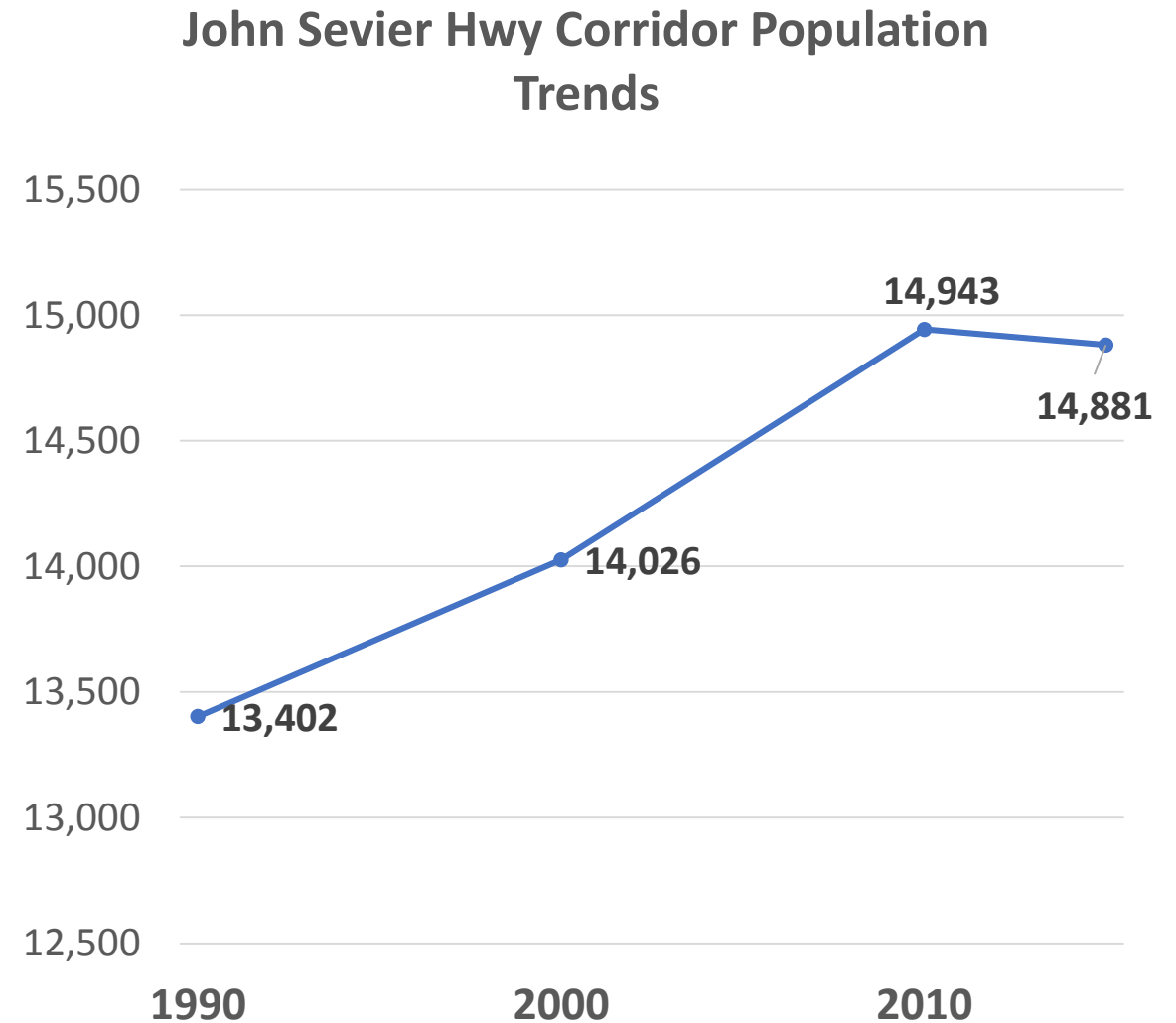


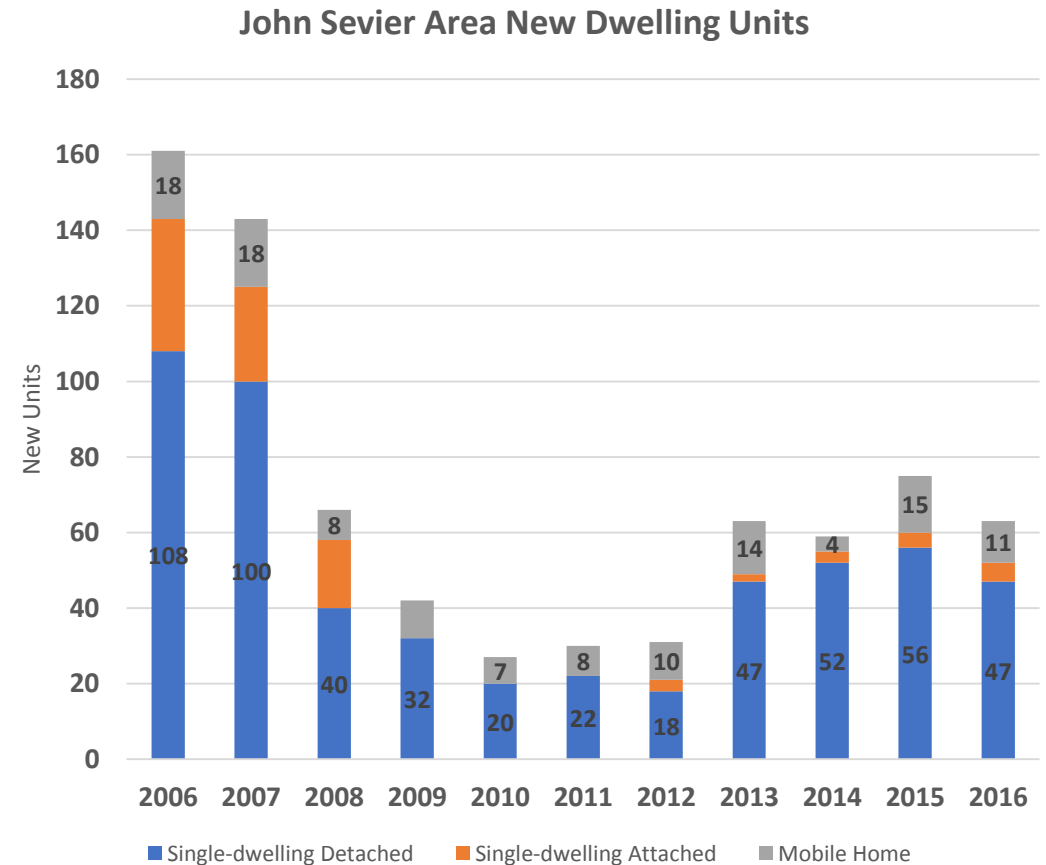
Population Trends Along John Sevier Highway

