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Project Executives

RE: -Crews Site-Highway 72, Piperton, Tennessee

Dear Project Executives:

As a major growth community in the Memphis Metro area, the city of Piperton is an excellent location for your requirement.

- An Available Pad-Ready Industrial Site
- City of Piperton & Fayette County have some of the lowest property taxes in the area
- High quality work force
- Numerous higher education facilities nearby
- Excellent accessibility to most any place in Memphis via our outstanding road system
- Attractive incentives
- Diverse/exciting cultural amenities in the area- sporting events (NBA-Grizzlies & University of Memphis Basketball, St. Jude Golf Classic, Redbirds Baseball), world class food (Bar-B-Q) and music, a top-rated zoo and one of the largest municipal parks (Shelby Farms) in the U.S.

For consideration, we are proposing a greenfield site on Highway 72, a major thoroughfare, adjacent to the new state-of-the-art, 500,000 square foot MCR Safety distribution center. The contiguous 40.73 acre site is available with a quoted price of \$70,000/acre. This location is just 1.2 miles from future I-269 (currently under construction) and just 2.3 miles from Highway 385.

In conclusion, Piperton is a growing and attractive place to live and to do business and we would be delighted to have you in our community. We look forward to working with you and the executives>

Sincerely,

Mark N. Jenkins
IDB Chairman

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I. Location Profile - Contacts

Primary Contacts: (Relative to RFI Submittal)

1. STATE

Name	Melissa Cox-Rayner
Title	Business Development Consultant, Greater Memphis Region
Organization	Tennessee Department Of Economic And Community Development
Address	100 Peabody Place, 11th Floor, Suite 1100,
City, County, State, Zip	Memphis, TN 38103
Telephone	(901) 288-5538
Fax	
Cell	
Email	melissa.rayner@tn.gov

2. LOCAL

Name	Mark Jenkins
Title	Chairman
Organization	Piperton Industrial Development Board
Address	5101 Wheelis Dr, Suite 320
City, County, State, Zip	Memphis, TN 38117
Telephone	(901) 362-9870
Fax	
Cell	(901) 359-0714
Email	MJenkins@commadv.com

I. Location Profile – Location

A. Location Proximity to Major Surrounding Cities

City Name	Miles
Collierville	1
Germantown	10
Memphis	15



B. Location Proximity to Major Cities (General comments – ie. Center of Commercial, Retail, Medical Activity For Region? / County Seat / Proximity To Major Cities / Other General Statements)

Piperton Tennessee is a key gateway between Fayette and Shelby County, situated in the southwest corner of Fayette County, adjoining the town of Collierville and Shelby County to the west and Marshall County, Mississippi to the south. The Piperton city limits and its urban growth boundary contain the interchanges along Hwy 385 and I-69/269 as it traverses the western border of Fayette County.

Piperton is located 20 miles east of Memphis International Airport, 25 miles east of Downtown Memphis and the Medical Center, 10 miles east of Germantown, Tennessee and is contiguous to and east of Collierville, Tennessee which is served by Baptist Memorial Hospital. Piperton is also situated along the eastern end of the Poplar Business Corridor (Hwy 57) and the new Highway 72 Business Corridor which extends from Collierville to the southeast through Piperton. Major employment centers in Collierville include FedEx’s World Tech Center and Schilling Farms (Helena Chemical, MCR Safety and NSA).

Piperton is also 6 miles northeast of The Shops at Carriage Crossing in Collierville, a major retail and restaurant hub in the area. Additionally, Piperton is just 25 minutes from one of Memphis’ major retail centers, The Wolfchase Galleria via Hwy 385/69.

Piperton, TN Data & Demographics (As of July 1, 2014)

POPULATION

Total Population	1,531
Population in Households	1,531
Population in Families	1,366
Population in Group Qtrs	0
Population Density ¹	56
Diversity Index ²	41

HOUSEHOLDS

Total Households	614
Average Household Size	2.49
Family Households	487

Average Family Size 3

HOUSING

Total Housing Units	670 (100%)
Owner Occupied HU	550 (82.1%)
Renter Occupied HU	64 (9.6%)
Vacant Housing Units	56 (8.4%)
Median Home Value	\$273,864
Average Home Value	\$367,695

INCOME

Median Household Income	\$69,391
Average Household Income	\$90,132
Per Capita Income	\$36,275

(Compound Annual Growth Rates)

GROWTH RATES	2010-2014	2014-2019
Population	1.37%	1.06%
Households	1.51%	1.08%
Families	1.35%	0.97%
Median Household Income		2.88%
Per Capita Income		1.88%

1) Population Density = Total Population per square mile.

2) The Diversity Index is a scale of 0 to 100 that represents the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. If an area's entire population belongs to one race AND one ethnic group, then the area has zero diversity. An area's diversity index increases to 100 when the population is evenly divided into two or more race/ethnic groups.

Based on Census 2010 counts, the Diversity Index for the United States was 60.6 and it is expected to increase to 64.8 by July 1, 2018.

Demographics

Within 15 Miles of Piperton

Summary	2000	2010	2015
Population	302,230	366,543	392,350
Households	114,752	139,818	149,890
Families	83,418	99,889	106,486
Average Family Size	2.62	2.61	2.61
Owner Occupied Housing Units	83,952	103,058	111,527
Renter Occupied Housing Units	30,800	36,730	38,363
Median Age	34.5	36.4	36.4
Total Housing Units	121,010	152,592	165,003
Vacant Housing Units	6,258	12,775	15,113
Average Home Value	\$180,053	\$200,436	\$222,377
Median Household Income	\$56,777	\$71,652	\$78,190
Average Household Income	\$75,680	\$90,826	\$97,150
Per Capita Income	\$28,863	\$34,707	\$37,179

Race & Ethnicity

Race/Ethnicity	2000	2010	2015
White	217,874 (72.1%)	232,339 (63.4%)	236,207 (60.2%)
Black	69,892 (23.1%)	107,560 (9.3%)	123,494 (31.5%)
American Indian	511 (0.2%)	995 (0.3%)	1,169 (0.3%)
Asian	7,496 (2.5%)	12,257 (3.3%)	14,969 (3.8%)
Pacific Islander	106 (0.0%)	245 (0.1%)	269 (0.1%)
Other Races	3,124 (1.0%)	7,106 (1.9%)	8,754 (2.2%)
2 or More Races	3,227 (1.1%)	6,041 (1.6%)	7,487 (1.9%)
Hispanic (Any Race)	7,053 (2.3%)	17,115 (4.7%)	

Consumer Spending

Average Consumer Spending \$86,631
Average Consumer Spending on Retail Goods

Population By Educational Attainment

Education Level	Number	Percent
Less than 9th Grade	5,508	2.3%
9th Grade, No Diploma	12,015	5%
High School Graduate	54,489	22.5%
Some College, No Degree	60,854	25.1%
Associates Degree	16,406	6.8%
Bachelor's Degree	60,962	5.1%
Graduate/Professional Degree	32,193	13.3%

1. Quick Facts

Piperton is preparing for growth!

15 Mile Radius

Average Home Value - \$200,436
Average Household Income - \$90,826
Households - 139,818
Median Age - 36.4
Population - 366,543

Property Tax Rates

Piperton - 0.40
Fayette County - 1.6054

[Economic
Development](#)

I. Location Profile - Major Employers (30-mile radius of site)

A. Major Service Related Employers In The Area (*City, County, Schools, Hospitals, Utilities, Other large non-manufacturing employers*)

Memphis Metro Area	City	Service	No. Emp.
FedEx Corporation	Memphis, TN	Air courier, ground delivery services, logistics	32,000
Shelby County Schools	Memphis, TN	Public schools	16,000
TN State Government	Memphis, TN	State government	14,400
U.S. Government	Memphis, TN	Federal government	13,900
Methodist Le Bonheur Healthcare	Memphis, TN	Healthcare	10,175
Baptist Memorial Hospital	Memphis, TN	Healthcare	8,587
City of Memphis	Memphis, TN	Local government	6,848
Shelby County Government	Memphis, TN	Local government	5,662
University of TN Health Science Center	Memphis, TN	University medical schools & research	3,911
St. Jude Children's Research Hospital	Memphis, TN	Healthcare	3,676
Piperton / Fayette County – Eastern Shelby County			
Methodist Hospital	Germantown/Memphis	Medical	6,000
Baptist Hospital	Collierville/Memphis	Medical	7,000
Town of Collierville	Collierville, TN	Government	300
Fayette County Board of Education	Somerville, TN	Education	590
Fayette County Government	Somerville, TN	Government	250
Walmart	Collierville, TN	Retail	250
Chickasaw Electric Cooperative	Somerville, TN	Electric Utility	66
The Bank of Fayette County	8 Fayette County Branches	Financial	91
Town of Oakland	Oakland, TN	Government/Utility	53
Town of Somerville	Somerville, TN	Government/Utility – Water	42
Town of Piperton	Piperton TN	Government/Utility – Water	2015
Hardeman-Fayette Utility District	Moscow, TN	Utility – Gas	8

