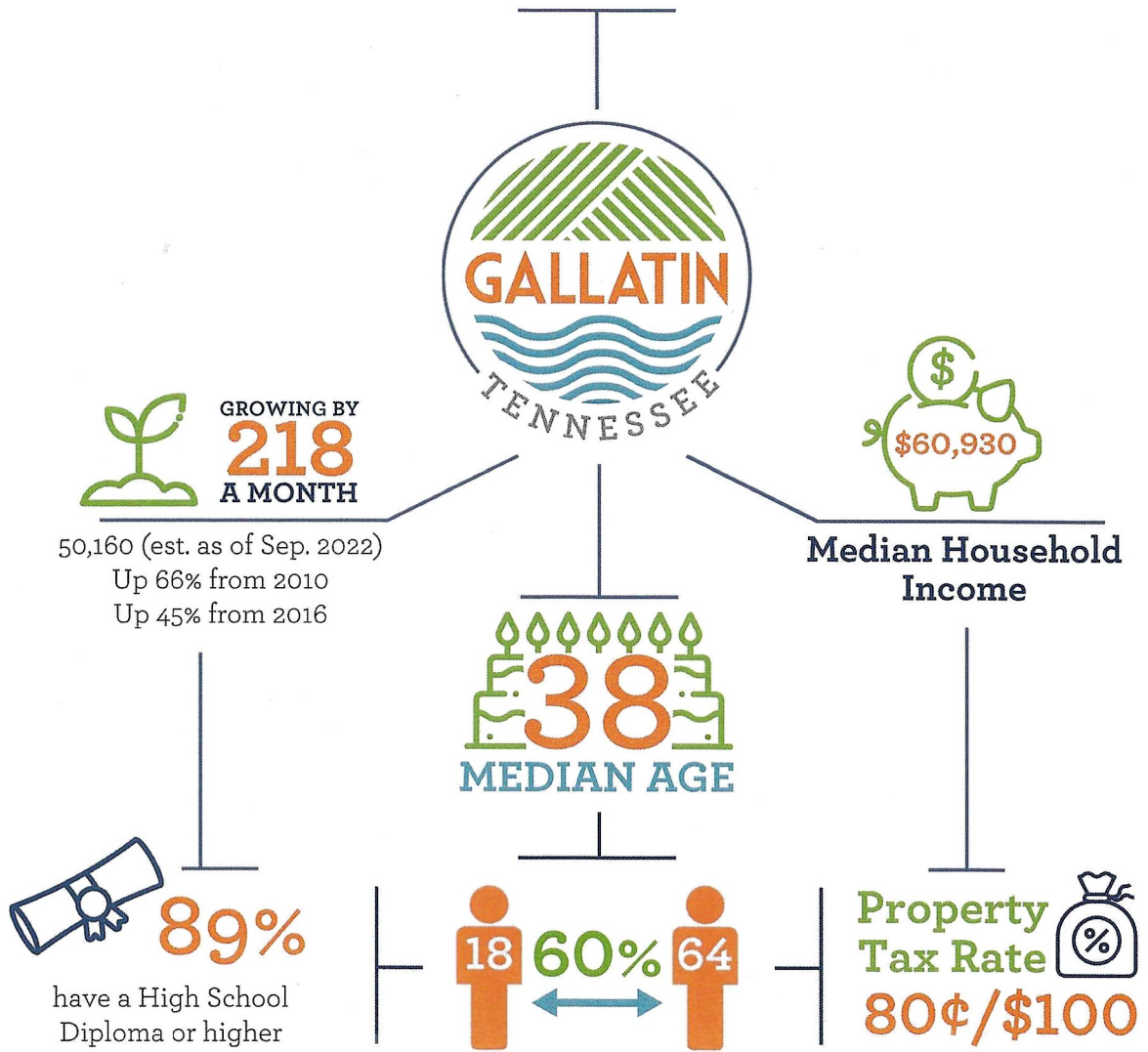


Gallatin: 5th fastest growing city in Tennessee

- Boyd Center for Business & Economic Research,
University of Tennessee





Gallatin: Local utilities that understand business

The fact that Gallatin owns its gas, water, sewer and electric utilities means seamless planning for you. We're all in this together.

