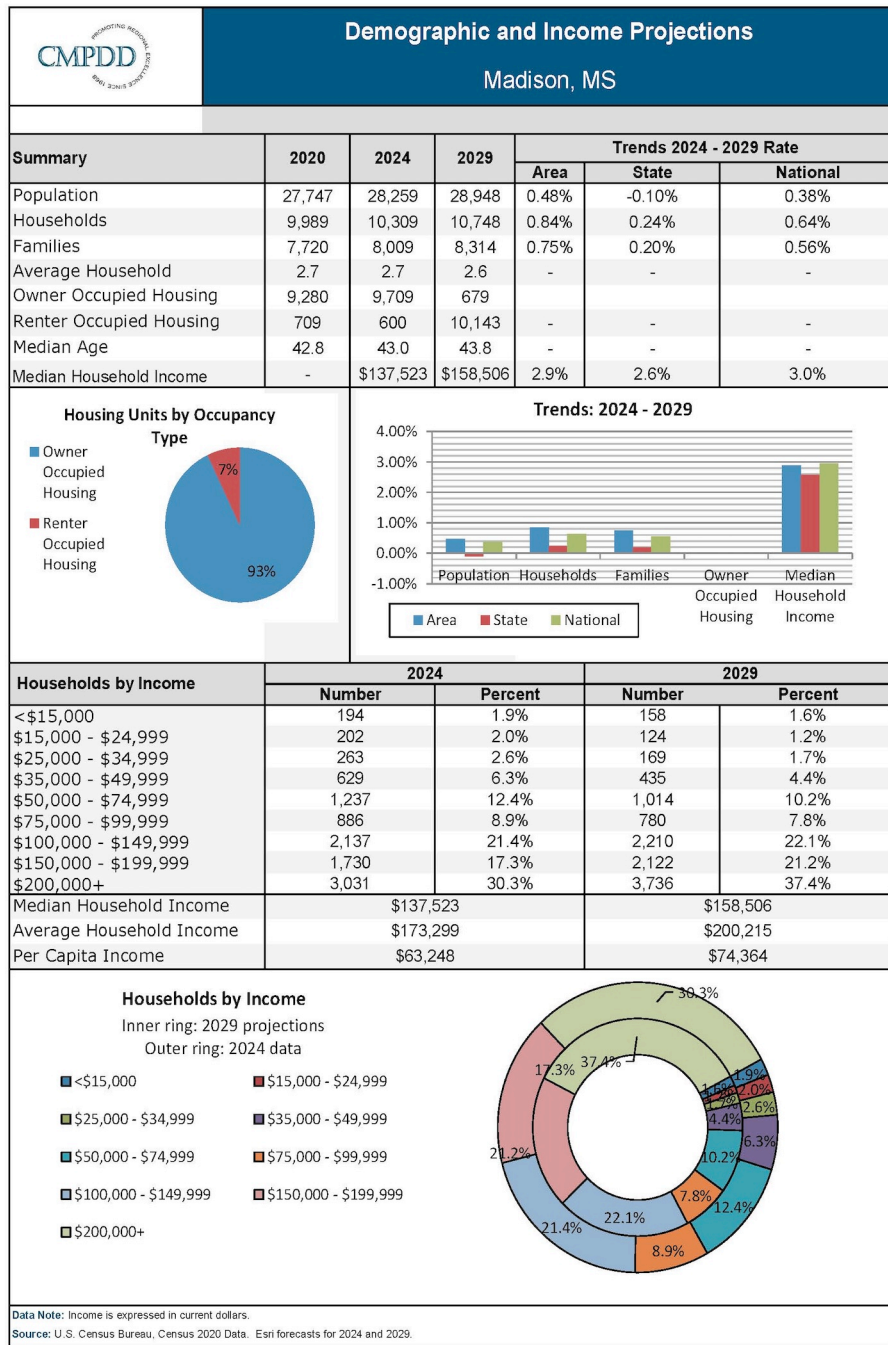
SOURCES:

