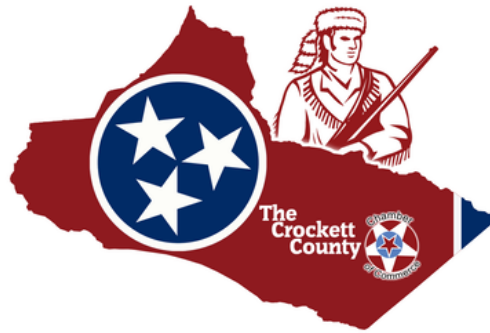




CROCKETT COUNTY, TENNESSEE

# Crockett County Toolkit

RFI Response Toolkit — Site-Selection Data Toolkit

Community snapshot, six-county labor shed, five industrial sites (213.6 acres) from the WTIA GIS portal, logistics, economy, and existing industry for Crockett County — every figure labeled with its source; remaining gaps flagged for local partners to complete.

**Document date:** October 2026

**Communities:** Alamo · Bells · Friendship

**Audience:** Site selectors · Consultants · Local ED · WTIA

**Version:** 1.2 — Working Toolkit · Oct 21, 2026

## WORKING TOOLKIT

Bracketed items are intentional open gaps, updated as local data arrives.



WEST  
TENNESSEE  
INDUSTRIAL  
ASSOCIATION  
**Work**

PUBLISHED BY

**West Tennessee  
Industrial Association**

### West Tennessee Industrial Association

26 Conrad Dr., Jackson, TN 38305 | 731.668.4300 | info@wtia.org | wtia.org

### Crockett County Chamber of Commerce

25 N. Bells Street, Alamo, TN 38001 | (731) 696-5120 | thecrockettchamber.net

*Items marked [Needed from ...] are intentional, open gaps. No statistics in this toolkit are estimated or invented.*

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Section numbers match the West TN Toolkit template. Pages 17–18 list every open gap and every source.

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## Crockett County at a glance

| Metric                            | Value                                                 | Source                                    |
|-----------------------------------|-------------------------------------------------------|-------------------------------------------|
| Population                        | 14,006 (Jul 1, 2025)                                  | Census V2025 (also WTIA county page)      |
| Labor force / unemployment (Aug.) | 6,432 / 3.3% (211 unemployed)                         | BLS LAUS, Aug 2026 (preliminary)          |
| Six-county labor shed labor force | 110,563                                               | Calculated from WTIA labor shed table     |
| Listed industrial sites           | 5 sites · 213.6 acres                                 | WTIA GIS portal (Oct 8, 2026)             |
| Per capita personal income 2024   | \$53,889                                              | BEA via WTIA BearFacts 2026               |
| GDP 2024 (current \$)             | \$760.9 million                                       | BEA via WTIA BearFacts 2026               |
| Recent investment                 | Hitachi Energy: \$97M, 100 jobs; company cites \$106M | WTIA/TNECD (Aug 20, 2025); Hitachi Energy |

## Roles

| Role                                  | Responsibility                                                                                |
|---------------------------------------|-----------------------------------------------------------------------------------------------|
| Crockett County / Chamber             | Local facts, sites, contacts, photos, incentives, employer roster.                            |
| WTIA                                  | Regional labor & economy data, QC, portal links, package transmit.                            |
| Utilities (Gibson EMC, cities, CCPUD) | Capacity, line sizes, rates; sign off sec 5 (CCPUD = Crockett County Public Utility District) |

# How to use this toolkit

|                                                  |                                                    |                                                          |
|--------------------------------------------------|----------------------------------------------------|----------------------------------------------------------|
| <b>FORMAT</b><br>PDF (filled) + Word/CSV updates | <b>OWNER</b><br>WTIA maintain · Crockett fill gaps | <b>UPDATE CADENCE</b><br>After each major RFI / annually |
|--------------------------------------------------|----------------------------------------------------|----------------------------------------------------------|

## Purpose

This is the West TN Toolkit filled for Crockett County. Verified figures from WTIA publications and cited public sources are entered throughout. Items still open — utility capacity, PILOT terms, due-diligence exhibits, photos, and a few contacts — are shown in a red dashed box marked [Needed from ...] so local partners know exactly what to collect before the next RFI arrives.

