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#makeithere

New Resident Welcome Packet

Greg Lowe
City of Lewisburg
Director of Economic Development
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MASTERED IN Marshall County Tennessee

MARSHALL COUNTY TENNESSEE

New Resident Welcome Packet

Table of Contents

Link to Video About Marshall County

3 ..... Letter of Welcome & Overview

4 ..... Links & Contacts

5 ..... Maps of Region

6 ..... Community Data

7-9 ..... Labor & Workforce

10 ..... Existing Industry

11 ..... Retail

12 ..... Summary

Mission Statement

The City of Lewisburg Department of Economic Development exists to assist local business and industry growth and to recruit new business and industry to Lewisburg to create sustainable wage jobs and expand the tax base

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Welcome to Lewisburg, TN

Thank you for joining our wonderful community of Lewisburg, Tennessee. We hope that your new life here will be a happy one and we consider you a great asset to our community.

To insure that you start off on the right track, please review the information in this packet. The websites inside this packet will be very helpful for finding out relevant information and the maps should give you a good sense of the locations of important agencies and fun activities.

Feel free to contact the City of Lewisburg, Marshall County or the Marshall Co. Chamber of Commerce for any assistance you may need. Our contact information can be found in this packet. We are always here to help and will be glad to share with you the information you and your family needs to enjoy your new life in Lewisburg.

Lewisburg is a small town on the grow with easy proximity to metropolitan Nashville and Huntsville, AL, shopping and dining in Franklin and Murfreesboro and less than a day's drive to 76% of the major U.S. markets thanks to I-65.

Lewisburg is family-friendly, business-friendly and always striving to improve our city for its businesses and citizens. We hope you will get involved in all that Lewisburg has to offer and all its plans for the future.

Once again, Welcome and Congratulations on deciding to make Lewisburg your new home!

Sincerely,

Greg Lowe

City of Lewisburg – Director of Economic Development

City Manager
Buck Beard
City Hall
131 East Church St., Lewisburg
(931) 359-1544
Buck.beard@lewisburgtn.gov

City Mayor
Jim Bingham
City Hall
131 East Church St., Lewisburg
(931) 359-1544
Jim.bingham@lewisburgtn.gov

Councilman
Roy "Bam" Haislip
Ward 1
(931) 637-6255
bamhaislip82@hotmail.com

Councilman
Artie Allen
Ward 2
(931) 359-5767
becky.allen475@gmail.com

Councilman
C.H. Harwell
Ward 3
(615) 513-1970
chharwell@bellsouth.net

Councilman
Jerry Gordon
Ward 4
(931) 359-7074
largoej@charter.net

Councilman
Joe Bradford
Ward 5
(931) 580-4517
josephrbradford37@gmail.com

New Resident Welcome Packet

Links & Contacts

City of Lewisburg
www.lewisburgtn.gov

Lewisburg Economic Dev.
www.lewisburgtn.net

Lewisburg ECD Blog
www.lewisburgtnecd.com

Marshall County
www.marshallcountytn.com

Marshall County ECD
www.marshallcountyecd.com

Chamber of Commerce
www.marshallchamber.org

Lewisburg Electric System
www.lewisburgelectricsystem.com

Lewisburg Water & Wastewater
http://www.lewisburgwater.org

Lewisburg Gas Department
www.lewisburggas.com

Marshall County Schools
www.mcstn.net

Marshall County Recycling
www.marshallcountyrecycles.com

Marshall County Sheriff
www.mctnsheriff.com

Marshall Co. Library
www.marshallcountylibrary.org

Marshall Co. Art Guild
www.marshallcountyartguild.com

Marshall Co. Community Theatre
www.dixietheatre.org

Ellington Airport
www.ellingtonairport.com

Business License - Sales Tax ID

City of Lewisburg
Christi Hamlett
City Hall
131 East Church St., Lewisburg
(931) 359-1544
Christi.hamlett@lewisburgtn.gov

Marshall County
Daphne Fagan
County Annex
Courthouse Annex, Lewisburg
(931) 359-1072
Daphne.fagan@tn.gov

Zoning, Codes and Permitting

City of Lewisburg
Lueshell Taylor
City Hall
131 East Church St., Lewisburg
(931) 359-1544
Lueshell.taylor@lewisburgtn.gov

