

Sequatchie County, TN



Sequatchie County is part of the Cumberland Plateau, which rises more than 1,000 feet above the Tennessee River Valley. Its primary river is the Sequatchie, carving its way through the county, providing agricultural, recreational, and scenic opportunities. Two major highways, U.S. Hwy. 127 and State Hwy. 111, intersect in Dunlap.

The Chattanooga Metropolitan Airport, located within 43 miles of Sequatchie County offers non-stop service to nine locations throughout the U.S. Air cargo is also available. Airlines serving the Chattanooga airport include: Allegiant, American Airlines, American Eagle, Delta and United Airlines.

The Sequatchie Industrial Park has over 40 acres available for immediate development and the county is part of the 11-county Foreign Trade Zone 134.

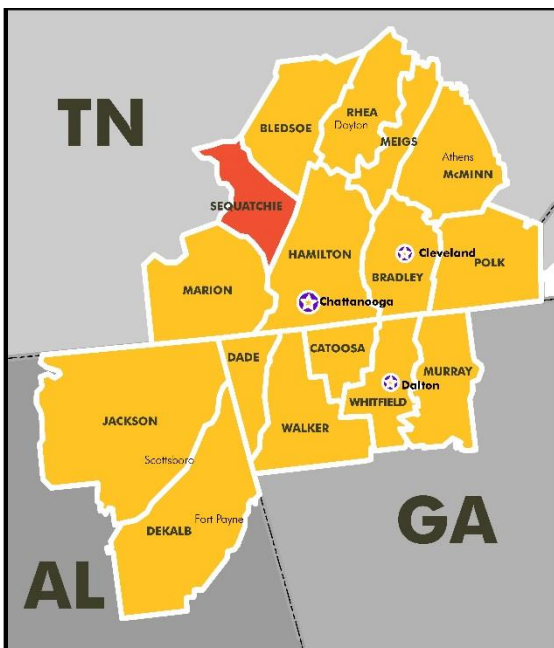
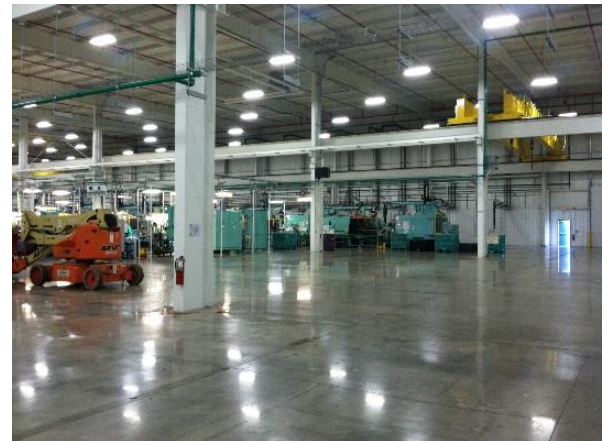
Students at Sequatchie County High School (SCHS) have the opportunity for dual enrollment with Chattanooga State Technical Community College in

courses that include career technical education: construction/electrical, business communication, health science, human services, and automotive technology. Students have the opportunity to earn 8 credits per year. In terms of post-secondary education, a wide selection of community, state and private colleges and universities are all within driving distance.

Located in Dunlap, Erlanger Sequatchie Valley serves residents of the region with 24/7 emergency services, as well as cutting-edge primary and specialized care. The clinic staff of 25 consists of board-certified cardiology, orthopedic, women's health, and primary care physicians who are affiliated with UT Erlanger, the region's leading academic health system. Around the clock service is available for both children and adults, treating everything from sports injuries to major illnesses. The facility includes five treatment areas and radiology and laboratory services. An on-site helipad is available for trauma transport via Erlanger's LifeForce air ambulances.

Sequatchie County is known as "The Hang Gliding Capital of the East", due in part to the presence of an active hang gliding association, the Tennessee Tree Toppers. This group maintains a hang gliding ramp at Henson's Gap, along the eastern wall of the Sequatchie Valley, where favorable flying conditions allow these unpowered aircraft to fly well into northwestern Georgia and northeastern Alabama after launch. The gap is the site of numerous hang gliding competitions, is a popular tourist attraction for aficionados of the sport from all over the world.