World Population Review: <https://worldpopulationreview.com/us-cities/madison-ms-population>

Data USA: <https://datausa.io/profile/geo/madison-ms>

Dept. of Ag Economics: Estimation of the Economic Impact of Retirement Income on Mississippi Hometown Retirement Program Area (2019). Alan Barefield, Ph. D, MS State University

www.CMPDD.org



Nov. 2024

Strawberry Patch Park: Located at 271 St. Augustine Drive

7-acre neighborhood park which includes: a one-acre lake, a one-mile lighted walking trail, universal playground equipment, picnic tables, benches throughout, a meeting hall and chapel, restroom facilities, a little free library for kids (book exchange to take or donate books) and the Madison Children's Memorial Garden.



Liberty Park: Located at 100 Liberty Park Drive

Nearly 70 acres of athletic fields and passive park space which includes: 8 lighted baseball/softball fields, 4 regulation soccer fields, lighted batting cages, 2 beach volleyball courts, 2 concession stands, 1.5-mile paved walking trail, Liberty Village playground, Splash Pad, and 4 restroom facilities.



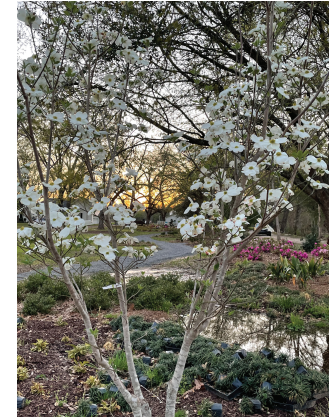
Simmons Arboretum: Located at 583 St. Augustine Drive

Donated by Dr. Walker Simmons and family, the Arboretum includes: a nature area with slag walking trails and wood bridges, an outdoor learning center with labeled Mississippi native plants, trees and shrubs, and an overlook onto the Reservoir.



Madison Station Botanic Garden: 2069 Main Street

The Madison Station Botanic Garden is located at the historic Montgomery House, the mid-nineteenth century estate of Hugh and Faye Montgomery. It features more than seven acres of gardens, trails, courtyards, and a gazebo with rose gardens, perfect for weddings, concerts and other large gatherings. The gardens offer a significant and growing collection of native and heritage plants, including more than 50 species of trees, shrubs, perennials, and annuals, including an 80-year-old American Sycamore.



Children's Memorial Garden: Located at Strawberry Patch Park

The Children's Memorial Garden is located in Strawberry Patch Park and is was created by a group called Too Soon, which consists of moms who all lost a child. It was designed as a place where they can visit and meditate on the child's loss and celebrate the lives that are gone too soon.



Veterans Memorial Garden: Located at Strawberry Patch Park

The City provided an area within Strawberry Patch Park for the River of Pearls DAR Chapter to create the serene Gold Star Memorial By-Way gardens. The chapter provided funding for the plantings, the flagpole, the Veterans' Garden around the flagpole, and a Liberty Elm tree, symbolizing unity and freedom.



Reunion Golf and Country Club:

- Reunion Golf and Country Club is a Troon Privé private club of distinction. Whether it's championship golf, delicious dining, tennis with friends, or a full social calendar you crave, Reunion has it all.
- Reunion's golf course is an 18-Hole, Par 72 course designed by Bob Cupp.
- Reunion Golf and Country Club is home to Madison's #1 tennis facility which includes 9 Har-Tru clay courts. It has eight certified teaching professionals and two part-time pros who assist in larger clinics and during busier parts of the year. The junior programs consist of 45 active juniors (ages 4-6), 115 active juniors (ages 7-10), and 110 active juniors (ages 11-18).
- Reunion Golf & Country Club's culinary operations feature five unique dining options for members.
- Personal training is also available to club members at all levels of fitness interest and ability. The full-service fitness center offers a variety of group fitness classes, including Yoga Flow, Sculpt, SHRED, Spin, CORE, HIIT, Reformer Pilates, Bootcamps, and more.
- Reunion is a premier wedding and special event venue, as the ballroom can accommodate up to 500 guests or can be sectioned off for any size group.