Marshall County
Don Nelson
3rd Floor
Courthouse Annex, Lewisburg
(931) 359-8839 or 0567
Don.nelson@marshallcountytn.com

Fire and Health Inspections

City of Lewisburg
Jeff Crick
Fire Station
118 Water St., Lewisburg
(931) 982-3076
jeff.crick@lewisburgtn.gov

Marshall County
Angie Faulkner
Health Department
206 Legion St., Lewisburg
(931) 359-1551
Angie.faulkner@tn.gov

Beer Permit and Liquor License

City of Lewisburg
Christi Hamlett
City Hall
131 East Church St., Lewisburg
(931) 359-1544
Christi.hamlett@lewisburgtn.gov

Get Liquor License
TN Alcoholic Beverage Commission
(615) 741-1602
https://www.tn.gov/abc/licensing/liquor-by-the-drink-licenses.html

Economic Development

City of Lewisburg
Greg Lowe
City Hall
131 East Church St., Lewisburg
(931) 359-1544
greg.lowe@lewisburgtn.gov

Marshall County
Emily Darnell
Mayor's Office
Courthouse Annex, Lewisburg
(931) 359-5536
Emily.darnell@marshallcountytn.com

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Maps of Region

Back to Table of Contents

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Community Data

Lewisburg, Marshall County, Tennessee
- Latitude: N35° 26.95'
- Longitude: W86° 47.33'
- **Elevation: 707'**

33,240
Population: County

12,380
Population: City

+2.4%
Annual Population Growth

Gold Level
Sustainable Community (TVA)

Tier II
Enhancement County (TN ECD)

Benchmark II
Three Star Community (TN ECD)

Top 100 Micropolitan
4X (Site Selection Magazine)

6th
Fastest Growing Micropolitan in Nation (2017) by UT BERC

14th
Most Dynamic Micropolitan in Nation (Walton Foundation 2019)

Top 4%
National ISO Rating - Fire

13%
Below Cost of Living Index

14th
Quality of Life in TN

20th
Healthiest County in TN

28th
Safest County in TN

Climate:

Annual Average Temperature: 57.7°

Average High Temperature: 70.5°

Average Low Temperature: 45.0°

Annual Average Precipitation: 54.84"

Annual Average Snowfall: 2.2"

Mean Length of Freeze-Free Period (days): 180-220

Median Household Income	**$52,463**
Per Capita Income	**$36,759**
Poverty Rate	**13.5%**
Home Ownership Rate	**71.7%**
Median Home Value	**$124,917**
Average Rental Rate	**$564**
Median Industry Earnings	**$64,454**

Sources: Zoomprospector, TN ECD, TVA, Local Agencies

"Lewisburg's Park and Recreation system, per capita, meets or exceeds national standards in almost every category."

Ritchie Jones - Hodgson Douglas

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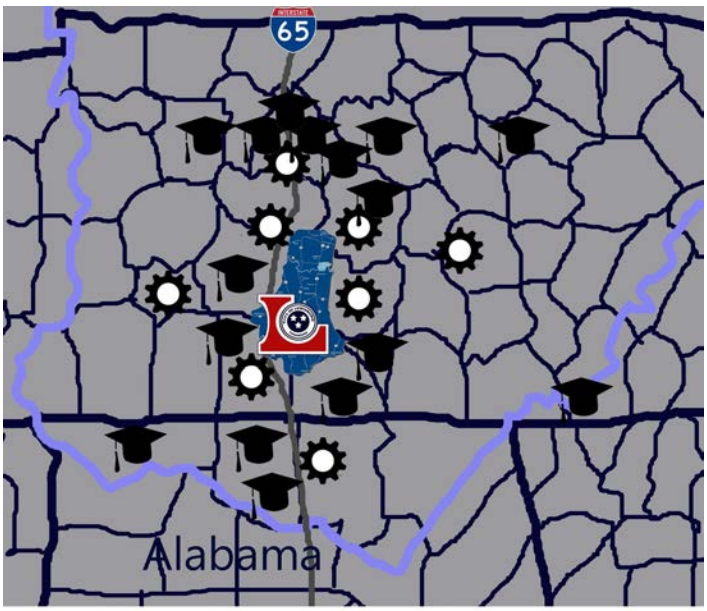
Back to Table of Contents

