



# BRISTOL, TENNESSEE

## Community Profile and Fact Sheet



Metropolitan Statistical Area (MSA) includes the counties of Carter, Hawkins, Sullivan, Unicoi and Washington in Tennessee and the counties of Scott and Washington in Virginia and the independent city of Bristol, VA.

### LOCATION

#### Driving Distance from Bristol, Tennessee

City	Driving Time	Miles
Asheville, NC	1 hr, 45 mins	86
Atlanta, GA	5 hrs, 4 mins	326
Charlotte, NC	3 hrs, 21 mins	208
Chicago, IL	10 hrs, 15 mins	652
Knoxville, TN	1 hr, 47 mins	114
Nashville, TN	4 hrs, 31 mins	293
New York, NY	9 hrs, 36 mins	596
Norfolk, VA	6 hrs, 44 mins	417
Orlando, FL	10 hrs, 27 mins	667
Philadelphia, PA	8 hrs, 32 mins	534
Richmond, VA	5 hrs, 9 mins	323
Washington, D.C.	6 hrs, 4 mins	376

#### One day's drive to 70% of the U.S. population!



### DEMOGRAPHICS

#### Population

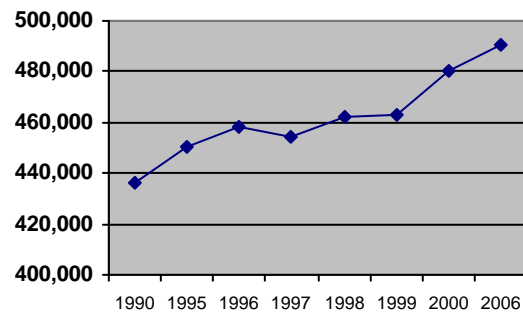
Total Population	2000	2006 est	% of MSA
Carter Co. TN	56,742	59,157	12.0%
Hawkins Co. TN	53,563	56,850	11.6%
Sullivan Co. TN	153,048	153,239	31.2%
Unicoi Co. TN	17,667	17,663	3.6%
Washington Co. TN	107,198	114,316	23.3%
City of Bristol, VA	17,367	14,496	3.0%
Scott Co. VA	23,403	22,882	4.7%
Washington Co. VA	51,103	51,984	10.6%
MSA	480,091	490,587	100.0%

City of Bristol, TN      24,821      25,435      5.2%

(included in figure for Sullivan Co., TN)

Number of Households in Bristol, TN      11,578

#### MSA Population Growth from 1980 to 2000



#### MSA Age & Gender Distribution for 2000

Age	Number	Percentage
Under 18 years	103,406	21.6%
18-44 year	179,506	37.4%
45-64 year	123,548	25.7%
65 year & over	73,601	15.3%
Male	232,189	48.4%
Female	247,902	51.6%
Median Age		39.7

37.4% of the residents are of prime working age!

#### MSA Ethnicity Distribution for 2000

Ethnicity	Number	Percentage
White	461,927	96.2%
Black	10,169	2.1%
American Indian	965	0.2%
Asian	1,937	0.4%
Hispanic	4,425	0.9%
Other	774	0.2%

## DEMOGRAPHICS (CONTINUED FROM PAGE 1)

### Labor Statistics (May 2007 estimates)

Sullivan County Labor Force	74,600
MSA Labor Force	252,660
Sullivan County Unemployment Rate	3.7%
MSA Unemployment Rate	4.0%

### MSA Effective Buying Income (EBI) in 2005

EBI less than \$49,999	75.6%
Median EBI	\$31,217
MSA Total EBI	\$8,273,796

### MSA Household Income in 2000

<i>Income</i>	<i>Percentage</i>
Under \$25,000	39.5%
\$25,000-\$49,999	33.0%
\$50,000-\$99,999	22.0%
\$100,000 and over	5.5%
Median Household Income	\$32,131

### Educational Attainment in 2000

	High School Graduates	Bachelor's Degree or Higher
Carter Co. TN	69.1%	12.8%
Hawkins Co. TN	70.4%	10.0%
Sullivan Co. TN	75.8%	13.6%
Unicoi Co. TN	67.7%	10.6%
Washington Co. TN	77.2%	22.9%
City of Bristol, VA	72.4%	17.0%
Scott Co. VA	64.4%	8.3%
Washington Co. VA	72.3%	16.1%
<i>MSA Average</i>	<i>71.2%</i>	<i>13.9%</i>
<i>City of Bristol, TN</i>	<i>76.1%</i>	<i>17.4%</i>