Annandale:

Designed by Jack Nicklaus, Annandale embodies the true spirit of golf. Ranked by Golf Digest as the #1 private club in Mississippi, Annandale Golf Club is a golf oasis located in the heart of Madison. Here, you will find a 300-acre paradise for purists of the game, where the highest mission is to provide you with the ultimate golfing experience before, during, and after the round. Annandale Golf Club is a golf club with limited membership. It aspires to provide a unique golfing experience for its members and its daily guests. Members enjoy the opportunity to play a well-manicured, championship golf course, unimpeded by overcrowding, slow play, and limited rules.

Whisper Lake:

Tucked into the heart of Madison the City, Whisper Lake Country Club showcases a beautiful 18-hole, par 64 course with immaculate Bermuda fairways and newly renovated Bermuda Mini-Verde greens. The Club also offers tennis courts, an outdoor pool, and a children's playground. Men's, women's, and junior golf clinics and seasonal social activities for kids are available.



The Madison Airport serves up to 1,000 aircraft annually that fly in and out of Bruce Campbell Field on Old Canton Road. The City of Madison contracts with Madison Air LLC, the fixed base operator, to provide all fuel and storage services to the growing air traffic that uses the field, including privately owned planes housed there. Madison Air MX LLC is a certified Cirrus Service Center that offers maintenance services on the field.

The terminal, which opened in 2018, supplies the needs of corporate, charter, and local pilots. A spacious lobby is decorated with photographs of Madison's aviation history and offers comfortable seating for those waiting for flights.

Pilots can find a snooze room for the perfect nap, a lounge to kick back and watch tv, showers, a weather planning room, and a conference room.

The airport can accommodate customers who need rental cars, hotels, catering, or other items to conduct business once they've flown into Madison.

Also located on the airport are Madison Flyers, a flight school that provides flight and ground instruction, and the Mississippi Wing of the Commemorative Air Force, a nonprofit organization dedicated to preserving and flying historic military aircraft.

Airport Operational Statistics

Aircraft based on the field: 79

Single engine airplanes: 67

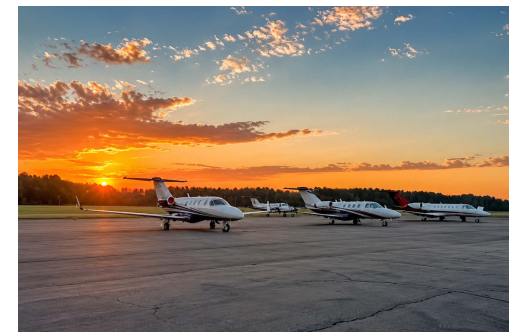
Multi engine airplanes: 12

60% local corporate and general aviation

40% transient corporate and general aviation

<1% military

* for a 12-month period ending June 18, 2026



The Jackson - Medgar Wiley Evers International Airport (JAN)

- Located 16.8 miles from the City of Madison.
- Offers the following airlines: American, Delta, Southwest and United.
- Provides non-stop air service to eight cities daily
- Open 24 hours a day, 7 days a week, 365 days a year.



Real Estate/Housing

93.2% Homeowners
 \$303,300 median home listing price
 \$151 price/square foot median home listing price
 71.3% of households are married
 3.25 average family size
 2.82 average household size
 \$1,752 median monthly owner costs with a mortgage
 \$504 median monthly owner costs without mortgage
 100+ Subdivisions
 22+ Churches



Jobs

- 92.89% of the workforce employed in professional jobs
- More people residing in Madison who work in computers and math than 95% of places in the US
- Most common jobs held are in Management Occupations, Sales & Related Occupations, and Health Diagnosing & Treating Practitioners
- Highest paid jobs held by residents of Madison (by median earnings) are Legal Occupations (\$102,135), Computer & Mathematical Occupations (\$95,675), and Architecture & Engineering Occupations (\$92,955)