New Resident Welcome Packet

Labor & Workforce



Colleges & Universities Technical Colleges

Talent Overview

28
Postsecondary Institutions

20,000 +/-
Annual Graduates

300 +/-
Programs & Majors

Within 50 Miles

Spot Lowe Technology Center

TCAT - Pulaski

TCAT - Shelbyville

Columbia State

Marshall Co. Schools

Elementary Schools	**5 - 2,385 Students**
Middle Schools	**3 - 1,296 Students**
High Schools	**3 - 1,545 Students**
Public Cost Per Student	**$9,399.83**
Student/Teacher Ratio	**17:1**
Graduation Rate	**93%**
Avg. ACT Score	**20.3**
College-Going Rate	**65%**
Certification/Associate's	**27%**
Bachelor's Degree or Higher	**14%**

Back to Table of Contents

Small Town Charm
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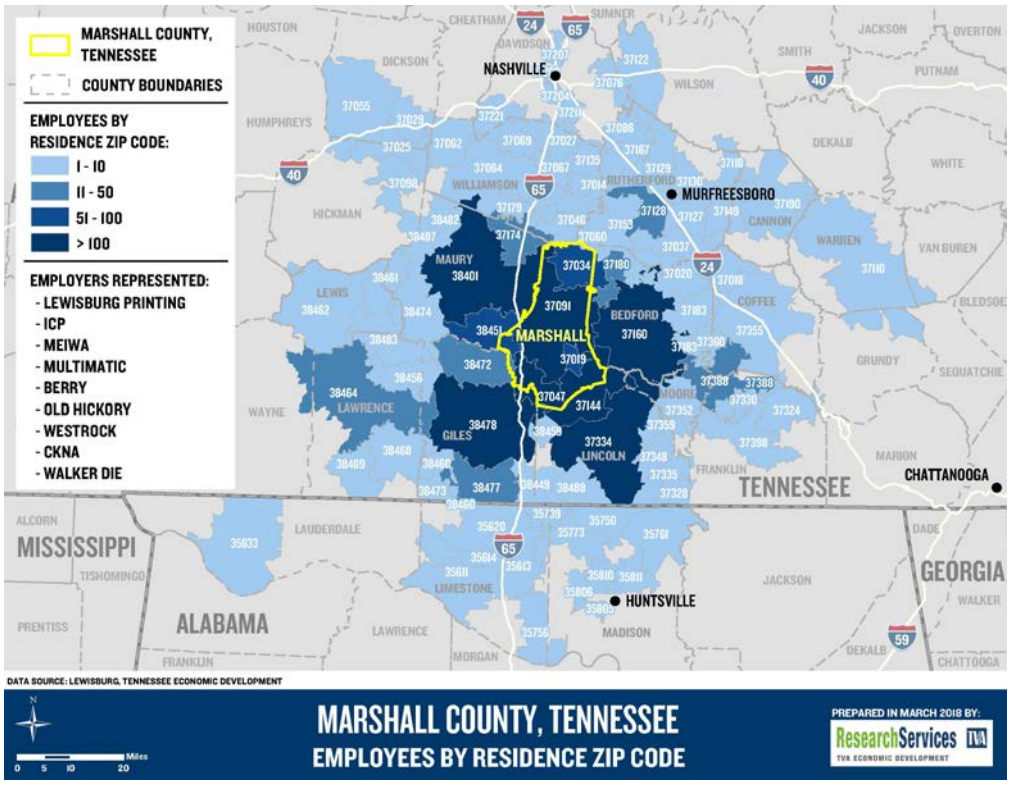
Lewisburg, TN

