

UNEMPLOYMENT RATES

More than 50% of the our workforce commutes into the community

June 2017

Area Civilian Labor Force:	135,860
Area Employment:	129,170
Area Unemployment:	6,690
Regional Unemployment Rate:	4.9%

	Labor Force	Employment	Unemployment	Rate
Carroll	11,760	11,090	760	5.7%
Chester	8,670	8,240	420	4.8%
Crockett	7,040	6,740	300	4.3%
Gibson	21,610	20,550	1,060	4.9%
Hardeman	9,220	8,730	490	5.3%
Haywood	7,690	7,250	440	5.8%
Henderson	12,150	11,520	640	5.2%
Madison	48,910	45,770	2,140	4.4%
McNairy	8,810	8,280	530	6.0%
TOTALS	135,860	129,170	6,690	4.9%

*Jackson MSA	64,610	61,750	2,860	4.4%
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Source: State of TN, Dept. of Employment Security, Research and Statistics



LABOR MARKET POPULATION

Jackson's labor market is made up of a nine-county region

County	Census 2010 Population	2017 Population Estimate	2022 Population Estimate
Jackson	65,211	65,264	65,737
Madison County	98,294	97,157	97,643
Labor Region	308,100	303,426	304,766

The Jackson Labor Market
has a POPULATION of

303,426

Source: Claritas



EDUCATIONAL ATTAINMENT

There are 14 institutions of higher education in the Jackson region

Area	High School Degree or Higher	Some College- No Degree or Higher	Associate's Degree or Higher	Bachelor's Degree or Higher	Master's Degree of Higher
City of Jackson	86.8%	55.2%	34%	27.2%	9.1%
Madison County	87.2%	54.2%	32.6%	25.4%	8.2%
Labor Region	82.7%	43.7%	22.6%	17.0%	5.93%

Source: Claritas



Through Governor Haslam's Drive to 55 Initiative, **55%** of Tennesseans will be equipped with a **college degree or certificate** by the year 2025.



The labor region's working-age population will support industrial growth

Area	Average Age	Age 16 and Over	Age 18 and Over	Age 21 and Over	Age 65 and Older
City of Jackson	37.9	78.8%	76.1%	70.2%	15.1%
Madison County	39.0	79.6%	77.0%	71.8%	16.0%
Labor Region	40.2	80.2%	77.5%	73.0%	17.8%

Source: Claritas

The age distribution of the Jackson Labor Region is **balanced** and **will support growth** now and in the future.



INCOME AND HOUSEHOLDS

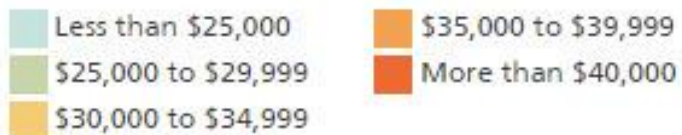
The cost of living in the region is low and wages are competitive

Area	Median Home Value (owner occupied)	Average Household Income	Median Household Income
City of Jackson	\$126,731	\$57,963	\$39,827
Madison County	\$124,725	\$61,172	\$44,498
Labor Region	\$101,989	\$53,530	\$39,504

