

# COMMUNITY PROFILE

## POPULATION

Clarksville population is expected to grow 22% by 2010. Montgomery County population is expected to grow 23% by 2010.

YEAR	CITY	COUNTY	MSA	AMI
1980	60,591	83,342	150,220	299,826
1990	75,494	100,498	169,439	335,348
2000	103,455	134,768	207,033	412,133
2010	126,901	165,840	273,437	484,205
2020	155,817	203,842	323,879	562,768

## POPULATION GROWTH

Clarksville-Montgomery County is in the midst of robust population growth.

	1990-2000	2000-2010
Clarksville	37%	22.6%
Montgomery County	34.1%	23.1%
MSA	22.2%	32.1%
Tennessee	16.7%	9.4%
Southeast	17.3%	13.5%
United States	13.2%	9.8%

## POPULATION BY AGE

A larger proportion of Montgomery County's population is "prime employment age" than that of the state and nation.

AGE	COUNTY	STATE	US
0-14	23.47%	19.54%	20.14%
15-24	15.37%	13.28%	14.12%
25-44	30.49%	27.80%	27.54%
45-64	21.89%	26.27%	25.50%
65+	8.8%	13.09%	12.71%

## MEDIAN AGE

The MSA median age is 6.0 years younger than that of the US, and is projected to be 6.6 years younger by 2010.

	2000	2010
Montgomery County	30.0	31.5
MSA	29.3	30.8
Tennessee	35.9	38.7
Southeast	35.3	37.3
United States	35.3	37.4

## EDUCATIONAL ATTAINMENT

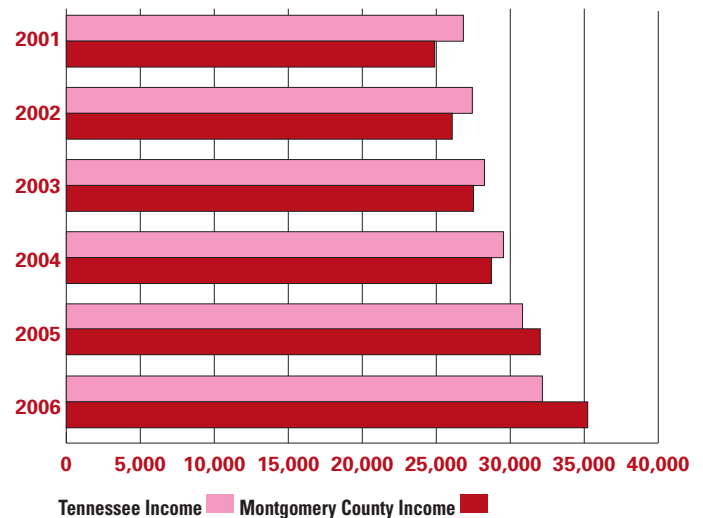
Educational attainment levels for Montgomery County are as follows:

LEVEL ATTAINED	COUNTY	STATE	USA
<HS Graduate	14.56%	23.54%	19.35%
HS Graduate	29.92%	31.40%	28.39%
Some College	28.26%	20.19%	21.25%
Bachelors Degree or higher	20.11%	20.04%	24.61%

## PER CAPITA INCOME 2006 (MOST RECENT YEAR AVAILABLE)

Montgomery County's per capita income ranks number 5 in the state, surpassing the State Average.

Montgomery County	\$35,232
MSA	\$32,624
Tennessee	\$32,172
United States	\$36,714



## RESIDENTIAL GROWTH

Clarksville-Montgomery County was named as the 9th fastest growing city by the US Census Bureau in 2008.

	RESIDENTIAL PERMITS	VALUE
2007	1,015	\$101,680,574
2006	1,341	\$135,568,691
2005	1,396	\$130,766,635
2004	1,255	\$84,893,009
2003	976	\$62,525,711

**MSA** – Metropolitan Statistical Area: Montgomery (TN), Stewart (TN), Christian (KY), and Trigg (KY) counties.

**AMI** – Area of Market Influence: Montgomery, Stewart, Houston, Dickson, Cheatham, Robertson counties (TN), Christian, Todd, Logan, and Trigg counties (KY).