I. Location Profile - Major Employers (30-mile radius of site)

B. Major Distribution/Manufacturing Operations In The Area

Company Name	City	Mfg/ Dist	Products/Type Operation/Primary Job Types (Skill Sets)	No. Emp.	Union Name
Technicolor	Memphis, TN	Distr.	DVDs & BluRay	3,500	Unknown
Jabil Circuit	Memphis, TN	Mfg/Distr.	Electronics	2,190	None
New Breed Logistics	Memphis, TN	Distr.	Third party logistics	1,930	Unknown
Nike	Memphis, TN	Distr.	Apparel	1,905	Unknown
Smith & Nephew, Inc.	Memphis, TN	Mfg.	Orthopedic devices	1,800	Unknown
Medtronic, Inc.	Memphis, TN	Mfg.	Orthopedic supply & implants	1,500	Unknown
Carrier Corp.	Collierville, TN	Mfg.	HVAC equipment	1,500	Unknown
Kuehne + Nagel	Memphis, TN	Distr.	Third party logistics	800	Unknown
Flextronics	Memphis, TN	Distr.	Third party logistics	750	Unknown
McKesson Corp.	Memphis, TN	Distr.	Pharmaceutical goods	750	Unknown
Cummins	Memphis, TN	Distr.	Diesel engines & components	740	Unknown
Helen of Troy	Olive Branch, MS	Distr.	Personal care products	700	Unknown
MicroPort Orthopedics	Arlington, TN	Mfg.	Knee & hip implants	600	Unknown
Williams Sonoma	Olive Branch, MS	Distr.	Cooking & kitchen-related products	600	Unknown
TJX Companies	Memphis, TN	Distr.	Retail apparel & home furnishings	590	Unknown
Kellogg	Rossville, TN	Mfg.	Cereal & other food products	350	BCTGM
Troxel	Moscow, TN	Mfg.	Iron & steel pipe tubing	250	Unknown
AOC	Piperton, TN	Mfg.	Resins	235	Unknown
MCR Safety Products	Piperton, TN	Distr.	Gloves, glasses & related products	120	None
84 Lumber Company	Piperton, TN	Retail	Building Materials	35	None

I. Location Profile - Major Employers (30-mile radius of site)

C. New & Expanding Major Employer Announcements (Last 5 years) (Approximate 30 Mile Radius of Site)

Yr.	Company Name	City	Mfg/ Dist	New/ Exp	Products/Type Operation/Primary Job Types	No. Emp.	Union
2010	Electrolux	Memphis, TN	Mfg.	New	Kitchen appliances	1,250	Unknown
2010	McKesson Corporation	Olive Branch, MS	Distr.	New	Pharmaceutical/healthcare	306	Unknown
2010	Asics	Byhalia, MS	Distr.	New	Sports shoes	236	Unknown
2012	Nike	Memphis, TN	Distr.	Expn.	Sports shoes & apparel	250 new; 1,662 existing	Unknown
2012	International Paper	Memphis, TN	World HQ	Expn.	Paper products	101 new; 2,274 existing	Unknown
2012	MCR Safety Products	Piperton, TN	Distr.	New	Safety gloves, glasses & related	109	None
2012	Nucor Corporation	Memphis, TN	Mfg.	Expn.	Steel parts & components	25 new; 300 existing	Unknown
2013	Mitsubishi Electric Power Products	Memphis, TN	Mfg.	New	Power transformers	281	Unknown
2013	Roxul	Byhalia, MS	Mfg.	New	Stone wool insulation	150	Unknown
2013	Smuckers	Memphis, TN	Mfg.	Expn.	Peanut butter & fruit spreads	65	Unknown
2014	Volvo Trucks	Byhalia, MS	Distr.	New	Mack, Volvo & UD truck parts	250	UAW

I. Location Profile - Workforce Characteristics

F. Employment Breakdown By Industry (%)

Industry	
1). Agriculture/Forestry/Fishery	1.2%
2). Mining	0.4%
3). Construction	4.4%
4). Manufacturing	9.0%
5). Transportation/Utilities	4.4%
6). Wholesale Trade	4.7%
7). Retail Trade	20.4%
8). Finance/Insurance/Real/Estate	6.7%
9). Services	41.7%
10). Government	7.1%
11). Nonclassified	1.2%

I. Location Profile - Workforce Characteristics

G. Local Contact For State Employment Commission *(or similar name organization)*

1). Name	Burns Phillips
2). Title	Commissioner Department of Labor & Workforce Development
3). Organization Name	Department of Labor & Workforce Development
4). Telephone Number(s)	615.741.6642
5). Email address	burns.phillips@tn.gov

H. Worker's Compensation

1). Average Cost of all Manufacturing Occupations per \$100 of Payroll	See Comment
2). Maximum Weekly Benefit	See Comment

I. Unemployment Insurance

1). Taxable Base	See Comment
2). Average Rate – Existing Employers	See Comment
3). Entry Rate – New Employers	See Comment
4). Maximum Weekly Benefit	See Comment

The State of Tennessee provides employers with a significant amount of web-based information to assist them in determining the cost of their Worker's Compensation and Unemployment Programs for their company's specific situation. Their staff is also available if additional questions arise.

http://www.tn.gov/labor-wfd/wcomp/employers_info.shtml#BENEFITS

<http://www.tn.gov/labor-wfd/es/Employers/forms/HandbookforEmployers2013.pdf>

<http://www.tn.gov/labor-wfd/BIOS2.shtml>

I. Location Profile - Workforce Characteristics

J. Wage Rates (Excluding Fringes) (to be provided by JMM)

Job Titles	SOC Code	Starting Hourly Rate	Median Hourly Rate
1). Laborers and freight, stock, and material movers, hand	53-7062		
2). Industrial truck and tractor operators	53-7051		
3). Helpers-installation, maintenance, and repair workers	49-9098		
4). Maintenance workers, machinery	49-9043		

K. Major Industrial Parks and Representative Tenants

1. Piperton Business Park – On Mann Drive, approximately 1 mile northwest of the site. Major businesses include Consolidated Pipe, Yancey Brothers Construction, and Madden Phillips Construction Co.
2. Collierville Industrial Park – On Progress Rd, approximately 3 miles northwest of the site. Major businesses include FedEx, Phillips Lighting, Exact Commerce USA, Inc., and CCL Label Inc.
3. Chickasaw Trails Industrial Park – In Marshall County MS, approximately 1 mile south of the site. Major industrial facilities include Roxul Inc .(a new 600,000 sf manufacturing facility), Exel/Carrier (675,000 sf distribution center), and ASICS America Corporation (513,734 sf center). Asics has recently announced a 342,144 sf expansion.
4. Gateway Global – A new industrial development spanning parts of Tennessee and Mississippi, about 2 miles southeast of the site. Major tenants include a 1 million sf Volvo distribution facility currently under construction.

I. Location Profile – Education

There are currently no public Fayette County schools in or near Piperton. That will be changing over the next two to three years. A committee is working on developing a plan, seeking funding, and preparing an application for starting up a Charter School in Piperton with a target of having the first few grades going by the fall of 2015. The City of Collierville, our close neighbor to the west, does allow Piperton students to attend school in their facilities for a fee and on a space available basis.

For now, the only Fayette County public school options are schools that are located quite a distance from Piperton. There are two Elementary Schools, two Middle Schools, and one High School available to Piperton students. All are at least a 40 to 60 minute ride by school bus from Piperton. However, there are a number of high quality private schools available in the area.