## LABOR AND ECONOMIC INDICATORS

### MSA Employment by Industry in 2005

<i>Type of Occupation</i>	<i>Employed</i>
Manufacturing	25,428
Health Care and Social Assistance	24,201
Retail Trade	18,995
Leisure and Hospitality	13,761
Education Services	12,467

### Retail Sales

<i>County</i>	<i>2004*</i>	<i>2005*</i>	<i>% Change</i>
Carter Co. TN	284,104	331,382	16.6
Hawkins Co. TN	213,100	213,515	0.2
<b>Sullivan Co. TN</b>	<b>1,684,067</b>	<b>1,956,632</b>	<b>16.2</b>
Unicoi Co. TN	72,530	69,888	-3.6
Washington Co. TN	1,494,101	1,552,129	16.2
City of Bristol, VA	386,365	397,101	2.8
Scott Co. VA	167,320	166,413	-0.5
Washington Co. VA	535,385	556,424	3.9
<b>MSA</b>	<b>4,836,972</b>	<b>5,243,484</b>	<b>8.4</b>

\*amounts in thousands

### 10 Largest Employers in the Bristol Area (TN/VA)

<i>Firm Name</i>	<i>Total Employees</i>
Bristol Regional Medical Center	1,625
Bristol Compressors International	1,500
Exide Battery Plant	900
Embarq	775
King Pharmaceuticals, Inc	561
Strongwell Corporation	450
Universal Fiber Systems	450
Bristol Metals LP	316
Ball Corporation	252
Robinette Company	250

### Sullivan County 10-Year Manufacturing Growth

<i>Years: 1997-2006</i>	<i>New Plants</i>	<i>Expansions</i>
Number Projects	40	219
Total Investments	\$283,016,000	\$2,145,063,972

## LABOR AND ECONOMIC INDICATORS (CONTINUED FROM PAGE 2)

### New Housing Starts in Sullivan County, TN

Year	Bristol, TN		Kingsport, TN		Sullivan County	
	Permits	Value	Permits	Value	Permits	Value
2002	98	\$7,422,172	87	\$12,183,596	255	\$31,263,700
2003	91	\$7,545,780	102	\$12,628,500	225	\$31,837,000
2004	71	\$8,425,263	122	\$18,659,615	269	\$36,589,000
2005	57	\$8,425,236	104	\$18,659,615	298	\$36,589,000
2006	131	\$21,738,224	135	\$21,280,225	350	\$45,059,000

### Commercial Building Permits in Sullivan County, TN

Year	Bristol, TN		Kingsport, TN		Sullivan County	
	Permits	Value	Permits	Value	Permits	Value
2002	211	\$63,814,430	33	\$33,193,740	1,045	\$24,682,086
2003	233	\$21,859,978	27	\$26,193,700	1,052	\$23,198,590
2004	229	\$27,375,799	27	\$20,231,221	871	\$22,484,615
2005	222	\$16,767,925	27	\$26,111,510	729	\$21,910,170
2006	144	\$11,472,944	177	\$44,245,860	617	\$19,777,880

### Housing Statistics in 2000 for

#### Johnson City-Kingsport-Bristol (TN/VA)

Number of Dwelling Units	115,429
Average Value of Dwelling Units	\$107,100
Average Value of Single Family Home in Bristol, TN	\$77,700
Average Monthly Mortgage	\$788

### Business & Industrial Parks in Sullivan County

Name	Acres	Location
Partnership Park II (planned)	223	Bristol
Bristol Business Park	88	Bristol
Partnership Park I	108	Tri-Cities Airport
Tri-County Industrial Park	750	Piney Flats
Gateway Commerce Park	60	Kingsport
Northeast TN Business Park	150	Tri-Cities Airport

## LIVING IN BRISTOL, TENNESSEE

### Government

#### Type of Government

Bristol	City Council & City Manager	
Sullivan County	County Commission & County Mayor	
	<u>City</u>	<u>County</u>
Planning Commission	Yes	Yes
Zoning Regulations	Yes	Yes
Industrial Development	Yes	Yes
Insurance Rating	3	7