- 2017 estimated population: 14,881
- Sustained growth rate 0.4% over 30-years



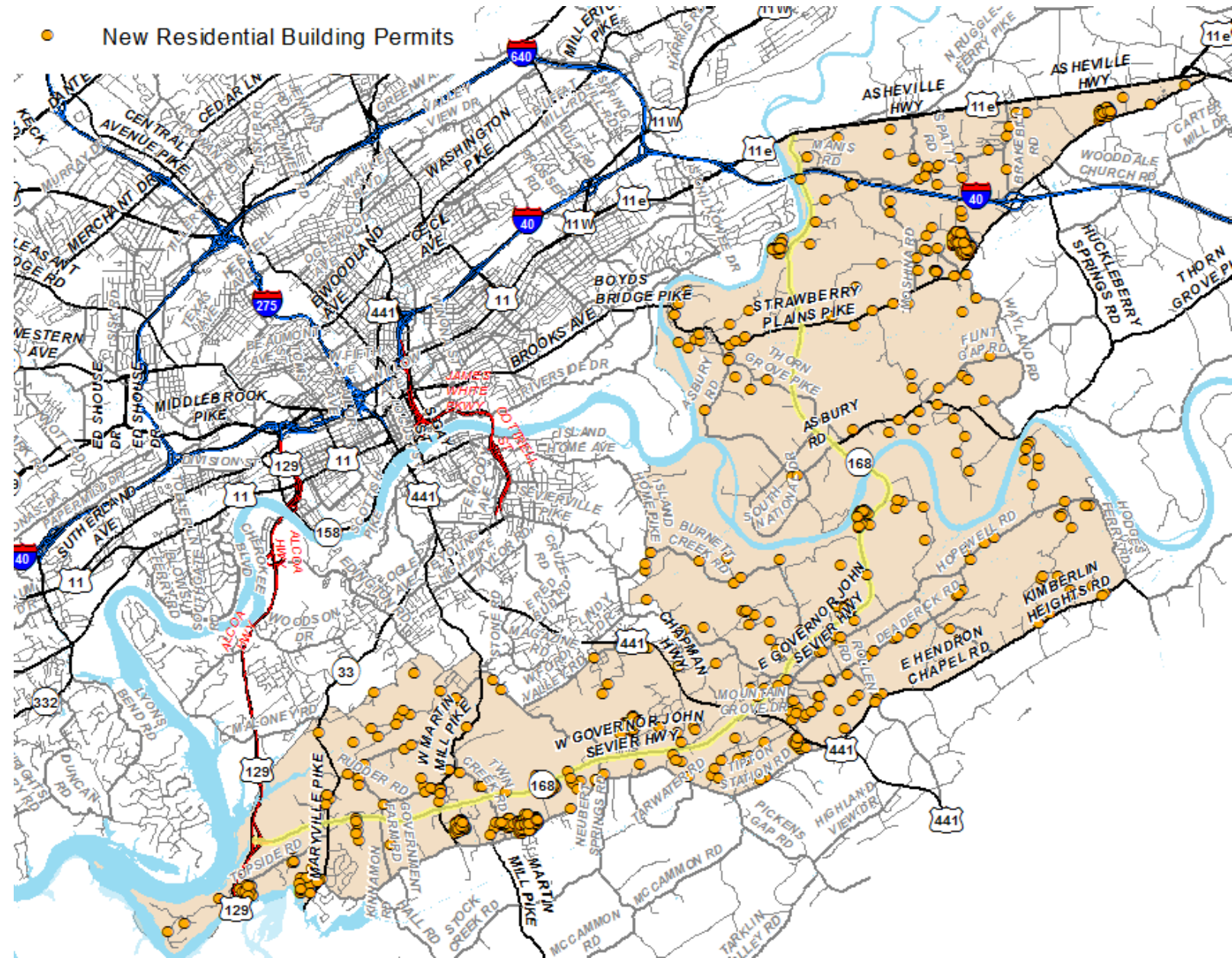
Residential Building Activity

- Average 69 dwelling units added annually
- About half way back to pre-recession levels of single-dwelling construction