A. K-12 Public School Systems (Number enrollment, graduates)

School System	City	Enrollment	Graduates
FAYETTE COUNTY SCHOOL SYSTEM			
Buckley-Carpenter Elementary (formerly Somerville Elementary School)	South Main Street, Somerville TN 38068	238	
Central Elementary School	10425 Highway 76 Somerville, TN 38068 901-465-3208	246	
Oakland Elementary School (PreK-3rd)	14925 Highway 194, Oakland, TN 38060 901-465-3804	534	
LaGrange-Moscow Elementary	15655 Highway 57. Moscow, TN 38057. 901-877-6854	221	
Southwest Elementary School (4-5)	8095 Highway 194, Macon, TN 38048 901-465-8317	251	
Northwest Elementary School	5245 Hwy 70 Mason, TN 38049 Phone: (901) 594-5113	110	
Jefferson Elementary School	13955 Hwy 59 Somerville TN 38068	129	
East Jr High School	400 Leech Road Somerville, TN 38068 901-465-3151	374	
West Jr. High School (6-8)	13100 Highway 194, Oakland, TN 38060 901-465-0798	417	
Fayette Ware Comprehensive High School	13520 Highway 59 W., Somerville, TN 38068 901-465-9838	853	168

B. Private Elementary and High Schools located within a 25-mile radius of the site.

Name	City	Grade Levels	Distance (miles)	Enrollment	Graduates
Fayette Academy	15090 Highway 64, Somerville, TN 38068 901-465-3241	K-12	26 miles	900	60
Gateway Christian Schools	980 Highway 64 Suites 106/107, Oakland, TN 38060 901-466-7737	K-12	27 miles	Unknown	Unknown
Macon Road Baptist School	11015 HIGHWAY 64, ARLINGTON, TN 38002 901-867-8161	K3-12	10 miles	Unknown	Unknown
Rossville Christian Academy	280 High Street, Rossville, TN 38066 901-853-0200	K-12	4.8 miles	400	30 annually
Morris Chapel Christian School	185 Henry Dr., Somerville, TN 38068 901-465-2521	K-12	15 miles	Unknown	Unknown
St. George's	Collierville, TN	Pre-K – 12	7.9 miles	1200	90
Briarcrest Christian School	Eads, TN	K-12	12 miles	1600	120

I. Location Profile – Education

C. Post-Secondary Education (Colleges & Universities Within a 50-Mile Radius)

Name	City	Type (ex: 4-yr Public)	Distance (miles)	Enrollment	Graduates
University of Memphis	Memphis, TN	4-yr Public	23 miles	21,650	
Rhodes College	Memphis, TN	4-yr Private	30 miles	1,950	
University of Tennessee Health Science Center	Memphis, TN	Graduate Medical Public	29 miles	2,632	
Christian Brothers University	Memphis, TN	4-yr Private	27 miles	1,580	
University of Mississippi-Southaven	Southaven, MS	4-yr Public	30 miles	731	

D. Vocational Technical Schools & Community Colleges

No. Name	City	Type (ex: 4-yr Public)	Distance (miles)	Enrollment	Graduates
Southwest Tennessee Community College (multiple campuses)	Memphis, TN	2-yr Public	11 miles	10,740	
Mid-South Community College	West Memphis, AR	4-yr Public	42 miles	1,943	
ITT Technical Institute	Cordova, TN	4-yr Private	17 miles	563	
Moore Technical	Memphis, TN	Private Technical			
Northwest Mississippi Community College	Senatobia, MS	2-yr Public	59 miles	8,022	
Existing Industrial Technical Programs / Courses Being Offered					
1.	Computer engineering				
2.	Graphics arts; A/V Tech & Film				
3.	Welding technology				
4.	LPN nursing degrees & health science technology				
5.	Industrial maintenance & machining technology				
6.	Aviation & diesel mechanics & technology				
7.	Food service management				

I. Location Profile – Education

E. Educational amenities – additional comments/attributes

- 1). Primary / Secondary (growth, recently approved bonds)

Fayette County Schools – consolidated and built a new elementary school in Somerville

- 2). Post-Secondary

University of Tennessee at Martin has established a site in Somerville to offer university classes to finish or start a 4-yr degree

- 3). Education Initiatives/STEM Programs/Other Comments of Collaborative Efforts - (Describe any activities whereby High Schools, Community Colleges, Universities are working in collaboration with each other, and with local industries, to ensure local industries have the talent they need to successfully operate in that location)

Southwest Tennessee Community College and Tennessee College of Applied Technology, in concert with the Workforce Investment Network (our local workforce district), are coordinating classes and certificates for employers and employees to provide job training.

MidSouth Community College is a premier vocation training school s in the MidSouth area and is working collaboratively with local employers and other community colleges in their curriculum and related training of its students.

I. Location Profile - Quality of Life

A. Cost of Living: 3rd Quarter, 2013

ACCRA – Composite Index (U.S. =100)	84.9%
Grocery Items:	See Note
Housing:	See Note
Utilities:	See Note
Transportation:	See Note
Housing:	See Note
Health Care:	See Note
Misc. Goods and Services:	See Note

NOTE: ACCRA, the American Chamber of Commerce Research Association is now known as the Council for Community and Economic Research. This is a subscription service.

However, the Memphis Chamber of Commerce reports that among the 306 urban areas that participated the third quarter 2013 Cost of Living Index, the Memphis Metro Area was 84.9%, or the 4th Least Expensive Area. In addition, Forbes Magazine ranked Memphis as the [2nd Most Affordable City](#) in its March 2014 issue.

B. Housing

1). General Overview of the Housing Market / New Housing Developments

Piperton is a small and growing city with 7 relatively new subdivisions that are continuing to build out and several more planned. Homes in the newer developments are priced in the \$400k to \$800k+ price range. Several older developments have homes priced under \$400k. There are several nearby larger cities including Collierville and Germantown where housing is abundant and selection is broader.

2). Average House Cost

According to the Trulia website, at the end of July 2014 there were 366 homes listed for sale in the 38017 zip code which includes the cities of Piperton and Collierville. The average list price was \$386,184.

3). Housing Availability (all levels)

- a. \$150K to \$250K:
- b. \$251K to \$350K:
- c. >\$350K:
- d. Comments:

There were 74 listings in the \$150K to \$250K price range as of the end of July 2014
There were 121 listings in the \$251K to \$351K price range
There were 171 listings priced greater than \$350K
Both Piperton and Collierville have very desirable residential communities.

4). Building Construction Activity

Permits Issued (City of Piperton)		
Year	Single-Family	Multi-Family
2011		13
2012		18
2013		29
2014 (to date)	23 YTD thru	

I. Location Profile - Quality of Life

B. Housing (continued)

5). General Overview of the Apartment Market (2-Bedroom Apartment)

There are currently no apartment complexes in the city of Piperton, but there are at least 5 located nearby in the city of Collierville, and quite a few more in Germantown and Memphis within easy driving distance west of Piperton. Additionally, a local developer (Crews family) just acquired 253 acres in Collierville (Hwy 385 & Houston Levee) for a mixed-use development including single & multi-family, retail and hotels. This location is approximately 10 minutes west of Piperton.

6). 2-Bedroom & 3-Bedroom Apartment Average Rent:

Monthly rental rates for 2-bedroom apartments at the 5 complexes located in Collierville are listed from \$939 to \$1530 per month. For a 3-bedroom apartment in one of those 5 properties the listed rents are from \$1099 to \$1900 per month.

7). Apartment Availability:

The current vacancy rate for apartments in the Memphis Metropolitan area is about 7.5% as of mid- 2014.

I. Location Profile - Quality of Life

C. Climatic Conditions

1). Average Daily Temperature (°F)

	High	Low	Average
July	92°F	74°F	82°F
January	50°F	33°F	39°F

2). Annual Average Temperature °F

63°F

3). Annual Average Rainfall (inches)

53.67

4). Annual Average Snowfall (inches)

3" with 11 'Winter Weather' Events in Past 10 years per [NOAA](#)

5). Prevailing winds – direction; avg, MPH

Southwest; 7.3 MPH

D. Natural Disaster Risk (NOAA data/comments)

1). Tornado frequency rating

For the [Collierville/Piperton Area](#), over 10 years: 2.4 per Year; Rated Risk Level: [Moderate](#)

2). Hurricane frequency rating

0

3). Flood frequency

The NOAA [National Climate Data](#) Center reports 1 Flood Event in the last 10 years

4). Earthquake zone/seismic rating

Piperton-area [historical earthquake activity](#) is slightly below Tennessee state average. It is 67% lower than the overall U.S. average.