Source: Claritas and TN Department of Economic and Community Development



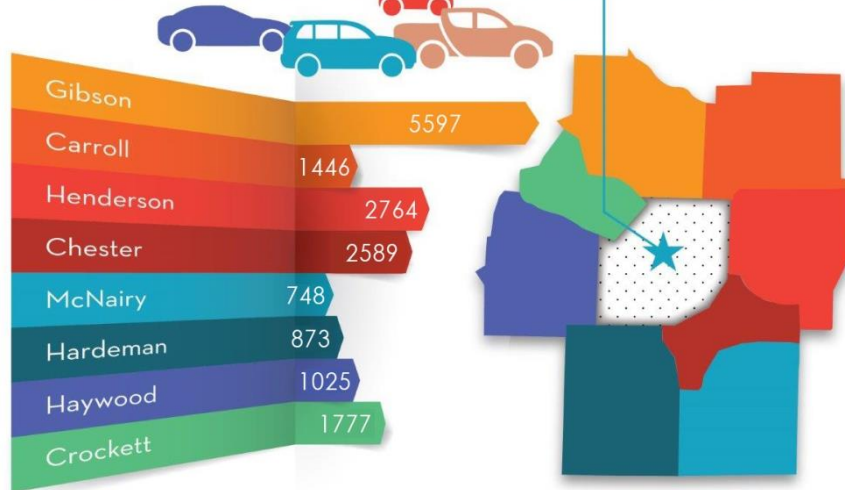
Personal Income Per Capita



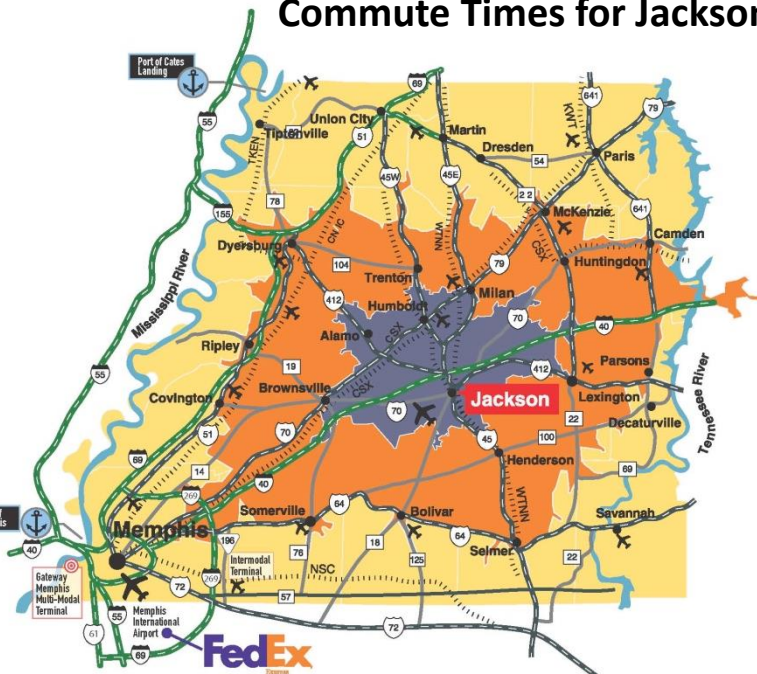
COMMUTING PATTERNS

More than half the Jackson workforce commutes from other areas

IN-COMMUTE TO MADISON COUNTY



Commute Times for Jackson



- 30 minute
- 60 minute

Source: US Census, Younger Associates



MADISON COUNTY BUILDING PERMITS

Jackson is growing at a strong, manageable pace

2016 Month	Residential Permits	Valuation	Commercial Permits	Valuation
January	6	\$2,180,000	13	\$1,087,123
February	9	\$1,480,000	18	\$3,764,636
March	11	\$2,480,000	15	\$21,096,288
April	13	\$2,195,000	15	\$3,337,504
May	23	\$4,053,000	21	\$19,604,518
June	8	\$1,685,000	19	\$4,133,393
July	13	\$1,971,000	7	\$934,744
August	19	\$3,794,800	19	\$8,818,484
September	26	\$3,841,180	13	\$2,618,785
October	17	\$2,888,900	16	\$3,162,830
November	15	\$2,945,000	17	\$13,216,911
December	1	\$80,000	2	\$4,743,500
Total	161	\$29,593,880	175	\$86,518,716

2015 Month	Residential Permits	Valuation	Commercial Permits	Valuation
January	22	\$2,570,000	11	\$5,653,771
February	5	\$360,000	9	\$2,111,730
March	7	\$1,291,849	13	\$2,371,600
April	17	\$3,955,000	10	\$4,732,835
May	33	\$4,390,000	15	\$1,623,156
June	4	\$1,390,000	10	\$1,694,908
July	5	\$1,450,496	8	\$913,194
August	12	\$2,195,000	13	\$1,919,946
September	10	\$2,296,545	14	\$1,956,069
October	17	\$2,522,000	15	\$1,879,923
November	7	\$1,416,000	11	\$1,217,302
December	7	\$1,890,000	19	\$4,100,263
Total	146	\$25,726,890	148	\$30,174,697

Source: Madison County Building Department



Jackson has had much success with growth of new and expanding companies

	Total New Jobs	Total New Investment
2007	589	\$84,996,975
2008	58	\$61,742,141
2009	929	\$122,712,000
2010	728	\$59,544,100
2011	836	\$70,082,156
2012	528	\$84,585,422
2013	405	\$29,879,303
2014	736	\$170,178,735
2015	439	\$318,752,000
2016	759	\$130,174,695

New and existing industries have created
6,007 jobs in Jackson in the last
 10 years, representing over
\$1.1 Billion in new investment.

Source: Madison County Building Department