It also means low rates – some of the lowest electric and water rates in the region. We are proactive about meeting demands of growth.



Drinking Water

Treatment and distribution plant sits on the Cumberland River

Capacity: 16 mgd
Current demand: 8.5 mgd



Wastewater Treatment

Capacity: 12.5 mgd

Wet weather capacity: 30 mgd

Current avg daily flow: 7.0 mgd



Electricity

Fastest growing electric department in the Tennessee Valley

Rates among lowest in the region

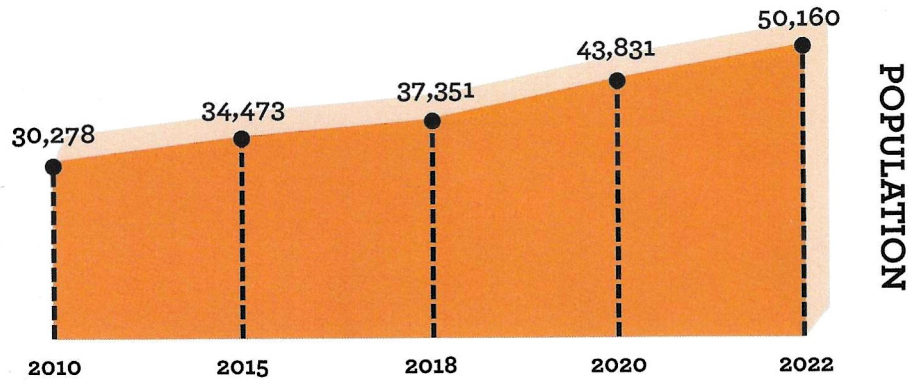


Natural Gas

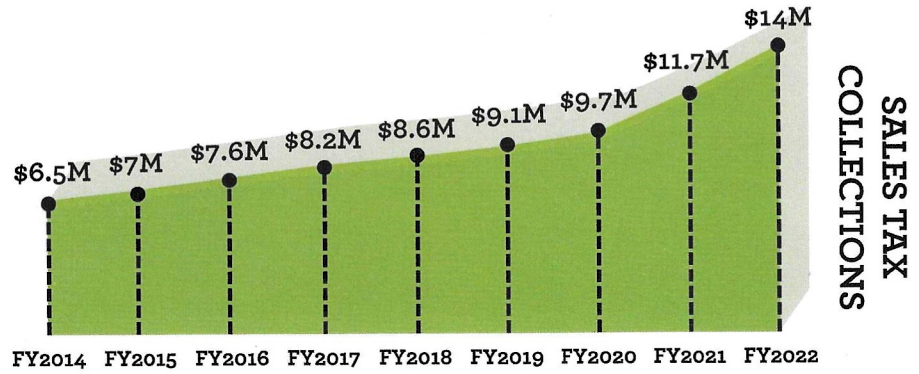
Capacity: 22,000 mcf daily delivery

Max use in winter: 9,000 mcf

Gallatin population
up 66% in 12 years

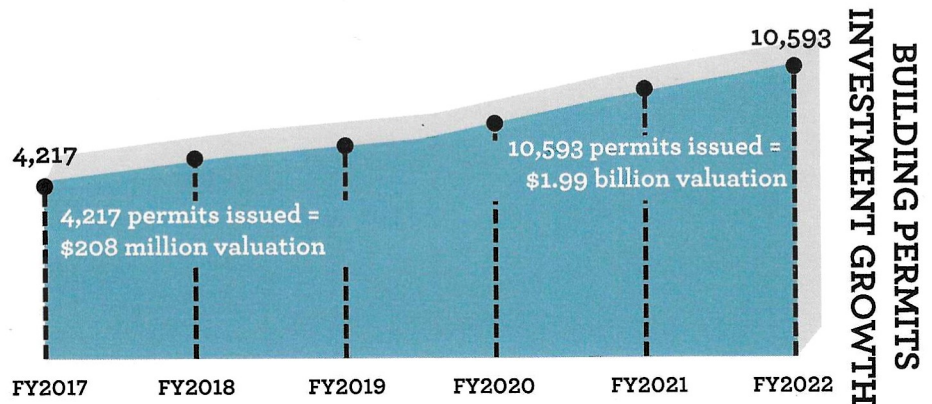


Sales Tax Collections
up 115% in nine years



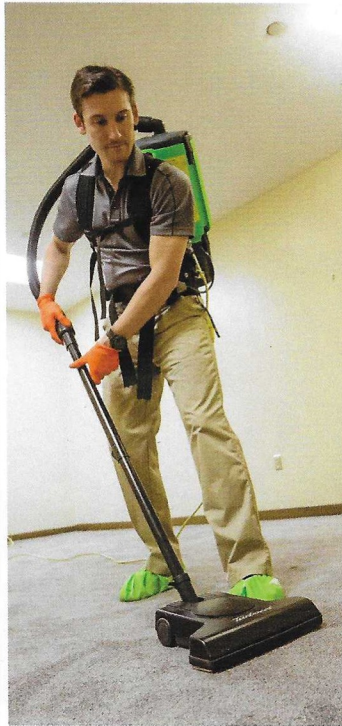
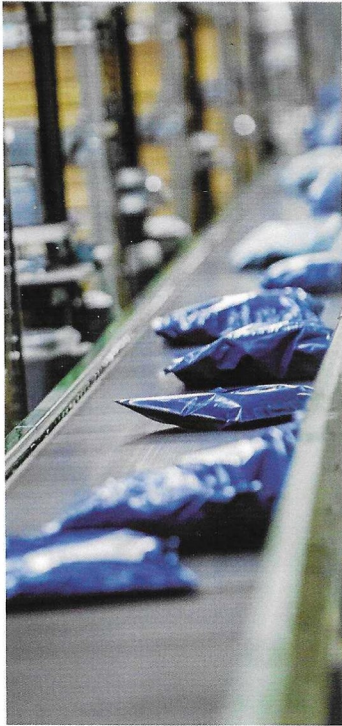
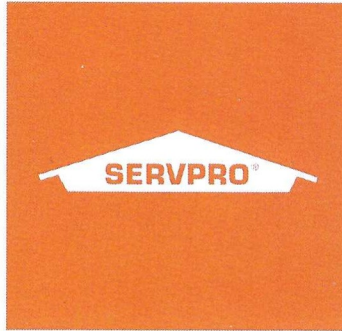
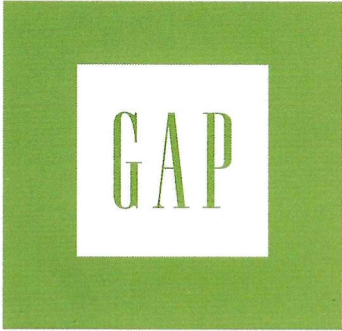
Building permits and
investment growth

- Permits up 152%
in 5 years
- Valuation up 944%
in 5 years



Join These Companies in Gallatin

Gallatin offers the only lakeshore executive housing in Sumner County. It provides abundant utility infrastructure along with a diverse and robust economy. A reverse commute from Nashville makes travel smooth and efficient. Gallatin also offers more than 800 acres of parks and recreation facilities, one of the top school systems in the state, and one of the fastest growing cities in Tennessee.




Partnership incentives

Gallatin structures incentive packages creatively and meaningfully to meet the individual needs of a company while protecting the taxpayers and our schools. In partnership with the State of Tennessee and the Tennessee Valley Authority (TVA), Gallatin offers incentives for qualifying new and existing companies on a case-by-case basis.