Casual Dining (32)

Applebee's
 Beagle Bagel Madison
 Burgers Blues Barbeque
 Chicken Salad Chick
 Chili's Grill & Bar
 Crab Boat of Madison
 Dickey's Barbeque Pit
 El Ranchito
 Fusion Cuisine
 Gator Jrs Major League BBQ
 Georgia Blue
 Hokkaido Hibachi Grill & Sushi
 Hong Kong Buffet
 Ichiban Buffet & Grill
 Jason's Deli
 Karibe Mexican Grill
 Keifer's
 Kristo's
 Longhorn Steakhouse
 Mama Hamil's Southern Cookin'
 Mazzio's Italian Eatery
 McAlister's Deli
 Moe's Southwest Grill
 Nagoya Japanese Cuisine
 Papito's Mexican Grill
 Pizza Shack
 Primo's Cafe
 Sal & Mookie's
 Salad Station
 Santo Coyote
 Taqueria La Guadalupe
 Tuk Tuk Boom

Fast Food (28)

A'HA Donuts and More
 Baskin-Robbins
 Burger King
 Chick-fil-A
 Crumbl Cookies
 Cups
 Domino's Pizza
 Donut Barn
 Donut Palace
 Firehouse Subs
 Jersey Mike's
 McDonald's
 Menchie's
 OEC Japanese Express (2)
 Penn's
 Pizza Hut
 Popeyes Louisiana Kitchen
 Raising Cane's Chicken Fingers
 Red Samurai Express
 Schlotzsky's
 Starbucks
 Subway (2)
 Taco Bell
 The Bean Coffee House Cafe
 Tropical Smoothie
 Wendy's (2)
 Whataburger
 Zaxby's

Fine Dining (5)

Half Shell Oyster House
 Little Tokyo
 Strawberry Café
 The Foxtail Madison
 Vasilio's Greek Cuisine





Major Retailers

Academy Sports & Outdoor AT&T
Bath & Body
Best Buy
CVS Pharmacy (2)
C Spire
David's Bridal
Dick's Sporting Goods GNC
Dollar Tree
Hobby Lobby
Hollywood Feed HomeGoods
Home Depot
Kirkland's
Kroger (2)
Lowe's
Madison Ace Hardware

Malco Grandview Cinema & IMAX
Marshall's
Mattress Firm Madison
Merle Norman
Michaels
Miskelly Furniture
Office Depot
O'Reilly Auto Parts
Petco
Sam's Club
Sherwin-Williams
Sleep Number
Walgreens (2)
Walmart
Ulta Beauty
Verizon

Boutiques

Apple Annie's Gift Shop
Bridal Path
Elizabeth Clair's
Gina Diamond's Flower Co.
Harley Rae Boutique
Impromptu Gift Company
J.S. Iupe's
Kim Duease Designs
Klein Jewelers
L.A. Green
Leap Frog

Madison Marketplace
Miller Brooke Luxury
Pickenpaugh Pottery
Private Collection
Raggio's Mercantile
Sweet Dreams
Taylor Collection
Village Boutique
Wee the People

RETAILERS





UTILITIES

Delta Utilities - Formerly CenterPoint Energy, Delta Utilities is a domestic energy delivery company that includes electric transmission & distribution, natural gas distribution, and energy services operations.

Entergy Mississippi - Entergy Corporation is an integrated energy company engaged in electric power production, transmission, and retail distribution operations.

AT&T - offers fiber internet, cellular service, landline phone, & TV services for home or business

Comcast - offers internet service, TV 4K streaming, landline and cellular phone services for home and business and security for the home.

CSpire - offers Fiber internet, cell phone, landline phone, cloud services & TV services for home or business

Bear Creek Water - Bear Creek Water Association is currently the largest rural water association in the State of Mississippi and serves a portion of the City of Madison. Bear Creek Water Association was awarded the Mississippi Water Distribution System of the Year for 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, and 2025 by the Alabama/Mississippi Section of the American Water Works Association.

