



CHATTANOOGA, TN

# Signal Mountain Village

Bright-Meyers  
Development, LLC

Meyers Brothers Properties LLC  
(404)252-1499

Fletcher Bright Company  
(423)755-8830









# SIGNAL MOUNTAIN AREA MAP







# SIGNAL MOUNTAIN SITE AERIAL

Aerial Innovations  
OF TENNESSEE, INC.





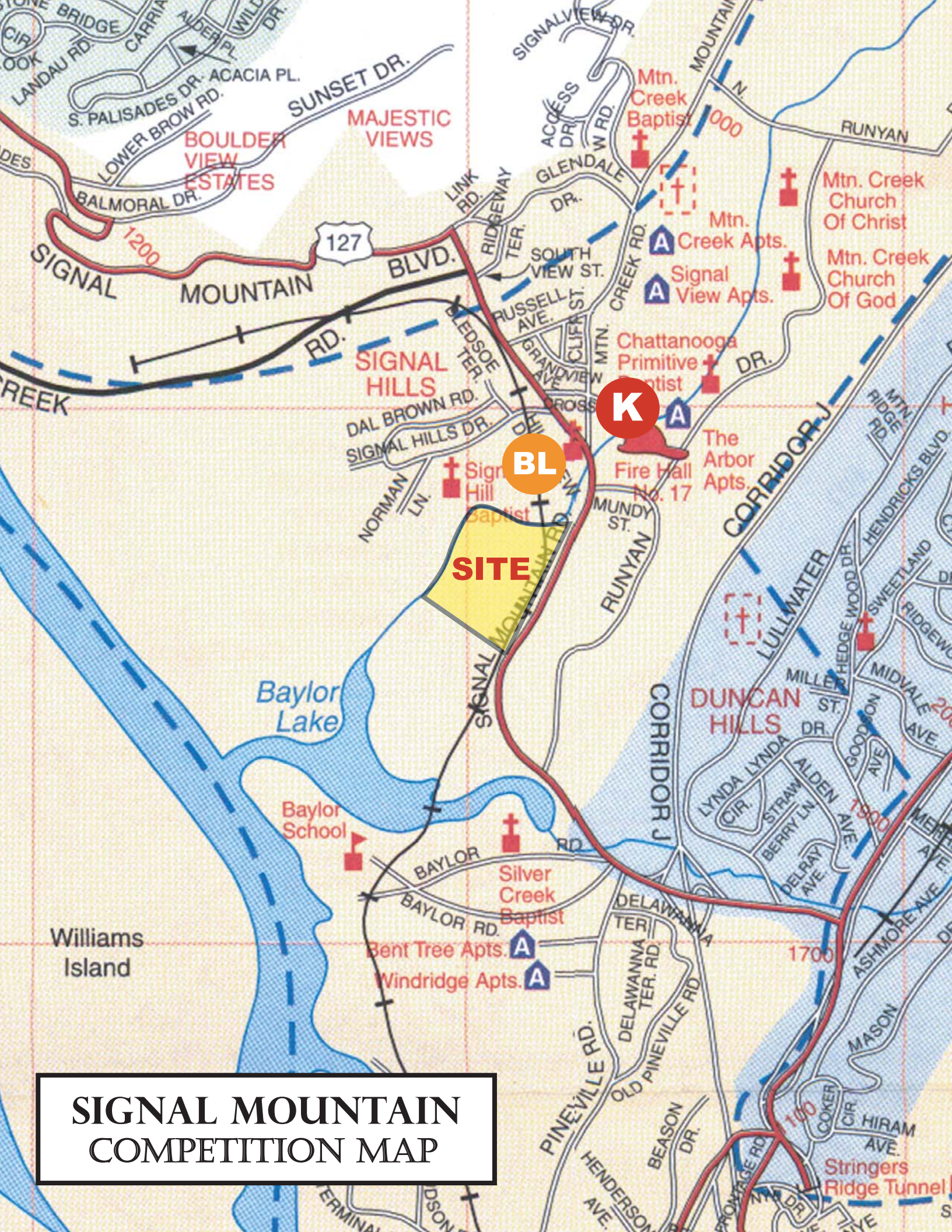






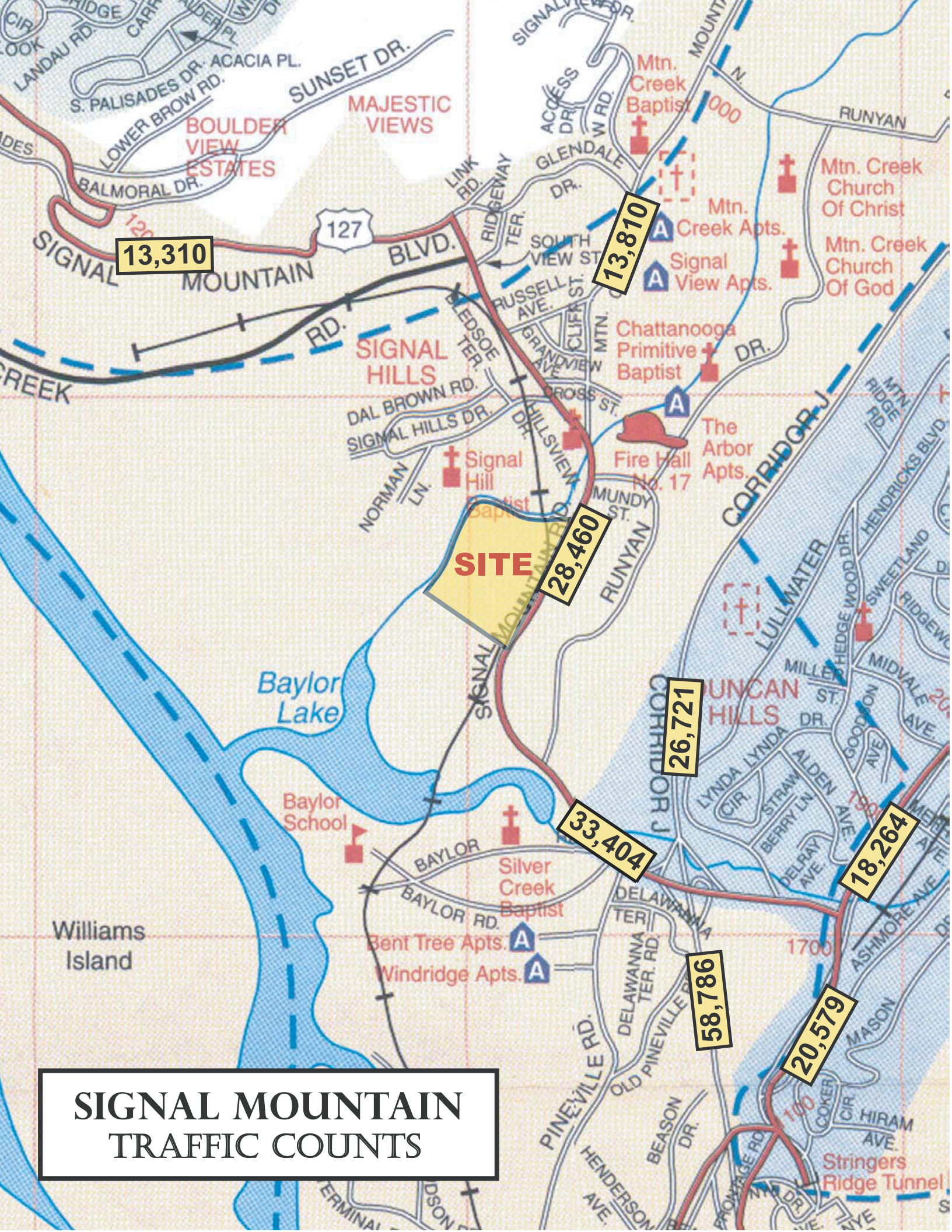






**SIGNAL MOUNTAIN  
COMPETITION MAP**





13,310

13,810

28,460

26,721

33,404

18,264

58,786

20,579

**SITE**

# SIGNAL MOUNTAIN TRAFFIC COUNTS



## **SIGNAL MOUNTAIN DEMOGRAPHICS**

541 Signal Mountain Rd, Chattanooga, TN

	<b>3 MI RING</b>	<b>5 MI RING</b>	<b>10 MI RING</b>
<b>2012 Population</b>	31,423	74,006	232,139
<b>2000 Population</b>	28,585	69,301	216,051
<b>00-12 % Population Change</b>	10%	7%	7%
<b>2012 Households</b>	14,705	31,737	97,315
<b>2012 Average Household Income</b>	\$66,361	\$59,686	\$56,581