ECONOMIC DEVELOPMENT AGENCY
TRUE SUCCESS | AMAZING OPPORTUNITIES



- Payment in Lieu of Tax (PILOT)
- Tax Increment Financing (TIF)
- Site Preparation Funds



TN Department of
**Economic &
Community Development**



- Jobs Tax Credit
- Headquarter Tax Credit
- Fast Track Jobs Training & Infrastructure



TVA THE VALLEY
WORKS



- Investment Credit
- Performance Grant
- Workforce+

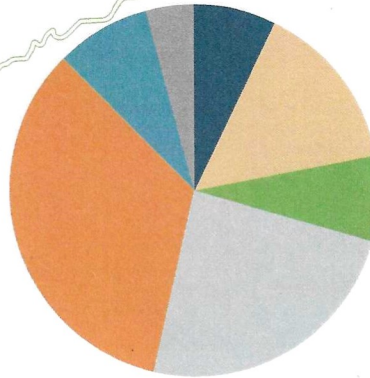
CITY OF GALLATIN

TENNESSEE



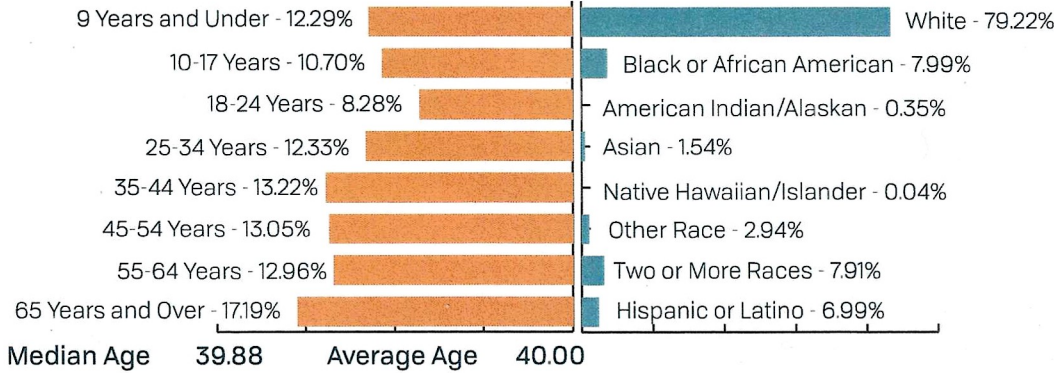
POPULATION
168,737

2023 Estimated Primary Retail Trade Area Population



Graduate or Professional	8.4%
Bachelor's Degree	19.0%
Associate Degree	7.9%
Some College, No Degree	20.7%
High School Graduate	32.1%
Some High School, No Degree	7.2%
Less than 9th Grade	4.7%

AGE AND RACE DISTRIBUTION



HOUSEHOLD INCOME

Average Household Income
\$ 99,618

Median Household Income
\$ 75,298

Per Capita Income
\$ 37,866

INTERESTING FACTS ABOUT GALLATIN:

- ♦ Gallatin's population has grown 65% in the last 10 years, breaking the 50,000 mark in 2022 with a count of 50,160.
- ♦ More than 7,500 new housing units are under construction in Gallatin, with more in the approval pipeline.
- ♦ Gallatin is 20 minutes Northeast of Nashville with a growing MSA of more than 1.98 million people.
- ♦ Technology, distribution, healthcare, education, and manufacturing thrive in Gallatin - including two colleges, Gap Inc., Beretta U.S.A., and Meta's newest hyperscale datacenter.

OPPORTUNITY IN GALLATIN

Clothing & Accessories Stores

Sales Leakage = \$80,281,143

General Merchandise Stores

Sales Leakage = \$266,400,969

Food Service & Drinking Places

Sales Leakage = \$246,422,083

Potential Retail Sales	\$3,401,719,901
Actual Sales	\$793,086,119
Sales Leakage	\$2,608,633,782

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The Retail Coach.