Madison the City Water - Madison provides water service to approximately 4,800 homes and businesses. Some Madison residents receive their water service from Bear Creek Water Association and the Pearl River Water Supply District. The City of Madison consistently passes its inspection with the Mississippi State Department of Health with a top overall capacity rating of 5 out of 5.





MADISON CENTRAL HIGH SCHOOL

- Top 5% ACT scores in the nation
- #5 best public high school in MS
- #2 best college prep public high school in MS
- Student-teacher ratio of 15:1
- Overall "A" rating based on academics, teachers, clubs & activities, administration, food, diversity, college prep, health & safety, sports, and resources & facilities
- Average ACT score is 27
- Average AP enrollment is 31%
- Average teacher salary is \$47,745
- Ranked the best school in the county
- 93% graduation rate
- 1,247 enrollment in 10th-12th grade
- Ranked #1 school in the Jackson metro area
- 186 Employees



MADISON-RIDGELAND ACADEMY

- #7 best private K-12 school in MS
- #4 best Christian high school in MS
- Top 10 best college prep private high schools in MS
- 1,310 students in Pre-K-12th
- Student-teacher ratio of 9:1
- Tuition is \$11,130 for the highest grade offered
- 85% of students that graduate from MRA go on to attend a 4-year college
- 100% average graduation rate
- Average ACT of 26
- Overall A- grade based on academics, teachers, clubs & activities, diversity, college prep, and sports
- 175 Employees



SAINT JOSEPH CATHOLIC SCHOOL

- #2 best Catholic high school in the state
- #5 most diverse private high school in MS, #1 most diverse private high school in the Jackson metro area
- Top 10 in best private high school and best college-prep high schools in MS
- Overall A grade based on academics, teachers, clubs & activities, diversity, college prep, and sports
- 400 students in grades 7-12
- Student-teacher ratio of 8:1
- Tuition is \$9,385 for the highest grade offered
- 98% of students go on to attend a 4-year college
- 20% receive financial aid
- Average financial aid is \$2,000
- 100% average graduation rate
- Average ACT score of 26
- 60 Employees
- St. Anthony Pre-K-6th: Students - 275; Employees - 50

ROSA SCOTT HIGH SCHOOL

- Grade 9
- 417 students in 2022
- #11 of 239 Public High Schools in Mississippi
- "A" rated school by the Mississippi Accountability System for consecutive years
- Recognized by Business Week 2008-09 as the top-performing High School in Mississippi.
- Student-teacher ratio of 17:1

MADISON MIDDLE SCHOOL

- Grades 6-8
- 1,261 students in 2022
- #6 in Mississippi Middle schools
- Ranked top 5% of all schools in Mississippi test scores
- Student-teacher ratio of 11:1

MADISON STATION ELEMENTARY

- Grades K-5
- 1,330 Students in 2022
- #4 in Mississippi Elementary Schools by U.S. News
- National Blue Ribbon 2010 and 2020
- Ranked in the top 3 Blue Ribbon schools for 2022
- #1 in the Madison County School District Elementary Schools
- Student-teacher ratio of 17:1

MADISON AVENUE UPPER ELEMENTARY

- 672 students 2022
- #10 in MS Elementary Schools
- #3 in Madison County Elementary schools
- Student-teacher ratio of 15:1

MADISON AVENUE LOWER ELEMENTARY

- 525 students 2022
- Student-teacher ratio of 16:1

ST. ANTHONY CATHOLIC SCHOOL

- Private Catholic School fully accredited by the MDOE and the Southern Association of College and schools
- 275 students
- Grades Pre-K-6
- Student-teacher ratio of 14:1





In Madison, 68.46% of adults have a 4-year degree or higher. The national average is 21.84%. There are three outstanding A-rated elementary schools in Madison:

Madison Avenue Elementary (K-2)
Madison Avenue Upper Elementary (3-5)
Madison Station Elementary (K-5)

In 2020, Madison Station was named a National Blue-Ribbon School for the second time! This honor is the highest recognition awarded to schools, including public, private, and parochial schools, in the U.S.