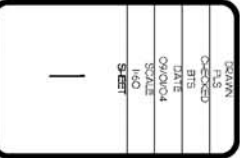
Site located at 35.0946, 85.3292



[illegible]

**PAINT STRIPING LEGEND**

# SITE PLAN



## SITE LEGEND

CHATTANOOGA TRACTION  
CO. RAILROAD  
(50' R/W) FROM C/L  
100' TOTAL

Wal-Mart Supercenter  
203,818 sf

RE: AL SHOPS  
22,000 SF  
FEE: 67200



#### SITE LEGEND

4. W/2-0 FEE LANE STRIPING PAINTED TYPICAL. SEE DETAIL SHEET. SEE DETAIL SHEET.  
 5. AREA STRIPPED AT 5' DIA. AT 4'-0" 2'-0" O.C.  
 6. W/2-0 FEE LANE STRIPING PAINTED TYPICAL. SEE DETAIL SHEET. SEE DETAIL SHEET.  
 7. WHITE STRIPING CROSSWALK WITH 4' WIDE PAINTED SPALLS. NO DETECTION OF CURVE PERIODICALLY ON BOTH LANE SIDES NOTED OTHERWISE. SEE PLAN FOR WIDTH.  
 8. PEDESTRIAN CROSSWALK SIGN W/2-2 AND W/2-3 TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.  
 9. TYPICAL PAINTED YELLOW ON PAVEMENT TYPICAL. SEE DETAIL SHEET.  
 10. DRAINED PAVEMENT AT WESTBAY TO BE FLUSH TO ADJACENT PAVEMENT AT SOI MANUO. REFER TO ARCHITECTURAL PLANS FOR DETAILS.  
 11. BUT TYPICAL. SEE ARCHITECTURAL PLANS FOR EXACT SIZE. LOCATION FOR STOPS, STRIPS AND/OR DRAIPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE FLOOR OF STOPS.  
 12. 4'-0" PER BOLLARD TYPICAL. UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.  
 13. AT STAIRS OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH ALL PLANS.  
 14. 1' WIDE, 16' LONG YELLOW PAINTED TRUCK ALARM STRIPS.  
 15. 4' WIDE, 16' LONG YELLOW PAINTED TRUCK ALARM STRIPS.  
 16. CONCRETE COMPACTOR PASS TO BE SET TO 1.5" TO 2" DEPTH. SEE DETAIL SHEET FOR DETAILS.  
 17. CONCRETE TRANSPORTER AND CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.  
 18. ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGNAGE, SYMBOL, VEHICLE MARKING, VAN ACCESSIBLE SPACE.  
 19. PAINTED SPALL TYPICAL. UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.  
 20. PAINTED SPALL TO BE PAINTED STRIPES AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.  
 21. 6' WIDE PEDESTRIAN CROSSWALK. SIDE LANE PAINTED STRIPES WITH NOSE STRIPING PAINTED STRIPES AT 2'-0" O.C. PERPENDICULAR TO SIDE LANE.  
 22. CARP CORRAL. TYPICAL. SEE DETAIL SHEET FOR CARP CORRAL.  
 23. 4' W/2-0 FEE LANE STRIPING PAINTED TYPICAL. SEE DETAIL SHEET FOR CARP CORRAL.  
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WAL-MART STORE #3659-00  
CHATTANOOGA, TN.  
BRIGHT-MEYERS SIGNAL MOUNTAIN ASSOCIATES, L.P.  
300 WEST WIEUCA ROAD, BUILDING 2, SUITE 310  
ATLANTA, GA. 30342  
404-252-1499

**This is a preliminary site plan subject to modification by the developer.**



# Chattanooga, TN

## Community Profile

### Location



#### Distance from Chattanooga

	Miles
Knoxville, TN	112
Atlanta, GA	118
Nashville, TN	135
Birmingham, AL	147
Greenville/Spartanburg, SC	251
Memphis, TN	345
Charlotte, NC	350
St. Louis, MO	439
Chicago, IL	603
New York, NY	816

### Transportation

#### Major Highways

I-24, I-59, I-75

#### Railroad

CSX Transportation, Norfolk Southern

#### Motor Freight Carriers

More than 70 motor freight lines are certified to transport interstate shipments in the Hamilton County area. Home to two of the top ten publicly traded trucking companies.