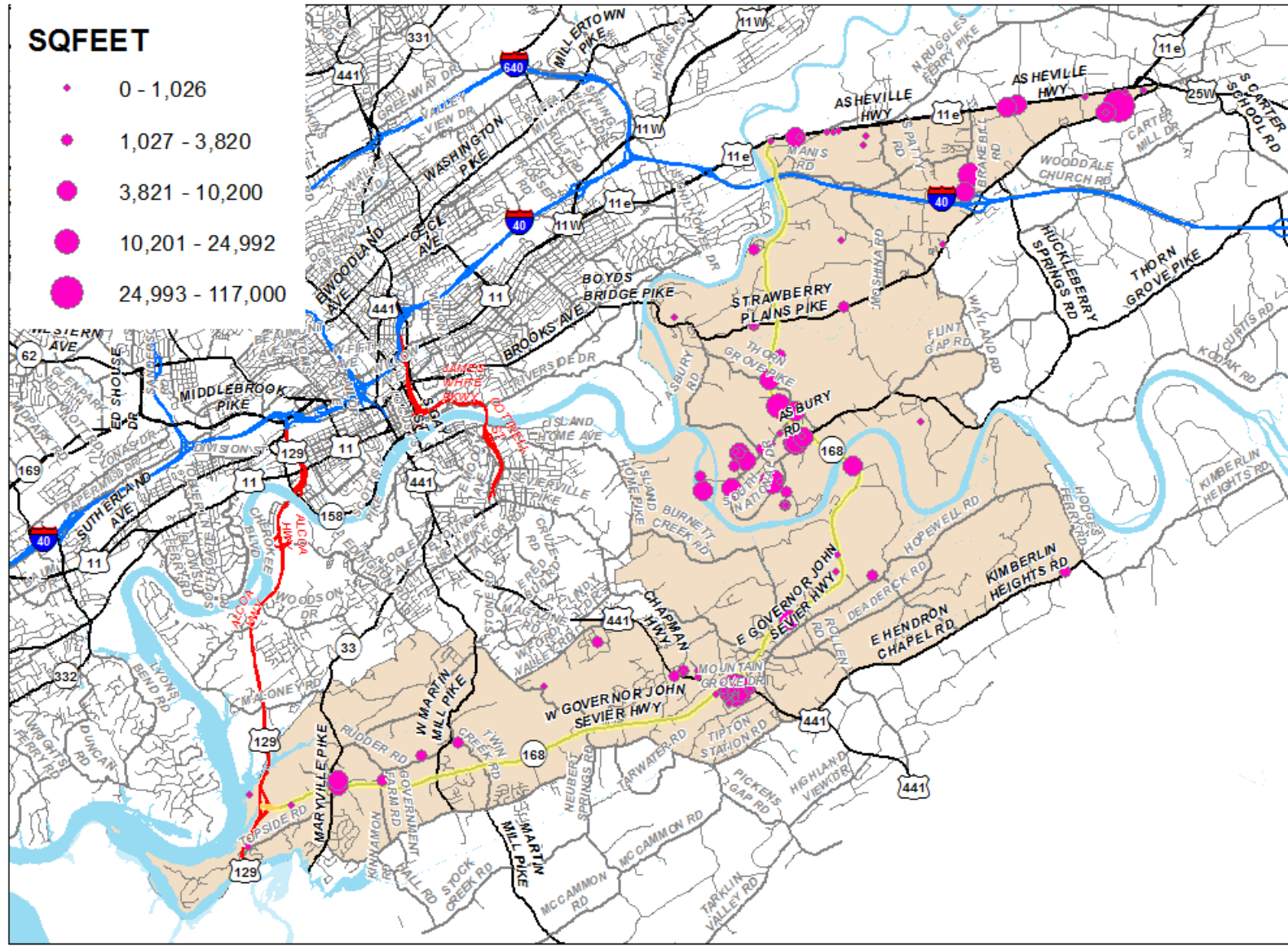
Residential Building Activity

- About half way back to pre-recession levels of single-dwelling construction



