

LOCATION OVERVIEW

- overview
- new development
- thriving economy
- nearby amenities



jackson overview

Located 120 miles west of Nashville and 80 miles east of Memphis, Jackson, Tennessee is making an unforgettable mark in the state. Its diverse population enjoys a growing and enviable economy, high-quality education opportunities, top-rated medical facilities, and a wealth of amenities.

A major draw for Jackson is its sound—a mix of Memphis blues and Nashville country, it can only be heard between the two cities. West Tennessee's

sound traces its heritage to the 1800s when pioneers from the hills of Appalachia brought bluegrass. Now, a new generation of talent is making its mark on the live music scene and making Jackson a new music destination; new attractions include the Tennessee Legends of Music Museum at the Carnegie and the West Tennessee Delta Heritage Center.

For outdoor enthusiasts, Jackson and Madison County offers 12 well-kept parks covering 850 acres. Jackson residents are also within a two-hour drive from several state parks: Reelfoot Lake, Chickasaw State Park, Natchez Trace Park, Paris Landing State Park, and Pickwich State Park.

Jackson offers a place for all kinds of people to live together and create a unique lifestyle all their own.



EDUCATION

Jackson offers top quality education from kindergarten to graduate degrees. Students start at Jackson-Madison County School System, home to over 13,000 students that speak over 17 languages from very diverse backgrounds. The district boasts nine elementary schools, three K-8 schools, four middle schools, three traditional high schools, one magnet high school, and one early college high school.

For higher education, Jackson's region offers seven colleges and universities within driving distance that help fuel a highly-skilled workforce. The institutions include:

- Union University
- Lambuth University
- Lane College
- Jackson State Community College
- Tennessee College of Applied Technology
- The University of Tennessee at Martin
- Freed-Hardman University



STONEWATER PLACE IN THE PATH OF GROWTH

Stonewater Place's location off Ridgcrest Road places it directly in the path of growth planned for the city of Jackson: the city of Jackson's Master Plan includes development of industrial and office employment centers along the Ridgcrest Road Corridor.

Ridgcrest Road also offers residents a variety of lifestyle amenities, including major employers such as Delta Faucet, UGN Inc, and BlueCross BlueShield of Tennessee; West Tennessee Healthcare Sportsplex; a Food Giant anchored shopping center; causal dining establishments; and The Ballpark at Jackson, home to the Jackson Generals, the AA minor league affiliate of the Seattle Mariners baseball team.

Stonewater Place is less than 2 miles away from 2 exits on I-40. This provides residents with easy access to all of Jackson's offerings , the entire state of Tennessee, and an east-west route across the country.



DOWNTOWN JACKSON

Downtown Jackson is West Tennessee's destination for creative, unique, and local. Not only is downtown a great place to work and play, more and more people are making downtown their home. Upscale shops, diverse dining options, arts and culture hubs, and high-quality entertainment venues make downtown Jackson the place to be.

In 2017, there was over \$30 million invested in development projects to enhance local businesses, community connectivity, and streetscapes, and greenway connectivity.

- **Jackson Walk:** What began as a connection to West TN Healthcare's Lift Wellness Center, Jackson Walk is becoming a point of civic pride as historic locations are being revitalized and previously un-used space is being reimaged.
- **theLOCAL:** This micro-retail development strives to provide local entrepreneurs the space to sell goods and grow their business in a low-overhead environment. With developed community spaces throughout, theLOCAL hopes to better connect Jackson's residents.
- **AMP:** Located in the heart of downtown Jackson, this outdoor live music venue is now one of downtown Jackson's main attractions. The amphitheater hosts free summer concert series and other city events.

thriving economy

The Jackson region is an excellent choice for businesses due to its pro-business environment and competitive labor force. Fueled by seven area colleges and universities, the workforce is well-educated and known for hard work and great work ethic.

As a leader in manufacturing, Jackson ships everything from Pringles to industrial pipes all around the globe. Based on the skill sets of employees, its central location within the state, and strong infrastructure assets, Jackson recruits for the following industries:

- **Advanced Food Processing**—Access to reliable energy, logistical advantages, abundant water supply, and competitive utility rates makes Jackson a prime location for food processing companies. Companies already located in the area include Kellogg, ADM Milling, and Pinnacle Foods.
- **Automotive Suppliers**—With convenient infrastructure options, low operating costs, and an experienced labor pool, automotive suppliers in all stages of the supply chain make their home in Jackson. Existing companies include Toyota Bodine Aluminum, Metal Technologies, and LyondellBasell Industries.
- **Customer Care Centers**—Recently named as a "Gig City," companies can take advantage of the advanced fiber infrastructure provided by Jackson Energy Authority. Existing call center operations include Apria Healthcare, Stanley Black & Decker, and Coram.
- **Logistics**—Located on Interstate 40—with other major highways such as U.S. 70, U.S. 412, and U.S. 45—Jackson has all the right connections. In addition to road infrastructure, Jackson offers rail systems, easy access to three intermodal facilities, and close proximity to the International Port of Memphis. Jackson is already home to several major distribution centers including Kirkland's, Perseus, and Ryder/Kellogg.

MEMPHIS REGIONAL MEGASITE

32 miles from Jackson and 25 miles from Memphis, the 4,100-acre Memphis Regional MegaSite is a prime location for manufacturing companies to relocate or expand. Backed by \$106 million investment in infrastructure improvement, the MegaSite makes it easy to get products to market. Bordered by the CSX Class I Railroad and I-40, the MegaSite offers quick access to Memphis Int'l Airport, five Class I railroads, two inland ports, a designated Foreign Trade Zone, and the 2,000-year old Memphis Sands Aquifer which provides plentiful pure water.