5). Hail storm frequency

For the Fayette County Area, the NOAA [National Climate Data](#) reports that there has been 1 Hail Event with Hail 1" in size.

E. Sustainability Programs (ex. – Recycling Programs, Renewable Energy Programs, Water Conservation) regarding the business environment that does not overwhelm the ecosystem, allowing sufficient environment resources to remain for future generations.

Garbage Recycling is available. It is important to realize that Piperton represents a new community with the infrastructure being built as required to meet the demands of residential, commercial and industrial customers. Sustainability initiatives are being considered as these infrastructure components are built.

Piperton residents have elected city leaders who are also business leaders in the area; as such they understand the need to balance three considerations; a) the economic cost of various sustainability programs, b) the dollar value of the environmental benefits derived from the program and c) the reasonableness of the tax burden imposed on city residents and business owners, if any.

I. Location Profile - Quality of Life

F. Medical Amenities

- 1). Hospitals (Provide details – Name, location, type hospital, services offered, # beds, recent expansions)

[Baptist Memorial Health Care](#) operates 14 hospitals in the Memphis area. In Collierville, six miles from Piperton, they operate a 60 bed facility with inpatient and outpatient surgery, a critical care unit, a full-service emergency room, inpatient and outpatient diagnostics and five surgery suites. BMH also operates the new Baptist Reynolds [Hospice House](#) and the Kemmons Wilson Family Center in Collierville.

- 2). Comments

The Piperton/Memphis Area is also served by St Jude's Children's Research Hospital, Methodist Hospital Systems, Le Bonheur Children's Hospital, St Francis Hospital among others

G. Crime

Comments

The [Piperton Police Department](#) is served 24 hours a day by nine police officers. The department maintains a strong partnership with the community, supporting officers as they provide timely and professional services to each resident of Piperton.

The Officers are committed to minimizing the number and severity of automobile crashes through high visibility and strict enforcement of traffic laws. These efforts have proven to also deter crime in the community.

H. Parks/Recreation

Piperton's convenient location and access to I-69/269 and Hwy 385 allows for a quick getaway to several parks, hiking [trails](#) and recreation facilities in the area. The following are <30 minutes away; The Memphis [Zoo](#), the 5,000 acre [Shelby Farms](#) Park and Conservancy (largest municipal park in the U.S.), Collierville's [Greenbelt](#) Trail System, [Herb Parsons Lake](#) with fishing, canoeing and hiking. If you're willing to drive five more minutes, you'll be at the new [Beale Street Landing](#); hiking and sightseeing with a downtown view of the Mississippi River. Just 90 minutes away, historians and hikers alike will appreciate the [Shiloh](#) National Military Park where you can learn about the history of the Civil War battle that was fought there. The nearby [Wolf River](#) offers some of the finest canoeing/kayaking opportunities in the U.S. - for all skill levels.

I. Golf Courses

For golfing on a budget, the city of Memphis offers 8 city owned [golf courses](#) within close proximity. If you're not on a budget, the Tournament Players Club at [Southwind](#) is 20 minutes away and hosts the FedEx-[St Jude Classic](#) each year. If you're a Justin Timberlake fan and a Golf Addict, you're 40 minutes from his new [Mirimichi](#) Golf Course. There are numerous other private and public- access courses in the area.

J. Sports (College / Professional)

The Memphis Area is all about basketball; the NBA's Memphis [Grizzlies](#) and the Memphis [Tigers](#). Both play at FedExForum on Beale Street. But if you're a college football fan, the Memphis [Tiger Football](#) Team is on the comeback trail and play at the Liberty Bowl, home of the annual [AutoZone Liberty Bowl](#) – a 56 year tradition. For baseball fans, Memphis is the home of the [AAA Redbirds](#) (St. Louis Cardinal organization) & one of the finest AAA ballparks (AutoZone Park) in the country.

If you're a hockey fan, the Mississippi [RiverKings](#) are associated with the Southern Professional Hockey League and play at the new Landers Center in Southaven, Mississippi; 40 minutes from Piperton.

I. Location Profile - Quality of Life

K. Museums

The Memphis Area offers over 30 [Top-Rated Museums](#). A favorite is known as the Pink Palace and built in the 1922, this mansion was built by Clarence Saunders; creator of the modern supermarket concept and the Piggly Wiggly chain of stores. The mansion is now home to the [Pink Palace Family of Museums](#).

The [National Civil Right Museum](#) is located in Downtown Memphis at the Lorraine Motel; at the site of the assassination of Dr. Martin Luther King in 1968. Every museum visit in Memphis should start here.

But on the lighter side; there is the [Rock and Soul](#) Museum, [Stax](#) Records Museum, [Sun Records](#) and of course [Graceland](#).

L. Performing Arts

Home of the [Memphis Symphony Orchestra](#), The [Canon Center](#) for the Performing Arts offers the best acoustics for any type of music.

It seems that every city has an Orpheum Theater, but only ours was built in 1928 and is 'haunted'. Recently expanded and renovated the [Orpheum](#) hosts a series of Broadway shows each year plus numerous other events. Haunted tours are available!

M. Shopping/Retail Centers/Restaurants

The area is home to countless shopping centers, restaurants and entertainment options. Just 10 minutes from Piperton the Shops at [Carriage Crossing](#) offer upscale shopping, restaurants and hotels. The Historic [Collierville Square](#), also just 10 minutes away, offers numerous opportunities for shopping, dining and outdoor concerts during the summer and was voted the #1 Main Street U.S. in 2014.

If you're ready for the night-life and a bit of gambling, shows and great restaurants, the [Casinos](#) near Tunica Mississippi grew up when gambling regulations required that all casinos be 'on water'. With the Mississippi River at our doorstep, it wasn't long before cotton fields in Mississippi were converted to Casino; only the gaming tables and machines had to be 'on the water'. Other favorite shopping and entertainment areas include Downtown Memphis [Historic Peabody Hotel](#) & [Beale Street](#)-great music & great food) and [Overton Square](#) in Mid-town.

I. Location Profile - Taxes

A. Corporate Income

- 1). Rate structure
- 2). Apportionment Formula
- 3). Weightings for such factor
- 4). Is Worldwide unitary taxation applicable?

Tennessee portion of Federal Net Income; 6.5%
Three factor Apportionment Formula: Property, Payroll and Sales (Double Weighted)
Tennessee is Equal Weight for Property and Payroll – double weight for Sales
No

B. Franchise

- 1). Rate structure
- 2). Application

.0025 - Greater of TN portion of net worth or Book Value of Property owned or used
Greater of the two bases / Net Worth – 3 Factor Apportionment

C. Ad Valorem

- 1). Real property
- 2). Production equipment
- 3). Other tangible personal property
- 4). Inventories
 - a. Components
 - b. Work in process
 - c. Finished products
- 5). Pollution abatement equipment

Ratio of Assessment (%)	Total Rate/\$100 Value
40%	\$1.6054 – County, 0.40 – City = \$2.0054 Total
30%	\$1.6054 – County, 0.40 – City = \$2.0054 Total
30%	\$1.6054 – County, 0.40 – City = \$2.0054 Total
30%	\$1.6054 – County, 0.40 – City = \$2.0054 Total
Not Included	
Not Included	
Special Rate	

D. Sales/Use (State and Local)

- 1). Facility construction materials
- 2). Production Equipment
- 3). Other tangible personal property
- 4). Equipment installation
- 5). Major exemptions

Taxable at Full Rate; State and Local
Exempt for Qualified Manufactures
Taxable at Full Rate; State and Local
Qualified Industrial Machinery for Qualified Manufacturers Exempt

E. Personal Income Tax

Ratio Range	Schedule
No Income Tax on Wages	

F. Local Occupational Tax (paid by employee and/or Employer)

- 1). City Residents
- 2). Non-City Residents

Rate Range	Basis
N/A	N/A
N/A	N/A

II. Site Data

A. Site Name and Location

1). Site name	MCR Safety Distribution (Area 2)
2). Site location (<i>Street intersection and address</i>)	Hwy 72 @ S.R. 196 (685 Hwy 72)
3). Total acres	40
4). General site topography	See Topography Map
5). City, County, State, Zip Code	Piperton, Fayette, Tennessee, 38017
6). School District (if applicable)	Fayette County School District – See Note in Education Section
7). Site within City’s corporate limits?	Yes
8). If no, is it subject to annexation?	