#### Air

Chattanooga Metropolitan Airport

Major Airlines: Allegiant Air, American Eagle, Delta, U.S. Airways, Vision Airlines

Nonstop Flights to: Atlanta, Charlotte, Chicago, Dallas, Destin/Ft. Walton Beach, Detroit, Orlando, Tampa and Washington D.C.

Daily Flights: 48

#### Ports

Port of Chattanooga  
Centre South Riverport  
Savannah, GA  
Mobile, AL  
New Orleans, LA

#### Distance from Chattanooga

Within city limits  
Within city limits  
366 miles  
404 miles  
489 miles

### Population

Total Population	1990	2000	2010
Chattanooga	152,826	155,554	167,674
Hamilton County	285,536	307,896	336,463
Chattanooga MSA*	433,194	476,531	528,143
Tennessee	4,877,187	5,689,283	6,346,105

#### Hamilton County Population by Age

	2000	2010	% Change
Under 5 years	18,444	20,365	10.4%
5-14	40,978	39,650	-3.2%
15-19	20,667	22,918	10.9%
20-24	20,974	24,107	14.9%
25-34	41,730	43,323	3.8%
35-44	47,595	43,165	-9.3%
45-54	45,447	49,190	8.2%
55-64	29,452	44,330	50.5%
65-74	22,652	26,273	16.0%
75-84	14,717	16,437	11.7%
85+	5,240	6,705	28.0%
Median Age	37.5	39.3	

\*Metropolitan Statistical Area includes Hamilton, Marion and Sequatchie counties in Tennessee and Catoosa, Dade and Walker counties in Georgia.

Source: US Census Bureau

### Government

	City of Chattanooga	Hamilton Co.
Type of Government	Council/ Mayor	Commission/ Mayor
Law Enforcement	481	304
Firefighters	412	—
Volunteer Firemen	—	500
Fire Insurance Ratings	2	3-9

Sources: City of Chattanooga & Hamilton County Fire, Police and Sheriff's Departments

### Climate

Annual Average Temperature	60.9°F
Average January Daily Temperature	40.5°F
Average July Daily Temperature	80.0°F
Average Annual Rainfall	52.5 inches
Average Annual Snowfall	3.9 inches
Average Elevation (Downtown)	675 feet

Sources: NOAA, National Climatic Data Center, Local Climatological Data

CHATTANOOGA CAN DO



## Labor

Labor Force Draw Area*	15 counties
Population of Labor Force Area (2011)	987,245
Labor Force (2011)	465,256
Right-to-Work Law	Yes
<b>Unemployment Rate (2011 Average Annual)</b>	
Hamilton County	8.2%
Labor Force Draw Area*	9.3%
Tennessee	9.2%
United States	8.9%

Note: The Labor Force Draw Area is defined by commuting patterns and geographic proximity to Hamilton County.

Source: TN Dept. of Labor & Workforce Development, GA Dept. of Labor, Workforce Information & Analysis, AL Dept. of Ind. Relations

\*15-County Labor Draw Area: Bledsoe, Bradley, Hamilton, Marion, McMinn, Meigs, Polk, Rhea, Sequatchie, in TN; Catoosa, Dade, Walker & Whitfield Counties in GA; DeKalb and Jackson Counties in AL

## Employment Assistance

For a complete list of area employment resources visit  
[www.ChattanoogaHasJobs.com](http://www.ChattanoogaHasJobs.com)

or  
 Tennessee Career Center - Chattanooga  
 5600 Brainerd Road, Suite A-5  
 Chattanooga, TN 37411  
 (423) 894-5354

Fax: (423) 894-2758

[www.tennessee.gov/labor-wfd/cc/cccounty\\_files/hamilton.htm](http://www.tennessee.gov/labor-wfd/cc/cccounty_files/hamilton.htm)

## Taxes

### Property Tax Rates 2010

	City of Chattanooga	Hamilton County
Chattanooga City Rate	\$2.3090	—
Hamilton County Rate	\$2.7652	\$2.7652
County General Fund	\$1.3816	\$1.3816
County Road Fund	\$0.0110	\$0.0110
County School Fund	\$1.3726	\$1.3726
<b>Total Tax Rate</b>	<b>\$5.0742</b>	<b>\$2.7652</b>

Note: Industrial and commercial real property is assessed at 40% of value.  
 Rates are calculated per \$100 of assessed value.

### Tennessee Income Tax

Personal	None
Excise	6.5% of Tennessee taxable income
Franchise	\$0.25 per \$100 on the book value of all real and tangible goods owned or used by the corporation in Tennessee.