Labor & Workforce

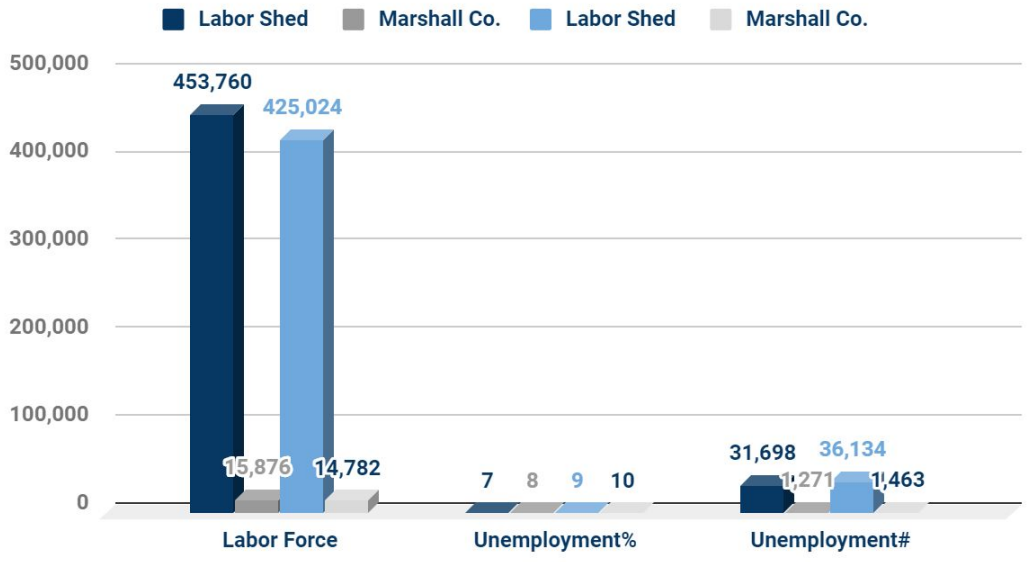


Avg. Starting Wage in Marshall Co. (MFG)
$13.17

AVG. Wage (MFG)
$16.67

AVG. Drive Time (MFG)
28 Minutes

Labor Report August 2020 VS July 2020



[Wage & Benefits Survey 2019 - Middle TN Infographic]

[Wage & Benefits Survey 2019 - South Central TN Infographic]

[Wages and Benefits Survey 2019 - Marshall Co. Region Infographic]

[Wages and Benefits Survey 2019 - Middle TN Report]

[Wages and Benefits Survey 2019 - South Central TN Report]

[Wages and Benefits Survey 2019 - Marshall Co. Region Report]

** Labor Market Area is defined as Bedford, Giles, Lawrence, Lincoln, Marshall, Maury, Moore, Rutherford and Williamson Counties*

Source: August 2020 from TN Dept. of Labor and Workforce - Link to Full Report

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Labor & Workforce

Automotive Suppliers

Link to Data

Our Companies		
696% More	**536% More**	**317% More**
Vehicle Steering & Suspension Components Manufacturing	Automobile Manufacturers	Motor Vehicle Brake System Manufacturing
Than the US National Average	*Than the US National Average*	*Than the US National Average*

Our Workforce		
11,021	**5,121**	**4,004**
Assemblers & Fabricators	Engineers	Auto Service Technicians & Mechanics

Metalworking Tool & Die

Link to Data

Our Companies		
712% More	**460% More**	**155% More**
Secondary Smelting and Alloying of Aluminum	Nonferrous Metal Die-Casting Foundries	Rolled Steel Shape Manufacturing
Than the US National Average	*Than the US National Average*	*Than the US National Average*

Our Workforce		
11,021	**1,562**	**993**
Assemblers & Fabricators Misc, Including Team Assembly	Industrial Machinery Mechanics	Machinists

Plastics & Chemicals

Link to Data

Our Companies		
293% More	**174% More**	**119% More**
Synthetic Dye & Pigment Mfg.	Plastic Packaging Film & Sheet Mfg.	Custom Compounding of Purchased Resins
Than the US National Average	*Than the US National Average*	*Than the US National Average*

Our Workforce		
5,334	**1,562**	**846**
Engineers	Industrial Machinery Mechanics	Multiple Machine Tool Operators (Metal/Plastic)

Food & Beverage

Link to Data

Our Companies		
985% More	**459% More**	**99% More**
Distilleries	Misc. Snack Food Manufacturing	Poultry Processing
Than the US National Average	*Than the US National Average*	*Than the US National Average*

Our Workforce		
4,717	**2,647**	**2,167**
Food Preparation Workers	Cooks, Institution and Cafeteria	Food Service Managers