B. Property Owner

1). Name	Hilliard Crews Partnership
2). Address	3035 Centre Oak Way, Suite 101
3). City, State, Zip Code	Germantown, TN 38138
4). Telephone(s)	901 277-5263
5). Email address	jason@crewsrealty.com

C. Asking purchase price per acre

\$70,000/acre

D. Is there clear title to site?

Yes

E. Applicable Real and Tangible Personal Property Tax Rate

	Ratio of Assessment (%)	Tax Rate Per \$100 or \$1,000 Value
Real Property -	40%	\$1.6054 – County, 0.4080 – City = \$2.0134 Total
Tangible Personal Property -	40%	\$1.6054 – County, 0.4080 – City = \$2.0134 Total

F. Recommended Site Description (Minimum requirement – Approximately 40 acres)

1). Site size	40.73 acres
2). Site dimensions (required minimum dimensions of 1,600 feet wide x 1,100 feet deep)	See Plat
3). Site overall configuration	Rectangle
4). Previous and current use	Farm/Hay
5). Contiguous areas (use)	
East	Agriculture
West	Distribution Center
North	Agriculture
South	Agriculture

II. Site Data (continued)

F. Recommended Site Description (Minimum requirement – Approximately 40 acres) (continued)

6). Existing easements and/or Rights-Of-Way

	Type	Location and specifics
a.	Utility	West Property Line, Electric, Water, Gas, Sewer, Easement
b.	Road	None
c.	Railroad	None
d.	Other (explanation)	None

7). Provide site boundary and topo plans (preferred 11" x 17" sheets, **with site box dimensions shown on both a topo drawing and an aerial photo.**

8). Existing structures which would have to be removed (provide details) None

9). Archeological Studies Available

Level (Phase 1A, Phase 1, etc.)	Date	Contact (Company, Telephone)
NA		

10). Environmental Studies Available

Level (Phase 1A, Phase 1, etc.)	Date	Contact (Company, Telephone)
Phase 1	Feb 2012	ETCA 901 685-2077

11). Endangered Species Studies Available

	Date	Contact (Company, Telephone)
NA		

II. Site Data (continued)

G. Zoning

1). Present zoning

M-3 Office (allows usage as distribution center)

2). Timing and procedure for rezoning process, if necessary

Not Necessary

H. Zoning Regulations

1). Facility maximum height restrictions

45 feet

2). Variances available for maximum height restrictions (y/n). If yes, provide timing for variance procedures

May appeal to Piperton Planning Commission

3). Protective covenants in place

No

4). Unrestricted 24-hour use and/or applicable noise curfews

N/A

5). Maximum allowable site coverage (%)

60 foot set-back required

Shall be in accordance with M-3 Requirements

6). Provide a copy of the applicable zoning codes/regulations

II. Site Data (continued)

I. Utilities Available

1). Electric

a. Service provider	Chickasaw Electric Cooperative
b. Please describe the service provider's plans and policies for a Renewable Energy Initiative	Chickasaw Electric Cooperative buys all power from TVA and TVA aims to be one of the nation's leading providers of low-cost, cleaner energy by 2020. In line with that vision TVA is significantly increasing its use of renewable and clean-energy generation sources to improve regional air quality.
c. Contact (name, title, address, phone, email)	Lloyd Muncy Mgr. Fin/Adm., 901-465-3591x103, lmuncy@chickasaw.coop
d. Specifications of power available	1000+ KW
e. Transmission/Distribution	Area is served by 13 kV three phase distribution line
f. Location of line	Adjacent to property
g. Name, capacity & location of servicing substation	Rossville Sub, Rossville, TN, 60 MVA
h. Details for any applicable incentive rate structure	TVA has Valley Investments Initiative incentives to locate in their service area and would be applied with monthly bill credits.
i. Estimated monthly cost; based on a 1,000 kW demand, with a 80% load factor; and attach a related rate schedule (assume primary electric service delivery)	1000 KW and 576000 KWH per month assuming \$.025 Fuel Cost Adder from TVA, and before TVA incentives, the monthly average bill would be \$44,018.
j. Does the utility require any possible power factor correction?	Monthly demand charge is based on actual KW or 90% or KVA whichever is higher
k. Address redundancy capabilities	Chickasaw has two feeders from the Rossville Sub converging close to the property and would provide redundancy in case of a significant event in the future. There are also plans to build a new 30 MVA substation practically across the Hwy from the property.

2). Natural Gas

a. Local service provider	Hardeman-Fayette Utility District, 15175 Hwy 57 East, Moscow TN 38057
b. Contact (name, title, address, phone, email)	Billy L. Tomlinson, General Manager, 901-877-6236
c. Line size/pressure	6 inch line at 60 PSI with option to increase pressure to 100 PSI
d. Location of line	Along south side of Hwy 72 adjacent to the site
e. Attach the applicable rate schedule	Current rate quoted by utility: \$10 (minimum) for first 0.5 MCF/month, \$7.61/MCF for next 399.5 MCF/month and \$7.26/MCF for all over 400 MCF/month.

II. Site Data (continued)

I. Utilities Available (continued)

3). Water (2,000 g/day; 30 days/month)

- a. Service provider
- b. Contact (name, title, address, phone, email)

- c. Line size
- d. Location of line
- e. Current pressure and flow test at site

- f. Plant capacity vs: the current daily usage; and location relative to subject site

- g. Existing storage tank(s) on-site (Yes/No)
Size(s) (million gallons)

- h. ISO fire insurance rating

- i. Applicable connection/impact fees

- j. Details on any applicable “water rights” issues and costs

- k. Attach applicable rate structure; and provide the estimated monthly costs, based on this project’s stated requirements

City of Piperton	
Steve Steinbach City Manager 3725 Highway 196 Suite B Piperton, TN 38017 901-853-4830 ssteinbach@pipertontn.com	
12 inch	
Along south side of Hwy 72 adjacent to property	
60	psi static
34	psi residual
1120	gpm flow
Piperton currently purchases all of its water from the City of Collierville and distributes it through Piperton infrastructure. The stated requirement for this project is less than ½ of 1% of the average daily water usage in Piperton and can be easily handled.	
No	
N/A	
ISO rating: 5	
Actual fees are based on a number of factors, estimated to total about \$11k for this project.	
N/A	
Rate structure: There is a base rate of \$15.75 plus \$2.83 per 1000 gallons or fraction thereof. Assuming a usage of 60,000 gallons per month, the cost would be about \$186 per month.	

II. Site Data (continued)

I. Utilities Available (continued)

4). Wastewater (1,500 g/day; 30 days/month; domestic use only)

- a. Service provider
- b. Contact (name, title, address, phone, email)

- c. Line size
- d. Location of line
- e. Limitations on use
- f. Service type (Gravity or Force Main)
- g. Applicable connection/impact fees
- h. Attach applicable rate structure
- i. Wastewater usage rate(s)/1,000 gallons; or 100 cu. ft.; and estimated monthly cost

- j. Plant daily treatment capacity vs: current daily usage; and location relative to subject site

- k. Attach a copy of any pre-treatment standards; and related costs

City of Piperton
Steve Steinbach City Manager 3725 Highway 196 Piperton, TN 38017 901-853-4830 ssteinbach@pipertontn.com
8 inch
Along west side of the proposed site
Must be domestic or equivalent composition & concentration waste water
Gravity to a pumping station
Actual fees are based on a number of factors, estimated to total about \$48k for this project.
\$60 per 6000 gal, plus \$13 per on site employee, plus \$69.50 per month
The rate structure, summarized above, is based on an unusual formula developed by the Marshall County IDA to cover costs of the SBR treatment system. Assuming there would be 69 employees on site and 60,000 gallons of water used, the monthly wastewater cost would be about \$1567.
The reported capacity of the system is 150,000 GPD and the current usage is about 100,000 GPD
The wastewater treatment system is designed to handle domestic waste with typical loadings of 275 mg/l BOD5, 300 mg/l TSS, and 35 mg/l NH3-N.