### Utility Taxes

Gas and Electric Rate	State (%)	Local (%)	Total (%)
Residential	None	None	None
Non-Manufacturer*	7.0	None	7.0
Manufacturer**	1.5	None	1.5

Water Tax Rate	State (%)	Local (%)	Total (%)
Residential	7.0	2.25	9.25
Non-Manufacturer*	7.0	2.25	9.25
Manufacturer**	1.0	0.5	1.5

\*Non-Manufacturers may be exempt (churches, non-profit organizations, etc.).

\*\*Manufacturers can be granted a full exemption if the energy fuel or water comes in direct contact with the product being manufactured.

An Industrial Machinery Authorization must be on file with the utility company to support the exemption or reduced rate.

## Major Employers

### Chattanooga MSA Largest Employers (with 500+ full-time employees)

Company	Full-Time	Part-Time	Company	Full-Time	Part-Time
•Hamilton County Dept. of Education	4,480	1,419	The University of TN at Chattanooga	1,153	24
•BlueCross BlueShield of Tennessee	4,282	38	Parkridge Medical Center, Inc.	1,135	80
Tennessee Valley Authority	4,180		•U.S. Xpress Enterprises, Inc.	977	22
•Erlanger Health System	3,176	367	Convergys Corporation	800	
Memorial Health Care System	3,171	595	•Orange Grove Center	740	158
•Unum	2,800		•Team 3 Logistics	700	
•McKee Foods Corporation	2,650		Chattem Inc.	670	5
Volkswagen Chattanooga	2,459		•Kenco Group	670	250
•City of Chattanooga	2,251	422	•Chattanooga State Community College	654	66
Amazon.com.dedc LLC	1,879		Koch Foods, LLC	610	
•Hamilton County Government	1,763	179	BI-LO, Inc.	608	1,330
Pilgrim's Pride Corporation	1,500		Erlanger at Hutcheson	592	286
CIGNA HealthCare	1,350	25	•Walden Security	560	125
•Astec Industries, Inc.	1,348		United States Postal Service	539	77
Roper Corporation	1,200				

•Locally owned and/or headquartered

Employers with 500+ employees in descending order by largest number of full-time employees as of 12/31/12.

Source: Company Personnel Departments



## Education

### Public Schools (2012-2013)

<b>Hamilton County School System</b>	
Number of Elementary Schools	45
Number of Middle/High Schools	12/20
Total Student Enrollment	41,214
Total Number of Teachers	2,952
Faculty with Advanced Degrees (includes Administration)	1,772

Source: TN Dept. of Education, Hamilton County Dept. of Education

### ACT Scores (2012 Average)

	Combined Score	% Tested
Hamilton County	18.9	100.0
Tennessee	19.7	100.0
United States	21.1	52.0

Source: TN Dept. of Education, Hamilton County Dept. of Education

### Private Schools (2012)

Total Number of Schools	41*
Total Student Enrollment	11,247*

\*Number does not include Special School or Home School data.

Source: Private School Review LLC web site

### Colleges and Universities (2012)

	Total Enrollment
The University of TN at Chattanooga	11,660
Chattanooga State Tech. Comm. College	11,357
Southern Adventist University	3,319
Covenant College	1,065
Tennessee Temple University	300

Source: Individual Schools

## Retail Sales

### Hamilton County Gross Retail Sales

2007	\$5,468,539,905
2008	\$5,438,410,222
2009	\$4,754,562,263
2010	\$5,160,419,759
2011	\$5,539,994,960

Source: TN Dept. of Revenue: State Sales and Use Tax Statistics

## Communications

Daily, weekly and online newspapers	8
Radio stations (AM & FM)	25
Cable television	Yes
Television cable channels	65
Local television broadcast stations	6
Telephone service (primary provider)	AT&T
Post offices	27

Sources: Yellow Pages, TVGuide.com

## Construction Activity

### Chattanooga MSA Non-Residential

Year	# Permits	Value
2011	85	\$253,813,000
2012	74	\$298,002,000

### Chattanooga MSA Residential

Year	# Permits	Value
2011	970	\$212,416,000
2012	1,189	\$255,935,000

## Cost of Living

### ACCRA Cost of Living

	All Items	Food	Housing
Chattanooga, TN	94.1	100.1	89.7
Huntsville, AL	93.1	93.8	78.7
Lexington, KY	90.2	91.4	78.1
Jackson, MS	93.3	90.0	87.2
Atlanta, GA	96.9	106.4	84.2

The ACCRA Cost of Living Index measures relative price levels for consumer goods and services in participating areas. The national average is 100. The index does not measure inflation.