# COMMUNITY PROFILE

## MONTGOMERY COUNTY EMPLOYMENT

YEAR	CIV. LABOR FORCE	NET NEW JOBS	EMP.	UNEMP.	(%)
2007	70,290	2,920	67,130	3,160	4.5
2006	67,440	2,960	64,210	3,230	4.8
2005	64,480	340	61,250	3,230	5
2004	64,010	1,310	60,910	3,100	4.8
2003	62,720	1,140	59,600	3,120	5
2002	61,620	1,020	58,460	3,160	5.1
2001	60,040	10	57,440	2,600	4.3
2000	59,710	600	57,430	2,280	3.8
1999	58,640	2,580	56,830	1,810	3.1
1998	56,240	3,870	54,250	1,990	3.5
1997	52,790	-40	50,380	2,410	4.6

## AVERAGE WAGES BY INDUSTRY SECTOR

2007	MONTHLY WAGES
Total – All Industries	\$2,537
Retail Trade	\$2,000
Manufacturing	\$3,780
Health Care and Social Assistance	\$2,568
Accommodation and Food Services	\$969
Construction	\$3,030
Wholesale Trade	\$3,380
Financial Activities	\$3,658
Other Services	\$1,711
Professional & Business Services	\$3,325

## EMPLOYMENT INDUSTRY BY SECTOR

2007	TOTAL EMPL
Agriculture, forestry, fishing and hunting, and mining	228
Construction	2,089
Manufacturing	5,993
Wholesale trade	1,076
Retail trade	7,532
Transportation and warehousing, and utilities	1,254
Information	798
Finance and insurance, and real estate and rental and leasing	1,523
Prof., scientific, mgmt, and administrative services	4,021
Educational services, and health care, and social assistance	10,308
Arts, Entertainment, Accommodation, and food services	6,049
Other services, except public administration	1,176
Public administration	1,829

\*Includes data from Q4'06-Q3'07

Data Sources:

Bureau of Economic Analysis  
 Kentucky Economic Development Information System  
 National Climatic Data Center  
 National Oceanic & Atmospheric Administration  
 Tennessee Advisory Council on Intergovernmental Relations  
 Tennessee Department of Economic & Community Development  
 Tennessee Department of Labor and Workforce Development  
 Tennessee Department of Revenue  
 University of Tennessee Business & Economic Research Center  
 U.S. Census Bureau  
 City of Clarksville Building and Codes  
 American Community Survey, US Census Bureau  
 Claritas

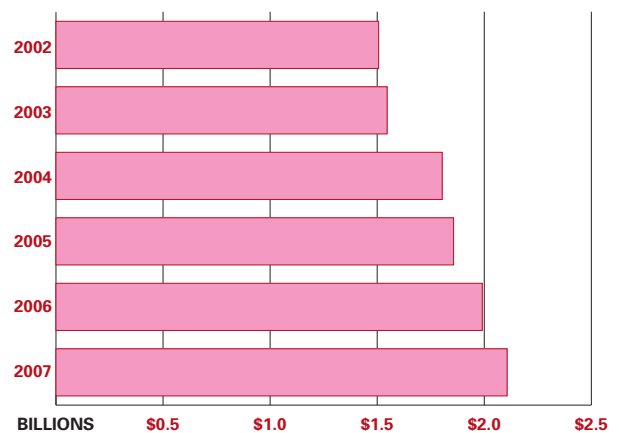
## CLIMATE

Clarksville-Montgomery County enjoys a mild southern climate with four distinct seasons.

Average Annual Temperature	69.0 <sup>o</sup>
Average January Low Temperature	27.9 <sup>o</sup>
Average July High Temperature	88.7 <sup>o</sup>
Average Annual Precipitation	48.11"
Average Sunny Days	56.0%

## RETAIL SALES

Montgomery County retail sales for 2007 is \$2,106,683,046, an increase of 45.4% since 2001.



## CAPITAL INVESTMENT

In 2007, two existing industries announced expansion plans. Quebecor World announced a \$52 million expansion in new equipment, while Robert Bosch announced a \$35 million expansion in new equipment, thus creating 75 new jobs. One new industry announced plans to locate in Clarksville-Montgomery County. TEPPCO announced a \$25 million capital investment, thus creating 5 new jobs.

Four speculative buildings were built, a new entrance way into the south end of the Corporate Business Park was built, plans for the Tennessee Rehabilitation Center were announced and construction began, and development of the 40 acre site began.

In 2008, Sanderson Pipe Corporation finished construction a new \$29 million facility providing 60 new jobs in the community.