Back to Table of Contents

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New Resident Welcome Packet

Existing Industry

50
Manufacturers

4,000+
Manufacturing Employees

Foreign-Owned

Associations

Manufacturers' Association

Advanced Manufacturing Council

Industrial Development Board

Types

Automotive

Aerospace & Defense

Metalworking/Tool & Die

Machining

Plastics & Chemicals

Food & Beverage

Electronics

Commercial Printing

Tank Refurbishing

Warehouse/Distribution

Top 10 Employers

Product	Employees	Established	Expanded
Automotive Dashboard/Electronics	1,300	1984	2011-2019
Aluminum Die Casting	800	1959	2007-2019
Defense Electronics	300	1966	2012-2017
Automotive Suspensions	225	2017	
Corrugated Products	200	1975	2014-2018
HVAC Distribution	180	1971	1975-1990
Meats and Condiments	180	2014	2014-2019
Conveyor Systems	150	2002	2014-2020
Engine Hoses	125	2002	2014-2017
Polyethylene Wrap	125	1984	2012-2018

Support

Tool & Die

Heavy Hardware

Lubricants

Abrasives

Foundry

Sheet Metal

Welding Supply

Coatings

Paints/Enamels

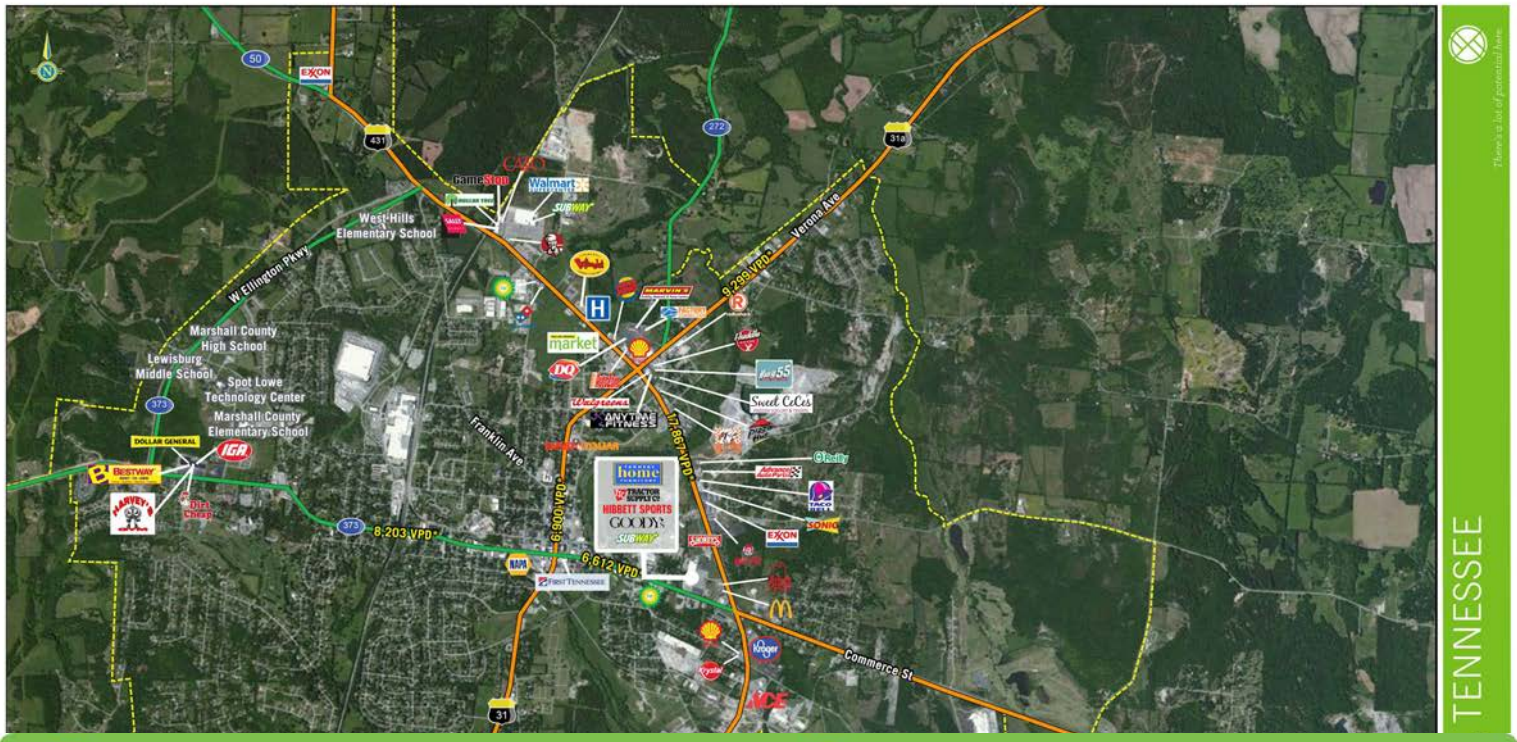
Shrink Wrap

Back to Table of Contents

Small Town Charm
Progressive Spirit

New Resident Welcome Packet

Retail



retailstrategies.com

retail strategies

LEWISBURG, TENNESSEE

Market Guide

City Contact Information

Greg Lowe
Director of Economic Development
greg.lowe@lewisburgtn.gov
131 E. Church St.
Lewisburg, TN 37091
931.359.1544 office
931.993.7499 cell
lewisburgtn.gov

Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics

Population	Average Age	Household Income (Median)	Number of Households	Growth Rate	Household Income (Average)
16,664	39.8	$39,726	6,635	3.59%	$53,293

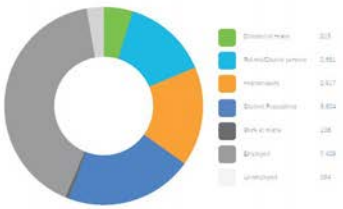
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Retail), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city.