5). Telecommunications

- a. Explanation of the existing network
- b. Ability to expand the existing network
- c. Contact

Comcast fiber cable is in place along HWY 72 adjacent to the property.
Comcast is willing to work with the customer to meet their needs.
Gary Dickerson, Client Solutions Engineer, 3251 Players Club Parkway, Memphis TN 38125, 901-508-0565), gary_dickerson@cable.comcast.com

II. Site Data

J. Transportation

- 1). Highway
 - a. Main road accessing site
 - b. Distance to nearest U.S. and/or Interstate highways (*miles and numbers*)
 - c. Distance to other roadways/ 80,000 lb. weight limits (*miles and names*)
 - d. Describe route from site to nearest U.S. and/or Interstate highways (*route, road type, road improvements required, other comments*)
- 2). Airport
 - a. Nearest Commercial Airport name and location
 - b. Nearest general aviation airport (name, location, miles, runway length)
- 3). Rail (If available)
 - Name of rail serving the site
 - Distance to the site
 - Current frequency of service
- 4). Deepwater Port Access
 - a. Port Name
 - b. Location
 - c. Port capability

Hwy 72 (4 lane divided)
Site on Hwy 72 is 2.5 miles southeast of Hwy 385 (4 lane divided)
1 mile Southeast of I-69/269
I-69/269 to connect with I-55 south of Memphis in 2016

Memphis Int'l Airport, 2491 Winchester Rd, Memphis, TN 38116
Olive Branch Airport , Airport Rd, Olive Branch, MS, 6,000 ft
Norfolk Southern Intermodal Terminal
2 miles
Daily
International Port of Memphis
1115 Riverside Blvd
Vital Statistics – Port of Memphis

K. Topographies and Soils

- 1). Site subject to flooding (Y/N) No
- 2). Elevation range of site (ft. MSL)
- 3). 100-year Flood Plain elevation (ft. MSL)
- 4). Identify and development restrictions on site
- 5). Sub-surface characteristics
 - Soil types
 - Soil bearing pressure
 - Water table depth (ft.)
 - Other comments Rock elevation depth (ft.)

Low	High
378	394
No Flood Plain	
Prefer Tilt up concrete construction	

Distribution Center is on adjacent property, but these test on proposed site are not available at this time.

II. Site Data – Permitting

K. Topographies and Soils (continued)

N/A

6). Completed geotechnical report?

If yes, identify Company, contact, and contact phone number, which did the work

B&W Labs (901) 373-7957
Report Available Upon Request

L. Environmental

1). Are environmental permits required for the proposed facility? If so, describe process including timing and estimated cost.

Permit Type

Agency

Process & Timing

a. Air

Tennessee Department of Environment and Conservation (TDEC)

b. Wastewater

Tennessee Department of Environment and Conservation (TDEC)

c. Hazardous materials

Tennessee Department of Environment and Conservation TDEC)

d. Groundwater

Tennessee Department of Environment and Conservation (TDEC)

e. Any other special permits (*names*)

-

Based on currently available details, none at this time.

Coverage under the State's TN Construction General Permit is required for land disturbances greater than 1 acre

TDEC welcomes an opportunity to assess permitting needs once details of the project can be fully discussed.

II. Site Data - Permitting

M. Buildings

- 1). Applicable building code name 2012 IBC
 a. Are there local amendments/additions? No
 b. If yes, provide copies of amendments/additions

2). Ownership/transferability of mineral rights

Explanation

Any related issues should be addressed in purchase and sales contract for the property

3). Construction documents review

	Review	Federal	State	Local
Site plan				Yes
Grading and drainage			Yes	Yes, along with State
Wetlands mitigation			Yes	
Erosion control			Yes	Yes, along with State
Building				Yes

- 4). Landscape ordinance (Y/N) Yes, copy attached
 (If yes, provide copy)

5). Grading/Site Plan review and permit -

Local reviewer (<i>contact name, phone</i>)	Paul Ryan, 901-853-4830, Staff review followed by Planning Commission review
State reviewer (<i>contact name, phone</i>)	Terry Templeton, TDEQ, 901-371-3018
Outline the Site permit / review fee(s)	\$500

6). Building Plan Review and Permit

Fast track permitting (Y/N)	If needed
Plans reviewer (<i>contact name, phone</i>)	Tommy Johnson, 901-853-4830 x 4, staff review followed by Planning Commission
Construction inspector (<i>contact name, phone</i>)	Tommy Johnson, 901-853-4830 x 4
Outline the Building permit fee(s)	Fayette County Adequate Facilities tax of \$0.25/sqft, plus Piperton building permit fee of \$6 per \$1000 of valuation plus plans review fee 30% of Building permit fee plus other miscellaneous fees of around \$500.

III. Business Climate and Incentives

- | A. Bond Rating | Moody's | S&P |
|----------------|-----------------|-----------------|
| 1). State | Aaa | AA+ |
| 2). City | No Bonds Issued | No Bonds Issued |
| 3). County | AA3 | Not Available |
- B. Outline any recently enacted State level legislation which has positively or negatively affected existing and/or new business (ie: tax related, labor related, transportation related, etc.).
- 1). Worker's Compensation legislation has recently been changed to be more employer-oriented. This took effect in July.
 - 2).
 - 3).
- C. No cost to low cost site (at least 20 acres properly dimensioned) with all infrastructure improvements and adequate access roads in place, or to be extended.
- N/A
- D. Tax reductions/abatements/credits of all types (income, franchise, property, sales/use, payroll, etc.) to the highest levels possible.
- A PILOT may be available based on economic impact of project
- E. Employee selection training (facilities, programs, level of funding) (State and Federal WIA related)
- Southwest Tennessee Community College and Tennessee College of Applied Technology, in concert with the Workforce Investment Network (our local workforce district), are coordinating classes and certificates for employers and employees to provide job training.

Financing

Bonds (State, local, or Company issued)

None available at this time.

III. Business Climate and Incentives (continued)

G. Accelerated permitting (*environment and physical project development related*)

- 1). Accelerated permitting (Federal, State, local levels) for any required process air permits.

No air permit required for distribution center and office complex.

- 2). Accelerated permitting (State and local levels) for all project construction related activities; and wavier on rebates for permit fees.

Both the State of Tennessee and City of Piperton will be pleased to have this facility in Piperton and will work with your team to expedite the project. There may not be any environmental permits required for this project. TDEC will determine if any are required based on the details of the project.

H. Direct Grants and/or employee rebates to assist with an offset to the project's overall development costs.

Possibly available from the State of Tennessee, further research required.

I. Incentives for the use of Renewable Energy sources

Possibly available from the TVA. Further research required.

J. Incentives for LEED Certified Project

There may be incentives from the State of Tennessee or the TVA, further research needed.

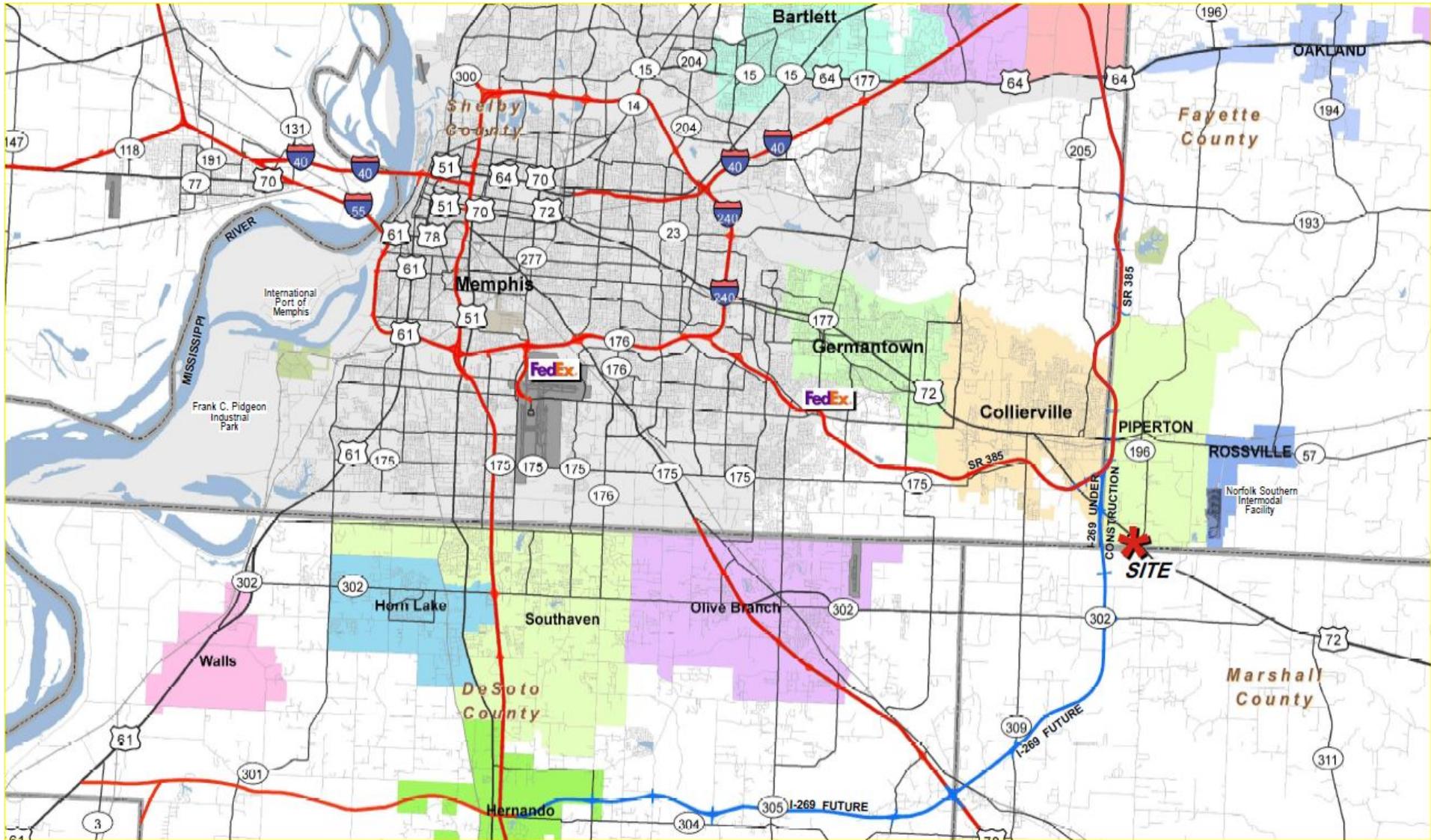
K. Other programs and opportunities (*explanation*)