Non-Residential Building Activity

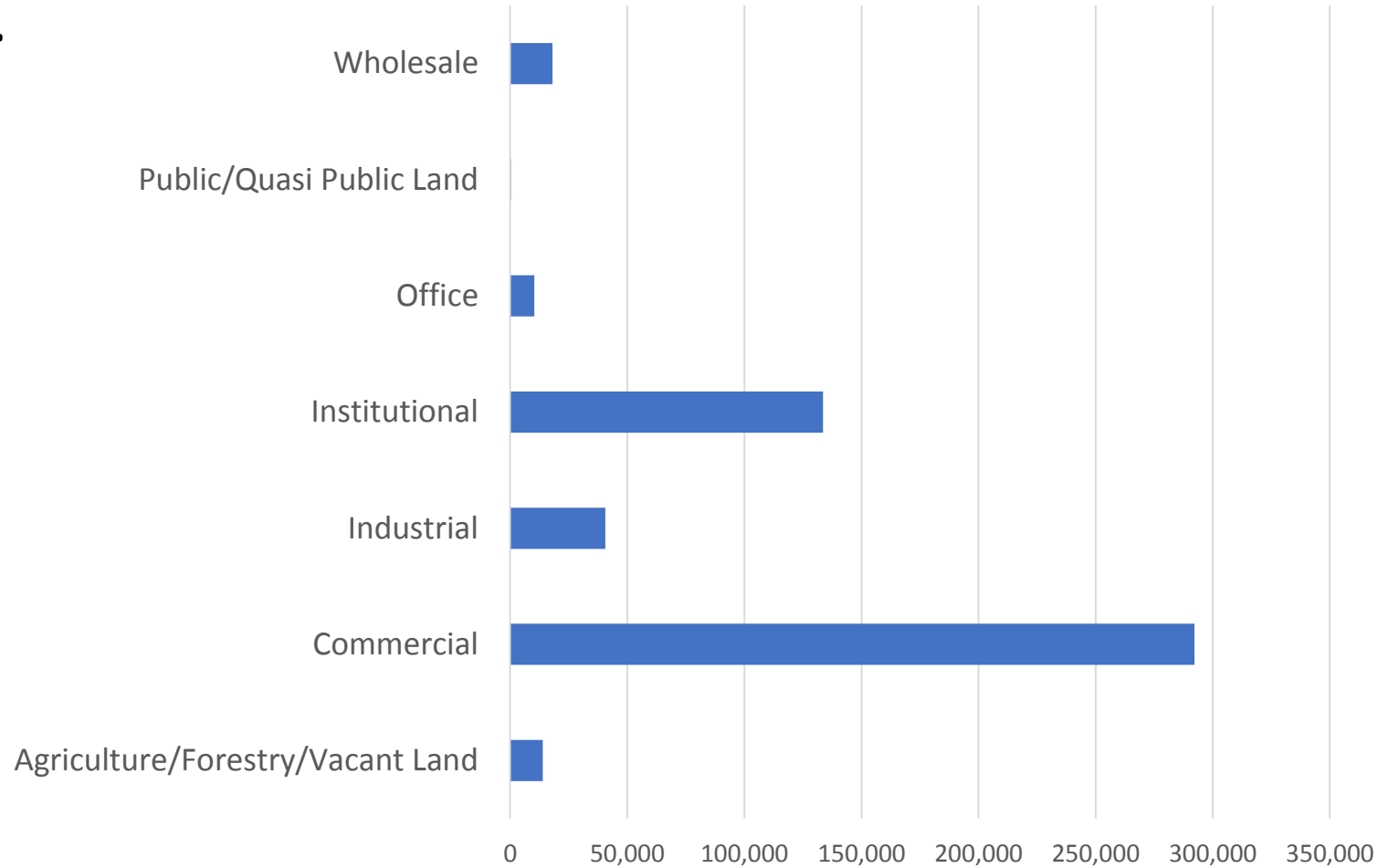
- Since 2007 there has been approximately 509,000 sq. ft. of new non-residential buildings permitted