Madison County School District boasts the most STAR students, based on ACT scores, of any district in Mississippi in 2018 and 2020.

Madison County School District has earned an "A" rating, the highest rating, for excellent performance from the MS Department of Education.

Madison the City Public Schools

Number of students enrolled 2022:

Madison Station Elementary - 1,330

Madison Middle School - 1,261

Rosa Scott - 417

Madison Avenue Lower Elementary - 525

Madison Avenue Upper Elementary - 672





POLICE DEPARTMENT



Madison was ranked as the “Safest City in Mississippi” in 2026 by Safewise. We have the lowest combined rates of violent and property crime in the state. In 2020, there were 0 murders, rapes, or robbery cases in Madison.

- Average 11 violent crimes annually
- Chances of becoming a victim of violent crime in Madison are 1 in 2,522, as opposed to 1 in 343 in Mississippi
- Compared to other communities of similar population size, Madison has a crime rate that is noticeably lower than the average

In 2002, the Madison Police Department achieved national law enforcement accreditation through the Commission on Accreditation for Law Enforcement Agencies (CALEA). Since that time, the agency has maintained its national law enforcement re-accreditation status every four years. Most recently, the Madison Police Department received its 8th award with the distinction of Meritorious Advanced Law Enforcement Accreditation. The Police Department has also achieved and maintained state law enforcement accreditation through the Mississippi Law Enforcement Accreditation Commission (MSLEAC).



<https://www.safewise.com/research/safest-cities/mississippi/#city1>
www.neighborhoodscout.com/ms/madison/crime
Clarion Ledger: www.clarionledger.com/story/news/2019/04/11/what-is-the-safest-city-in-mississippi-city-ranked-state-report-madison-brandon/3427855002/





FIRE DEPARTMENT

Madison has 2 Fire Stations: The Station located at 7466 Old Canton Road which was constructed in 1980 as a volunteer fire department has grown to house full-time firefighters 24 hrs/day. The station consists of 3 apparatus bays: Rescue 1- Medium Heavy Rescue; Engine 1- 750 gallons of water; Class "A" Pumper, Engine 2- 3000 gallons of water, Tanker. The other Fire Station is located on Mannsdale Road and was constructed in 2002. This station has 2 apparatus bays: Engine 3- 750 gallons of water, Class "A" Pumper, and a 1- 75 foot ladder, 500 gallons of water, Class "A" Pumper.

Response: The Fire Department is an All-Hazards Department. It is trained and equipped for numerous types of emergencies such as fire, medical, hazardous material, dive rescue, swift water rescue, high angle rescue, over-land search and rescue.

Medical Emergencies are the #1 type of response daily. The department is staffed and equipped to provide paramedic-level care in the community before ambulance arrival. All firefighters are nationally certified as an EMT or paramedic.

Education Classes Provided: Elementary and daycare safety education, babysitting classes, AARP driving classes, CPR to all 9th grade students every year in the city, bystander CPR, and car seat installation classes.

Community Education: Community safety education is a part of our daily task. Being able to prevent injury or an incident so it never happens is priceless. The department has a full time Community Educator who teaches and coordinates all community safety education.

Each shift consists of: 1 Battalion Chief (responsible for daily activities of 24-hour shift)
3 Company Officers (responsible for daily activities of assigned crews)
10 firefighters (assigned to a crew to carry out daily activities)

54 total fire calls in 2020 • 1,631 total EMS calls in 2020.





St. Dominic



St. Dominic Hospital is a 571-bed tertiary care hospital located in Jackson serving all of central Mississippi. It employs approximately 3,000 employees inclusive of nurses, physicians, and skilled caregivers. The medical staff of nearly 500 leading physicians and specialists makes St. Dominic one of the most comprehensive hospitals in Mississippi.