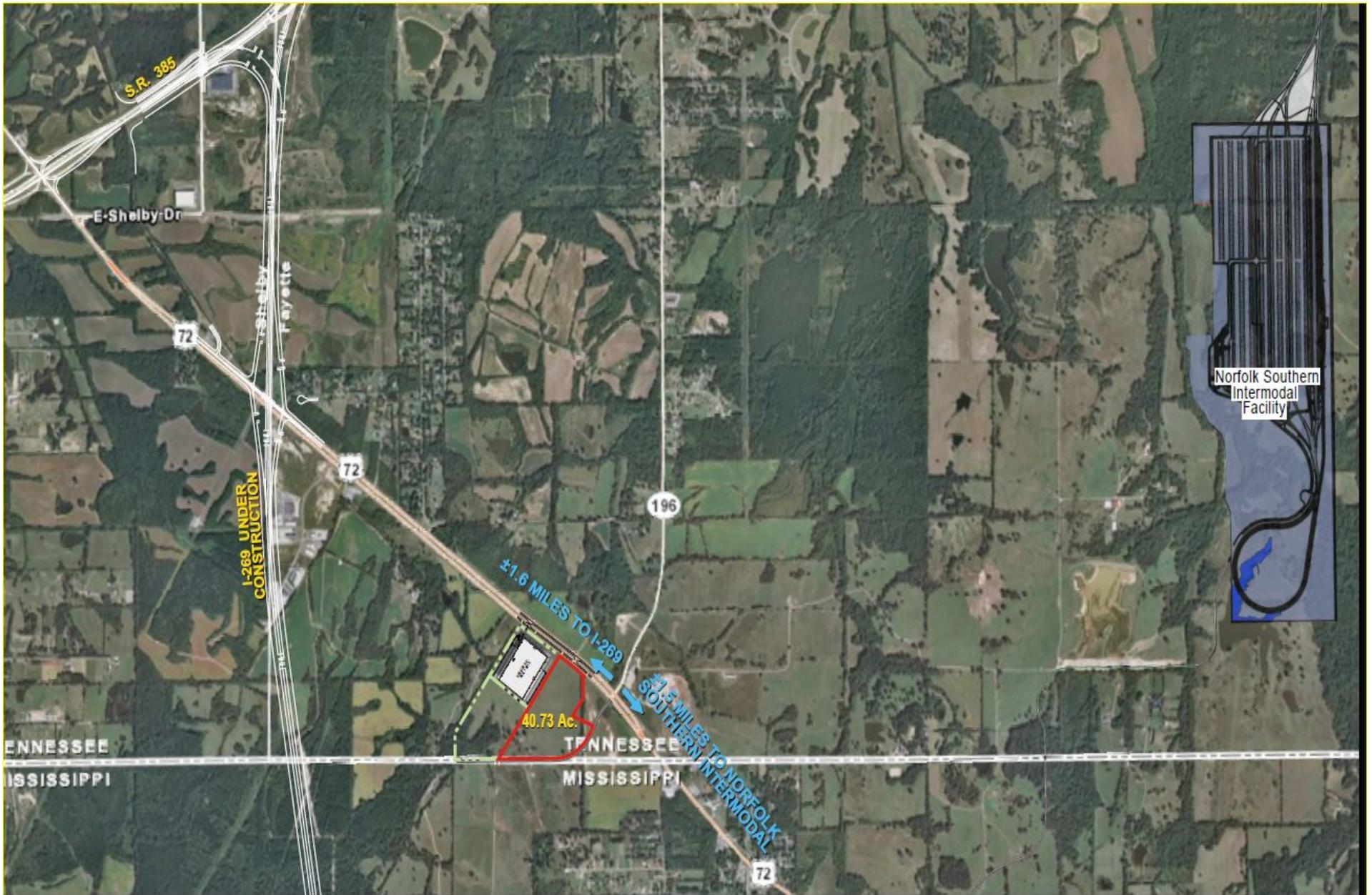
- 1). None available at this time. Further research needed.

2).

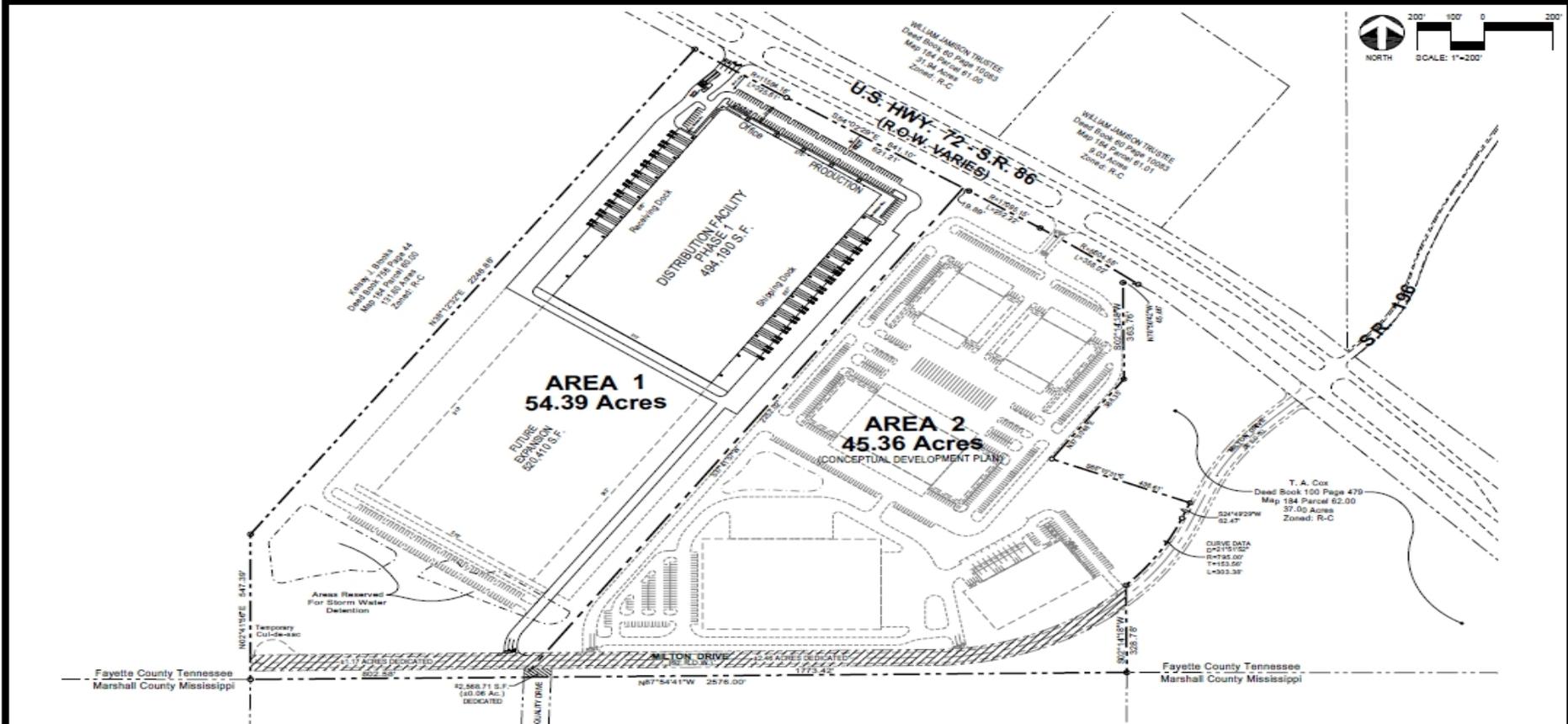
3).