Non-Residential Building Activity

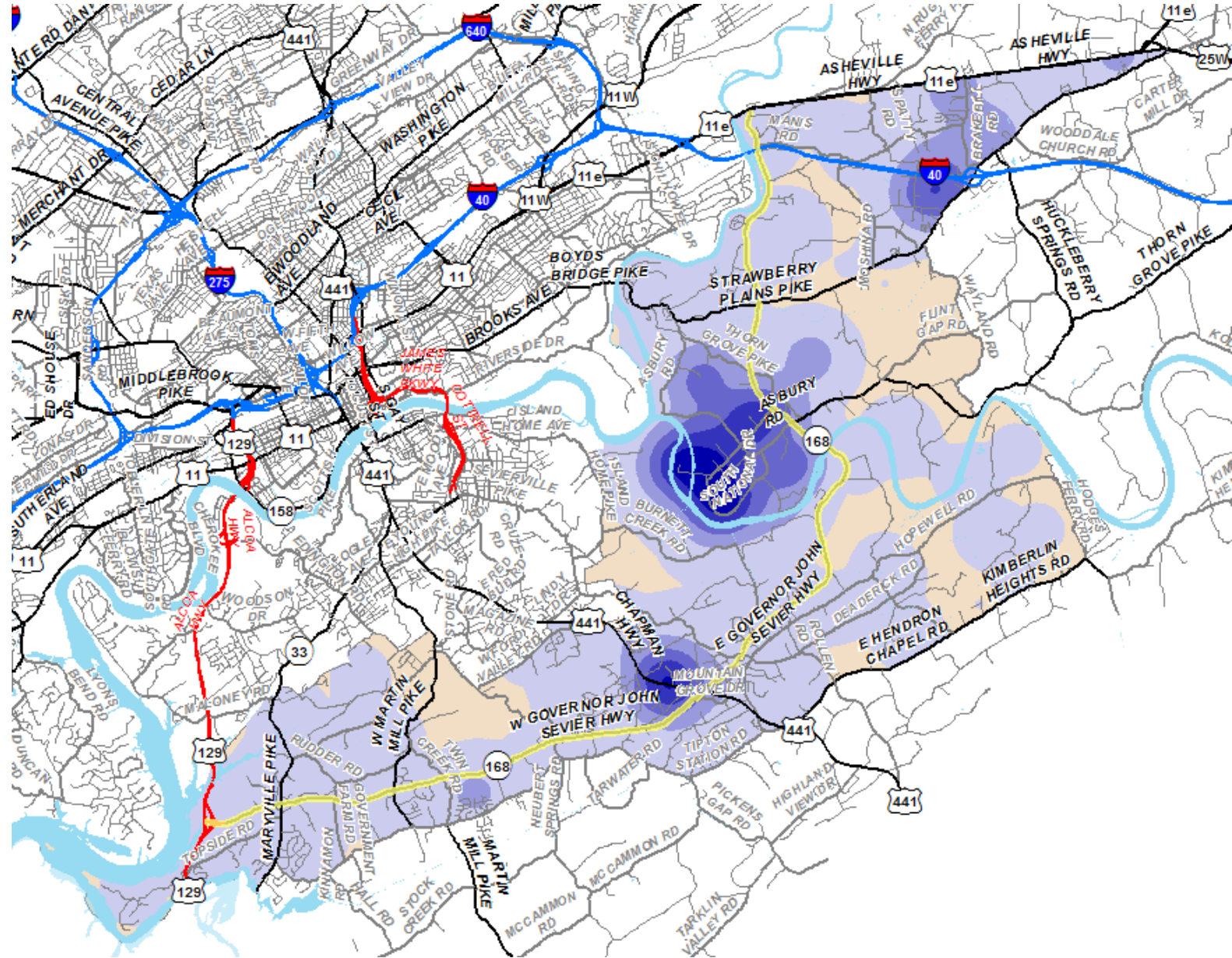
- Since 2007 there has been approximately 509,000 sq. ft. of new non-residential buildings permitted