ECONOMIC ANNOUNCEMENTS

Tyson Foods: This food processing company broke ground on a new facility in May 2018 that is expected to bring 1,600 jobs.

West Tennessee Healthcare: The healthcare provider just completed the purchase of Tennova medical facilities in Jackson. This merger makes a network of 7 hospitals in an 18-county area that employees 7,000+ people.

Toyota Boshoku TN: This automotive manufacturer is expanding its existing facility with a \$31 million investment and 139 new jobs.

LARGEST AREA EMPLOYERS (2017)

COMPANY	INDUSTRY	EMPLOYMENT
West Tennessee Healthcare	Healthcare	5,661
Jackson-Madison County Schools	Education	1,806
Stanley Black & Decker	Manufacturing	1,000
The Kellogg Company	Manufacturing	930
Delta Faucet Company	Manufacturing	880
City of Jackson	Government	850
Union University	Education	824
Madison County	Government	755
Tennova Healthcare	Healthcare	718
The Jackson Clinic	Healthcare Clinic	715

TOP 20

BEST PARKS & REC SYSTEM IN U.S.

-LIVABILITY.COM-

\$86.5M+

COMMERCIAL INVESTMENT IN 2017

-JACKSONTN.COM

3.2%

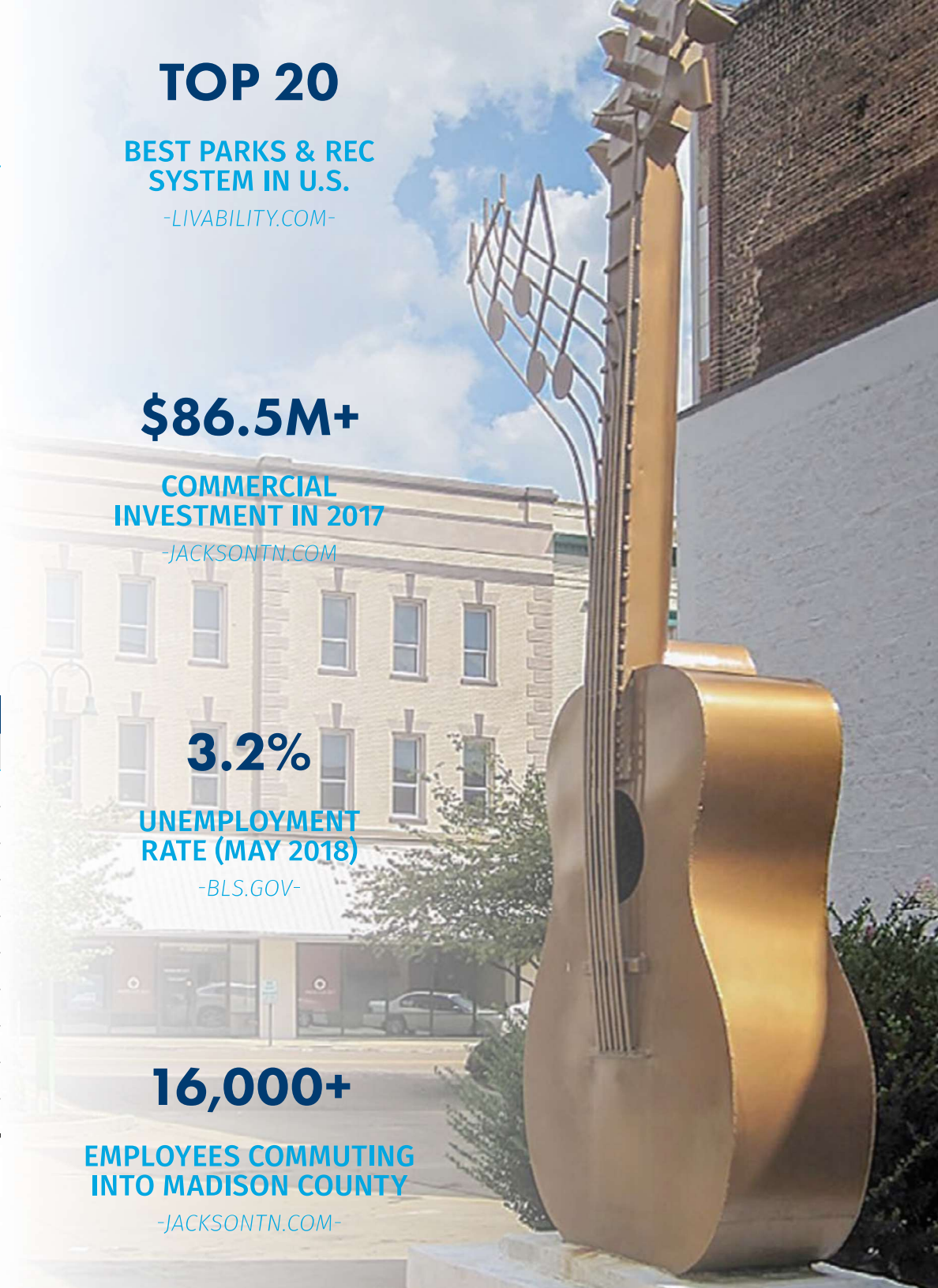
UNEMPLOYMENT RATE (MAY 2018)

-BLS.GOV-

16,000+

EMPLOYEES COMMUTING INTO MADISON COUNTY

-JACKSONTN.COM-



nearby amenities

DOWNTOWN JACKSON

- Rock A Billy Hall of Fame
- Carl Perkins Civic Center
- West Tennessee Farmer's Market
- West Alley BBQ
- Rock'n Dough Pizza & Brew Co
- Grubb's Grocery
- Tennergy Corporation
- Jackson Downtown Dog Walk
- AMP (The Jackson Ampitheater)