Target markets include Automotive and General Manufacturing.



MAJOR EMPLOYERS

COMPANY	EMPLOYEES
Sequatchie County Board of Education	350
Mann + Hummel USA, Inc.	250
SE TN Human Resource Agency (SETHRA)	225
Wal-Mart Stores, Inc.	175
NHC Healthcare	120

Source: Companies

POPULATION

Population 2019	14,737
Population 2024	14,897
Households 2019	5,885
Median Age	43.9
Median Household Income	\$45,135
Per Capita Income	\$24,220

Source: Gale Research

ANNOUNCED PROJECTS (2016-2020)

Number of Projects	4
New Jobs	291
Capital Investment	\$59,050,000

Source: GCEP

LABOR FORCE (2020 ANNUAL AVERAGE)

Labor Force	6,146
Unemployment Rate	7.8%

Source: U.S. Department of Labor, Bureau of Labor Statistics

EDUCATIONAL ATTAINMENT

Population 25+	10,540
High School Graduate (only)	41.4%
Some College	15.3%
Associate's Degree	8.3%
Bachelor's Degree	10.0%
Graduate or Professional	7.2%
ACT-County	18.9
ACT-State	19.3

Source: Gale Research, Tennessee Department of Education

EDUCATION

Public Schools	3
Public School Enrollment	2,189
Private Schools	2
Private School Enrollment	36
School Districts	1

Source: Tennessee Department of Education, Individual Schools and GCEP

UNEMPLOYMENT INSURANCE

New Employers (Maximum)	2.7%
Experience Rate Range	0.01% to 10.0%
Taxable Base	\$7,000

Source: ADP

SALES TAX - GENERAL AND SPECIAL PROVISIONS

Taxable Retail Sales (2020)	\$155,743,972
Sales Tax Rate-State	7%
Sales Tax Rate-County	2.25%
Electricity* (State/Local)	None
Piped Natural Gas* (State/Local)	None
Mfg. Water (State/Local)	1.0%/.33-.05%
Mfg. Fuels (State/Local)	1.5%/0%
Mfg. Equipment (State/Local)	None
Telecommunications (State/Local)	7%/2.25%

*Residential

Source: Tennessee Department of Revenue

PROPERTY TAX (PER \$100 OF ASSESSED VALUE)

Property Taxes-County Incorporated	\$2.4422
Property Taxes-County Unincorporated	\$2.4422
Property Taxes-County Seat	\$3.2682

Source: Tennessee Department of Revenue

INVENTORY TAX

Finished Goods	None
Raw Materials	None
Goods in Process	None
Materials Consumed in Manufacturing	None

Source: Tennessee Department of Revenue

EMPLOYMENT AND WAGES (2020 ANNUAL AVERAGE)

	% OF TOTAL	WEEKLY WAGES
Natural Resources & Mining	1.9%	\$1,780
Construction	2.0%	\$779
Manufacturing	13.8%	\$920
Trade, Transportation & Utilities	18.8%	\$605
Financial Activities	8.2%	\$825
Professional & Business Services	8.0%	\$806
Education & Health Services	9.4%	\$635
Leisure & Hospitality	9.5%	\$307
Government	27.4%	\$666

Source: U.S. Department of Labor, Bureau of Labor Statistics

ACCESSIBILITY

Largest City or Town	Dunlap
Population-2019	5,176
Miles to Chattanooga	41
Nearest Commercial Airport	Chattanooga Metropolitan Airport
Runway Length	7,400 and 5,575
Miles to Airport	43
Nearest Interstate	I-24; I-75
Miles to Nearest Interstate	28; 35
Foreign Trade Zone	Yes
Population within 50-mile radius	1,151,714

Source: GCEP, Gale Research

UTILITIES

Name of Electricity Provider	Sequachee Valley Electric Cooperative (SVEC)
Is Natural Gas Available (Yes/No)	Yes
Name of Natural Gas Provider	Dunlap Natural Gas
Name of Water Provider	Dunlap Water Treatment Plant
Excess System Capacity	Yes
Name of Wastewater Provider	Dunlap Wastewater System
Excess System Capacity	Yes

Source: GCEP

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