Non-Residential Building Permit Activity by Square Footage

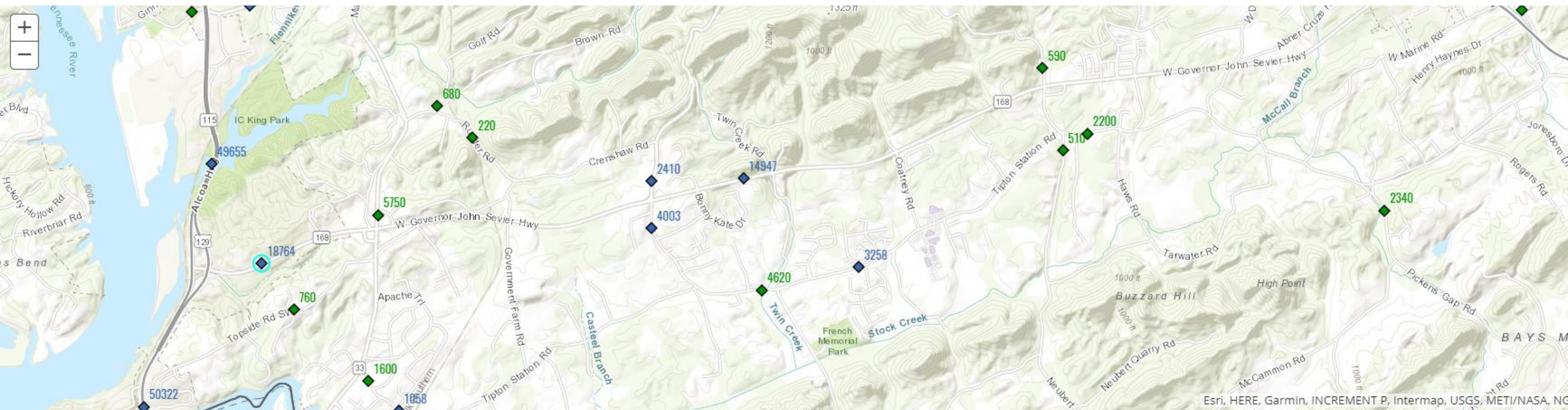


Employment Centers

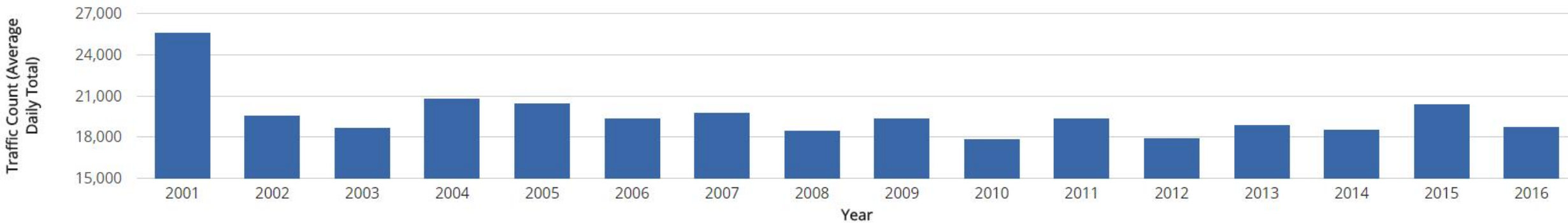
- 8,624 Jobs located in the area in 2014
- Down from 9208 jobs in 2004



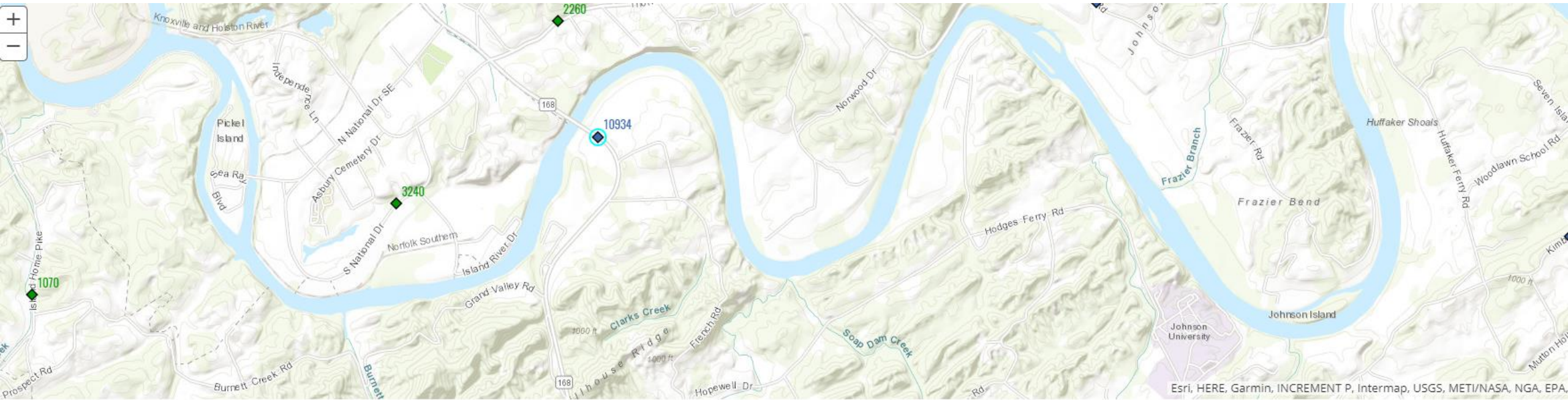
Agriculture, Forestry, Fishing and Hunting	-6
Mining, Quarrying, and Oil and Gas Extraction	1
Utilities	1
Construction	29
Manufacturing	-1629
Wholesale Trade	-252
Retail Trade	645
Transportation and Warehousing	-41
Information	-12
Finance and Insurance	47