Peer Trade Areas

Dickson, TN	170 Stanley Drive
Mayfield, KY	1225 Park Road
Troy, AL	1430 Highway 231 S
Lincolnton, NC	306 N Generals Blvd
Spring Lake, NC	4290 Ellington Hwy
Jacksonville, AL	1629 Pelham Road S

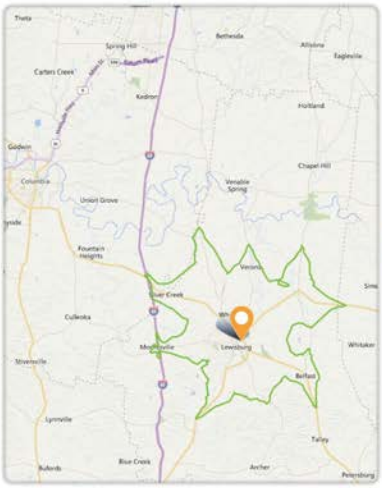
Daytime Population 17,696



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*

Restaurant | Coffee / Breakfast | Grocery | Fitness



DEMOGRAPHIC PROFILE	5 Mile Radius	7 Mile Radius	10 Mile Radius
2018 Estimated Population	16,512	19,729	26,837
Daytime Population	17,511	18,751	23,080
Median HH Income	$39,370	$41,008	$43,656
Number of Households	6,584	7,828	10,502

	5 Minute DT	10 Minute DT	15 Minute DT
2018 Estimated Population	7,604	16,664	22,502
Daytime Population	12,116	17,696	21,044
Median HH Income	$32,880	$39,726	$42,508
Number of Households	3,083	6,635	8,873

Jordan Williams
Retail Development Manager
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205.209.5671 cell

Follow us!

Back to Table of Contents

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New Resident Welcome Packet

Welcome Home

Location & Logistics

Labor & Workforce

Education & Training

Quality of Life/Place

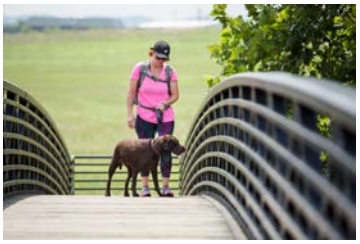
Leadership & Growth

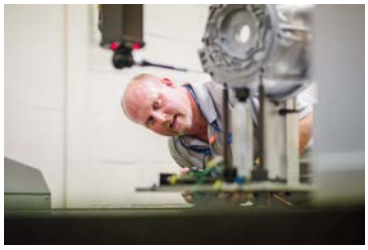
Business & Industry Support

Lewisburg is situated to help you succeed. We have all the tools and amenities you need to thrive at home or in the office, the classroom, the boardroom, the production floor and even the ground floor. Let us prove to you that your decision to come here will be the right one.

"This community has totally proven that our decision was the right one."

Matt Jung - President, Comfort Research





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