Source: ACCRA Cost of Living Index, Annual Average 2012

## Housing - Chattanooga MSA

### Median Home Sale Prices

2008	\$129,100
2009	\$122,600
2010	\$121,400
2011	\$121,400
2012	\$129,100P

P - preliminary

Source: National Association of Realtors

### Average Monthly Rent

Average rental for a two bedroom, 1 1/2 bath mid-management household, stove and refrigerator included: \$770

Source: ACCRA Cost of Living Index, Annual Average 2012

## Medical

Hospitals/Beds	11/4,940
Nursing Homes/Beds	12/1,689
Medical Doctors	1,155
Dentists	227

Sources: Tennessee Department of Health, 2012



## Recreation & Culture

Parks	75+ parks, approx. 4,000 total acres
Golf	9 private/14 public golf courses
White Water Rafting	3 area rivers
Mountain Climbing	Lookout Mountain, Signal Mountain and Smoky Mountains

### More than 40 area attractions including:

African-American Museum  
 Chattanooga Choo Choo  
 Chattanooga Regional History Museum  
 Chattanooga Symphony and Opera  
 Chattanooga Zoo  
 Chester Frost Park  
 Chickamauga & Chattanooga National Military Park  
 Creative Discovery Museum  
 Enterprise South Nature Park  
 Hunter Museum of American Art  
 IMAX 3D Theater  
 International Towing and Recovery Museum  
 Lookout Mountain Incline Railway  
 Rock City Gardens  
 Ruby Falls  
 Tennessee Aquarium  
 Tennessee River Park  
 Tennessee Valley Railroad  
 Class AA farm team of the Los Angeles Dodgers -  
*Chattanooga Lookouts at AT&T Field*

## Community Facilities

### Religious

Over 1,000 churches representing all Protestant faiths and 8 Catholic parishes; 3 synagogues; 2 Greek Orthodox churches; 1 mosque.

Hamilton County has a variety of conference and banquet facilities including:

**The Chattanooga Convention Center**, a 312,000 square foot facility with 21 meeting rooms and 6 ballrooms

**The Chattanooga Conference Center**, a 25,000 square foot facility with 20 meeting rooms

**The Chattanooga Choo-Choo** which has over 30,000 square feet of convention space and 12 meeting rooms.

### Commercial

Hotels & Motels/Rooms (approx.)	140/9,000
Bed & Breakfasts	14
Regional Malls	5
Libraries/Branches	7/4

Sources: Chattanooga Area Convention & Visitors Bureau, individual facilities

## Telecommunications

The telecommunications infrastructure available in Chattanooga is state-of-the-art. Both traditional and competitive local exchange carriers provide service. Chattanooga's communication advantages include digital switching centers with computerized switching technology and Common Channel Signaling technology that provides a wide variety of intelligent network services to improve business productivity and efficiency. In addition, SONET transport technology, Integrated Services Digital Network (ISDN) and ADSL are available. Chattanooga has multiple points of presence for all major long distance and local carriers.

The fastest and most comprehensive Fiber-to-the-Home and Smart Grid in the United States is available in Chattanooga. The Gigabit Passive Optical Network (GPON) can be accessed by all homes and businesses throughout a 600 square-mile service area through a 100% fiber optic network that delivers 1 gigabit speeds.

## Utilities

### Electricity

EPB

### Natural Gas

Chattanooga Gas Company  
 Pipeline Supplier: Southern Natural Gas and  
 East Tennessee Natural Gas

### Water

Tennessee-American Water Company	
Rated Capacity	65 MGD
Average Daily Demand	39.233 MGD
Peak Demand	56.000 MGD

Eastside Utility	
Rated Capacity	16 MGD
Average Daily Demand	6.89 MGD
Peak Demand	9.28 MGD

Hixson Utility	
Rated Capacity	20 MGD
Average Daily Demand	6.86 MGD
Peak Demand	10.67 MGD

### Sewer/Waste Management

Moccasin Bend Treatment Plant	
Capacity	140 MGD
Peak Hydraulic Capacity	220 MGD
City Recycling Programs	Yes

CHATTANOOGA CAN DO

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