Real Estate and Rental and Leasing	35
Professional, Scientific, and Technical Services	13
Management of Companies and Enterprises	0
Administration & Support, Waste Management and Remediation	151
Educational Services	8
Health Care and Social Assistance	110
Arts, Entertainment, and Recreation	-5
Accommodation and Food Services	250
Other Services (excluding Public Administration)	71
Public Administration	0



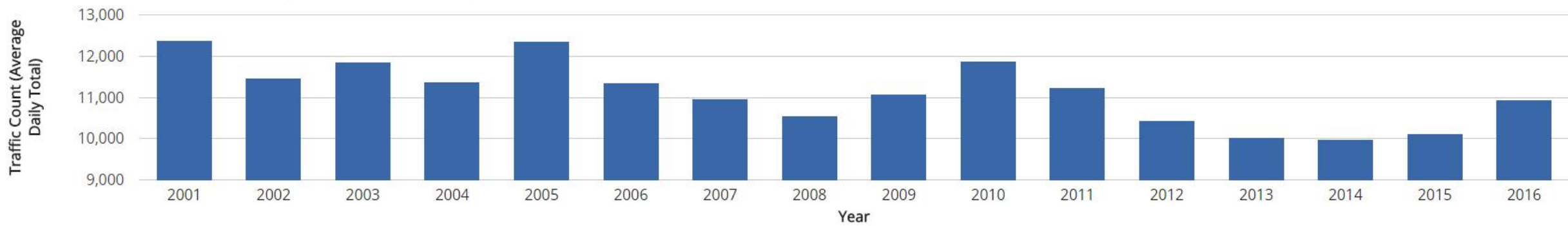
W Gov John Sevier Hwy - E of Alcoa Hwy (Station ID: 093T289)