### DOING BUSINESS IN TENNESSEE

1. No State Income Tax
2. No State Property Tax
3. No State Tangible Property Tax on:
  - Goods being manufactured
  - Finished goods inventories
  - Goods-in-transit
4. No State Sales Tax on:
  - Purchases of qualified manufacturing equipment and machinery.
  - Raw materials for processing
  - Pollution control equipment
  - Reduced Sales Tax Water & Electricity used in manufacturing process (1.5%)

### Tax Structure

	<u>Local</u>	
	<u>City</u>	<u>County</u>
Property Tax		
Rate per \$100 Value	\$2.42	\$2.53
Ratio of Assessment		
Residential	25%	25%
Commercial	40%	40%
Industrial	40%	40%
Tangible Property	30%	30%
Public Utility	55%	55%
Sales Tax	2.5%	2.75%
	<u>State</u>	
Sales Tax	7% (6% on food)	
Income Tax		
Personal	6% on Interest & Dividends	
Excise	6.5% of Net Earnings	
Franchise Tax	\$0.25 per \$100 of Capital Properties	
Unemployment Tax		
New Employers	2.7% of first \$7,000	

2008 County Tax Rate has not been set.

**Tennessee ranks in the top five in the nation for states with a low tax burden.**

# LIVING IN BRISTOL, TENNESSEE

## ACCRA Cost of Living Index

City	Composite*
<b>Tri-Cities, Tennessee</b>	<b>88.6</b>
Roanoke, Virginia	91.0
Chattanooga, Tennessee	94.9
Atlanta, Georgia	97.5
Knoxville, Tennessee	88.1
Nashville, Tennessee	98.0
Asheville, North Carolina	100.9
San Francisco, California	170.6
New York City, (Manhattan)	201.2

\*100 is the nationwide average

## Communications

*Post Office Class:* First  
*Courier Services:* FedEx, UPS, DHL  
*Newspapers:* Bristol Herald Courier  
*Radio Stations:* 7  
*TV Networks:* ABC, CBS, NBC, PBS, FOX  
*Cable Companies:* Charter, BTES  
*Phone Companies:* Embarq, BTES, Charter

## Bristol Tennessee City Schools

Enrollment	3,803
Number of Elementary Schools	6
Number of Middle Schools	1
Number of High Schools	1
Teachers	263
Qualified Teachers	99.0%
Per Pupil Expenditures	\$8,476
No Child Left Behind Status	Good Standing

## Parks and Recreation

Total Parks	24
Total Acreage	2,388
Public Swimming Pool	1
Public Tennis Courts	7
Community Center	1
Steele Creek Park (Third Largest Municipal Park in the state)	2,224 acres
Nature Center	1
Public Golf Course	1
Miles of Walking/Biking Trails	20
Golf Courses in Sullivan County	8
South Holston Lake Reservoir	Nearby
South Holston River	Nearby

## Energy

<b>Electricity</b>	
Electric Power System Source Company	Bristol Tennessee Essential Services Tennessee Valley Authority (TVA)

<b>Gas</b>	
Gas Supplier	Atmos Energy
Fuel Oil Suppliers	5
Suppliers of LP Gas	2

## Utilities

<b>Treated Water</b>	
Source	South Holston Lake
Capacity	10 MGD
Current Consumption	6 MGD
Storage Capacity	12.5 MGD

<b>Sewage Treatment</b>	
Type of Treatment	Activated Sludge
Capacity	15 MGD
% City Sewer Coverage	98
% Storm Sewer Coverage	15
Solid Waste Disposals	Yes

## Air Service

General Aviation	Tri-Cities Regional Airport (TRI)
Distance from Bristol	13 miles by I-81
Runway Lengths	8,000' by 150'
Runway Surface	Asphalt
Lighting	HIRL/VASI
Fuel	AVGAS 100 LL/Jet A
Repair	Major
Transportation	Limousine, Taxi, Rental & Courtesy Cars
Commercial Services	Yes
Airlines Serving TRI	US Airways, Delta & Northwest Airlines
U.S. Customs Port #	2027
Foreign Trade Zone #	204



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