

**Bill Nickels**  
**Vice Mayor**

200 West Fort Street  
Manchester, TN 37355



Wednesday, June 12, 2019

### **Comments in Support of 14<sup>th</sup> Judicial District**

I encourage this board to maintain the current district. Several compelling reasons are being addressed by others, and I would like to include the population growth of Coffee County as another consideration.

Our proximity to Rutherford County, Interstate 24, several highly attended music festivals, state park, and the best quality of life in Tennessee has Manchester poised as one of the fastest growing areas in middle Tennessee if not the state.

As evidenced in the past 2 to 3 years by these building permits:

#### Manchester

- 200 residential permits
- 60 duplex permits (10 more before the next planning commission)
- 10 new commercial permits (great lakes cheese employing 350 highly paid people)
- 72 townhouses permits
- Several new subdivisions in development encompassing several hundred lots

#### Coffee County

- 383 residential permits
- 38 commercial permits
- 104 other residential permits
- Over Hundred Million in Residential and Commercial Value

#### Tullahoma

- 165 residential permits
- 35 Commercial projects

#### Industrial Growth

- Over 6800 Individuals employed at the Industrial Parks
- AEDC employees 2600
- 4000 nonresidents commute into Coffee County daily
- An average of 5 expansions in our Industrial Parks per year

**This good news increases the demand for government services, educational systems, and judicial systems. Illustrating an increase of population encompassing new hopes, dreams, and foibles. We, as a community, must be prepared.**

June 2019

# Coffee County, TN - Manchester & Tullahoma

Where is Coffee County, TN?

Manchester TN, County Seat, is located along I-24 at exits 105 thru 117



City of Tullahoma is located 12 miles SW of Manchester via Hwy 55

Coffee County is centrally located to:

- Nashville, TN/ Nashville Int'l Airport (BNA) 66 Miles, I-24 West
- Chattanooga, TN/ Chattanooga Metropolitan Airport (CHA) 81 Miles, I-24 East
- Huntsville, AL/ Huntsville International Airport (HSV), 81 Miles, Hwy 64 South
- Atlanta, GA/ Atlanta International Airport (ATL) 194 Miles, I-24 East & I-75 South

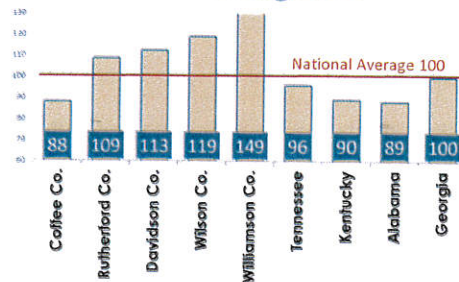
## Community

Population <sup>2</sup> 55,034



Median Income <sup>2</sup>      Median Age <sup>2</sup>  
**\$45,456**              **38.7**

Cost of Living 2019 <sup>3</sup>



21,412 Households <sup>2</sup>

**107**  
2019 Home Build Permits  
thru May 2019<sup>4</sup>

Median Home Sale Price <sup>2</sup>      Living in Same House 1+ years <sup>2</sup>  
**\$132,500**                      **84.1%**

Sources: 1: quickfacts.census.gov, 2: tnecd.com/county-profiles/, 3: bestplaces.net/county/tennessee/coffee, 4: City and County Building & Codes Dept

## Labor

## Industries

### Unemployment

National 3.6%      Tennessee 3.2%      Coffee Co. 2.6%      8 County 2.7%

Available Workforce:      670                      6,570

### Existing Industries

Manufacturing 57 Industries      Industrial Services 32 Businesses      AEDC Contractors:

5,875 Jobs                      844 Jobs                      NAS QuantITech  
ASO OBXtek  
BES APRO  
2,589 Jobs

April 2019 Unemployment Report

Source: 2019 IBCC Mfg Dir.

Coffee County is home to 5 Industrial/Business Parks, each with buildings and/or land available.



Kimber Sharp, Executive Director  
931-723-5120 | www.coffeetn.com