4).









VICINITY MAP



SITE DATA:

	AREA 1	AREA 2	TOTAL
ZONING DISTRICT:	(M-3) PLANNED INDUSTRIAL (RESTRICTED)	(M-3) PLANNED INDUSTRIAL (RESTRICTED) (O) OFFICE	—
SITE AREA:	54.39 ACRES	45.36 ACRES	99.75 ACRES
FUTURE MILTON DR. R.O.W. DEDICATION:	1.17 ACRES	2.46 ACRES	3.63 ACRES
FUTURE QUALITY DR. R.O.W. DEDICATION:	—	0.06 ACRES	0.06 ACRES

NOTES:

- BOUNDARY PROVIDED BY LOUDENBECK SURVEYING PLLC.
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD HAZARD AREA AS DESIGNATED ON F.E.M.A. FLOOD INSURANCE RATE MAPS, MAP NUMBERS 47047C 0395C, 4047C 0415C, 04747C 0510C, 47047C 0530C DATED NOVEMBER 5, 2007.

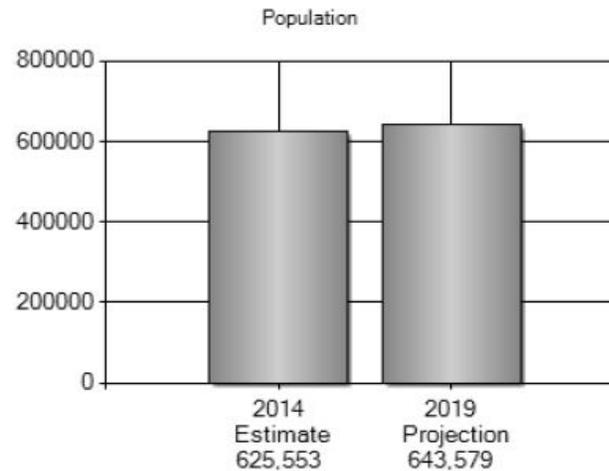
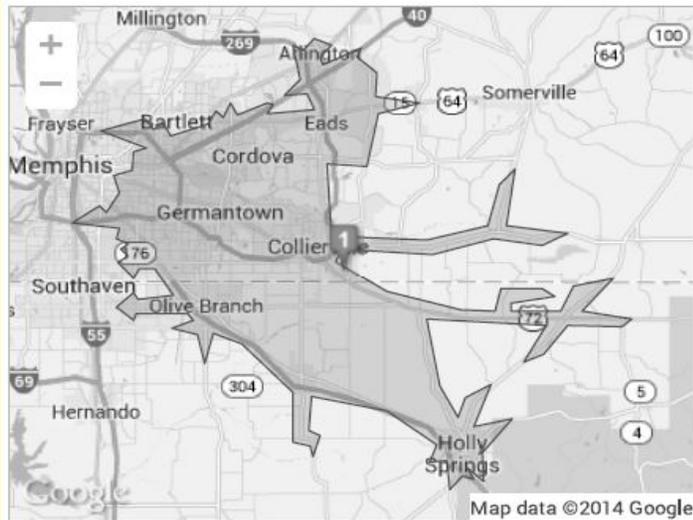
**OUTLINE PLAN
MCR SAFETY
DISTRIBUTION CENTER
PLANNED DEVELOPMENT OVERLAY
PIPERTON, TENNESSEE**

TOTAL AREA: 99.75 Acres
 PARCEL ID: MAP 184, PARCEL 057.00
 ZONING: M-3, O (PD-O)
 OWNER/DEVELOPER: **SCI PIPERTON, LLC**
 3035 Centre Oak Way
 Suite 101
 Germantown, TN 38138
 PREPARED BY:
Township Development Services
 300 N. REVELL POINT DRIVE
 COLLETSVILLE, TENNESSEE 38017
 DATE: JAN. 4, 2013
 SHEET 1 OF 2

IV. RFI Response Submittal Instructions

Demographic & Income Report ▾

30 Minutes from Crews Hwy 72 Industrial Site



Summary	Census 2010	2014	2019
Population	612,780	625,553	643,579
Households	230,841	235,793	242,659
Families	156,902	158,607	162,002
Average Household Size	2.61	2.61	2.61
Owner Occupied Housing Units	148,475	144,332	148,781
Renter Occupied Housing Units	82,366	91,461	93,878
Median Age	34.8	35.5	36.3

Trends: 2014 - 2019 Annual Rate

	Area	State	National
Population	0.57%	0.82%	0.71%
Households	0.58%	0.83%	0.74%
Families	0.42%	0.66%	0.63%
Median Household Income	2.21%	3.82%	3.03%

Households by Income

	2014 Number	2014 Percentage	2019 Number	2019 Percentage
<\$15,000	29,489	12.51%	28,015	11.55%
\$15,000 - \$24,999	25,977	11.02%	19,350	7.97%
\$25,000 - \$34,999	25,978	11.02%	22,366	9.22%
\$35,000 - \$49,999	30,634	12.99%	31,974	13.18%
\$50,000 - \$74,999	43,552	18.47%	45,919	18.92%
\$75,000 - \$99,999	28,685	12.17%	33,573	13.84%
\$100,000 - \$149,999	24,664	10.46%	29,228	12.04%
\$150,000 - \$199,999	13,573	5.76%	16,148	6.65%
\$200,000+	13,227	5.61%	16,073	6.62%

Population by Age						
	Census 2010 Number	Census 2010 Percentage	2014 Number	2014 Percentage	2019 Number	2019 Percentage
0 - 4	44,093	7.20%	43,025	6.88%	44,714	6.95%
5 - 9	43,684	7.13%	43,543	6.96%	43,754	6.80%
10 - 14	45,731	7.46%	43,990	7.03%	44,767	6.96%
15 - 19	45,773	7.47%	43,690	6.98%	42,418	6.59%
20 - 24	42,061	6.86%	45,339	7.25%	41,828	6.50%
25 - 34	87,001	14.20%	89,199	14.26%	92,871	14.43%
35 - 44	85,742	13.99%	84,324	13.48%	86,638	13.46%
45 - 54	87,896	14.34%	84,739	13.55%	81,795	12.71%
55 - 64	68,264	11.14%	75,125	12.01%	78,256	12.16%
65 - 74	33,919	5.54%	42,863	6.85%	53,322	8.29%
75 - 84	20,305	3.31%	20,566	3.29%	23,455	3.64%
85+	8,312	1.36%	9,148	1.46%	9,762	1.52%
Race and Ethnicity						
	Census 2010 Number	Census 2010 Percentage	2014 Number	2014 Percentage	2019 Number	2019 Percentage
White Alone	292,450	47.73%	287,668	45.99%	282,571	43.91%
Black Alone	268,218	43.77%	277,723	44.40%	289,520	44.99%
American Indian Alone	1,460	0.24%	1,382	0.22%	1,365	0.21%
Asian Alone	16,230	2.65%	17,932	2.87%	20,437	3.18%
Pacific Islander Alone	354	0.06%	400	0.06%	477	0.07%
Some Other Race Alone	25,391	4.14%	30,033	4.80%	36,493	5.67%
Two or More Races	8,677	1.42%	10,414	1.66%	12,717	1.98%
Hispanic Origin (Any Race)	42,319	6.91%	50,266	8.04%	61,577	9.57%