St. Dominic is located 10 miles from Madison, a 14-minute commute.

Home to the State's only:

- Children's Hospital
- Children's Cancer Center
- Children's Heart and Kidney transplant programs
- Children's Congenital Heart Program
- Level IV Neonatal Intensive Care Unit
- Children's Emergency Room
- Sickle Cell Clinic

Children's of Mississippi is the name for all pediatric services at University of Mississippi Medical Center, the state's only academic medical center.

With Children's of Mississippi Hospital (the state's only children's hospital) plus clinics statewide, doctors specialize in caring for children from birth through the teen years, all in bright, family-friendly spaces

Children's Hospital of Mississippi is located 11 miles from Madison, a 14-minute commute.

HOSPITALS



The University of Mississippi Medical Center, located in Jackson, is the state's only academic health science center. UMMC includes seven health science schools: medicine, nursing, dentistry, health-related professions, graduate studies, population health, and pharmacy.

With more than 10,000 full- and part-time employees, UMMC is one of the largest employers in Mississippi. The Medical Center's \$1.6 billion annual budget - approximately one-tenth from state appropriations - represents 10 percent of the Jackson metro area economy and two percent of the state economy. UMMC continues to grow in all its mission areas.

University of Mississippi Medical Center is located 11 miles from Madison, a 14-minute commute.





HOSPITALS



Regarded as one of the premier health care systems in the nation, Baptist Memorial Health Care is an award-winning network dedicated in providing compassionate, high-quality care for patients.

Baptist Hospital is located 13 miles from Madison, a 19-minute commute.



VA Jackson Healthcare System serves Veterans throughout Mississippi with 10 community-based clinics and an acute-care medical center.

Veterans Affairs Medical Center is located 11 miles from Madison, a 14-minute commute.



UMMC Madison, formerly Merit Health, is a full-service facility designed to meet the healthcare needs of families in Madison County and beyond. Conveniently located off I-55, just minutes from where Madison County families live and work, UMMC Madison is home to quality care, advanced medical technology and skilled professionals - all ready to serve your family's healthcare needs.

UMMC Madison is located 10 miles from Madison, a 14-minute commute.





RETIREMENT



Mississippi is the most affordable state for retirement, with a cost of living 14% lower than national average and total retirement spending the lowest in the nation. In Mississippi, retirees years and over OR retired persons who have completed adequate years of service also state income tax on any retirement income. Additionally, if you are 65 or older, there is exemption on the first \$75,000 of your home's true value. Because Madison consistently tops the lists of the safest cities in Mississippi and the best places to live in Mississippi, there is no surprise that we have a large part of our community that has chosen to retire here.

Ranking as 1 of only 13 Certified Retirement Communities in Mississippi, Madison offers a retirement program with a community center that hosts a variety of exercise classes, games, activities, socials, and volunteer opportunities.

The Madison the City Retirement Program won the prestigious Municipal Excellence Award Community Health in 2025.

<https://mississippi.org/welcomehome/>





Key Sources:

www.neighborhoodscout.com/ms/madison/crime

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www.niche.com/k12/search/best-public-high-schools/s/mississippi/,
www.niche.com/k12/madison-ridgeland-academy-madison-ms/rankings/,
www.niche.com/k12/st-joseph-catholic-school-madison-ms/rankings/

www.madisonthecity.com

UCR Crime Report from Madison Police Department

World Population Review: <https://worldpopulationreview.com/us-cities/madison-ms-population>

Data USA: <https://datausa.io/profile/geo/madison-ms>

Dept. of Ag Economics: Estimation of the Economic Impact of Retirement Income on Mississippi Hometown Retirement Program Area (2019). Alan Barefield, Ph. D, MS State University

www.CMPDD.org

www.neighborhoodscout.com/ms/madison

www.madisoncountypedata.com

www.worldpopulationreview.com

<https://mississippi.org/welcomehome/>

Contact:

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madisonthecity.com



Thinking Mississippi? Think MADISON.