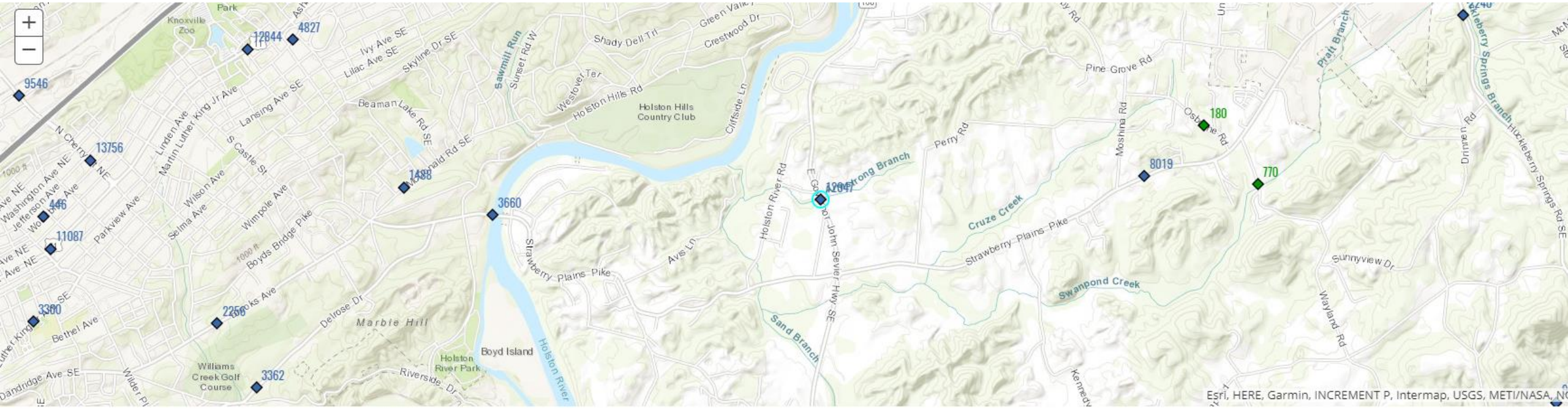
From 2006 to 2016 there was a decrease 655 vehicles



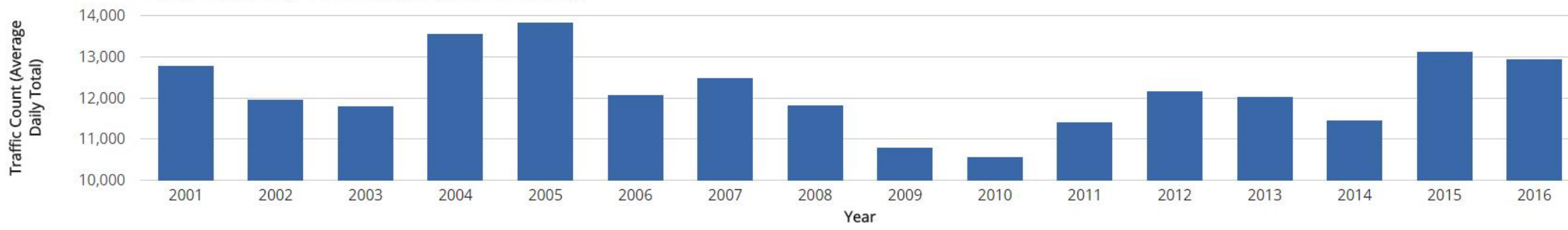
E Gov John Sevier Hwy - French Broad River Bridge (Station ID: 093T168)



From 2006 to 2016 there was a decrease 422 vehicles



E Gov John Sevier Hwy - S of Armstrong Rd (Station ID: 093T271)



From 2006 to 2016 there was an increase of 856 vehicles