## 48-hour response SLA

When a qualified RFI arrives, WTIA and Crockett County aim to return a complete first package within 48 business hours of assignment. If gaps remain, send what is ready with the Open items list (page 17) and delivery dates — do not hold the whole toolkit for one missing exhibit.

|                                                                        |                                                                                 |                                                                             |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| T+0 hrs — Intake<br>WTIA logs RFI, assigns Crockett, shares scorecard. | T+24 hrs — Draft<br>Chamber/County fill open items; utilities confirm capacity. | T+48 hrs — QC & send<br>WTIA proofs naming, links, gaps; transmits package. |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|

## How to read this toolkit

|                                                                                                |                                                                                                  |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Solid box / plain table cell<br>Verified Crockett data, with the source noted under the block. | Red dashed box / red italic cell<br><i>[Needed from ...] — open gap; also listed on page 17.</i> |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|

## Working rules

- Never invent statistics. Leave [Needed from ...] in place until a dated primary source is filed.
- Population differs by source — always label it (Census V2025 = WTIA county page 14,006 · Esri 2025 13,896).
- Prefer primary sources: Census/ACS, TN DOL, utility letters, TNECD/TVA portals, assessor/IDB documents.
- One RFI folder per prospect, with subfolders by section number (sec 10); date-stamp file names (sec 9).

## Crockett readiness checklist

- ☒ Community snapshot filled with WTIA / Esri / BEA figures (sec 1)
- ☒ Six-county labor shed and 2023 worker flow documented (sec 2)
- ☒ Five sites from GIS portal with utilities, Phase 1, FTZ, Opp Zone (sec 3)
- ☒ Transportation summary from WTIA map and site pages (sec 6)
- ☒ Cover-letter narrative drafted from verified facts (sec 0)
- ☐ Utility capacity / excess confirmed by dated utility letters (sec 5)
- ☐ Due-diligence folders and exhibits for priority sites (sec 4)
- ☐ IDB / PILOT menu documented; tax rates filled from TN Comptroller 2025 (sec 7)
- ☐ Support-services list and remaining employer sectors (sec 8)

## 0 — Cover letter / project-fit narrative

### FORMAT

1-page Word or PDF

### OWNER

Crockett draft · WTIA QC/send

### UPDATE CADENCE

Per RFI

Draft letter built from verified Crockett facts. Fill the recipient and project fields from the RFI, and tune the musts/wants to the prospect's own language (sec 9 scorecard).

TO / Recipient

*[Consultant or company name, title, firm]*

Date

*[Month DD, YYYY]*

Project / RFI name or code

*[As given in RFI or WTIA intake ID]*

Community / County

Crockett County, TN — Alamo · Bells · Friendship

#### OPENING — Project-fit narrative (draft)

Crockett County offers a rural West Tennessee location with ready industrial land, highway access to I-40 and I-155, and a proven advanced-manufacturing base. Hitachi Energy is expanding in Alamo: \$97M and 100 new jobs per TNECD (company: \$106M) producing transformer components such as HVDC bushings; upon completion it becomes the county's second-largest employer. Five industrial sites totaling 213.6 acres are listed on the WTIA GIS portal in Alamo, Bells, and Friendship (including a SELECT Tennessee site in Friendship). Published I-40 distances range from 15 to 28 miles where stated. The six-county labor shed reports a combined August labor force of 110,563, and 4,293 Crockett residents commute out of the county for work each day — a local recruitment pool for a new employer. Supporting detail follows in sections 1–8.

#### MUSTS addressed (edit to match the RFI)

• Land: 5 sites, 23–87.6 acres each, 213.6 acres total on WTIA GIS portal (sec 3). • Labor: county labor force 6,432, 3.3% unemployment; shed labor force 110,563 (sec 2). • Power: Gibson EMC on-site at all five; water/gas/sewer/telecom on-site status per portal — capacity pending utility letters (sec 5). • Logistics: U.S. 412 / 70-79A; I-40 15–28 mi where stated on portal; I-69/I-155 14 mi (Industrial Park) (sec 6).

#### WANTS addressed (edit to match the RFI)

• Advanced-manufacturing peer: Hitachi Energy (HVDC bushings) in Alamo. • SELECT Tennessee: Crockett County Industrial Park (Friendship). • FTZ flag Yes on Emerson, Hwy 412, Kail, and Searcy (portal); FTZ #283 is active (WTIA, Oct 2026). • Fed Opportunity Zone Yes: Kail and Searcy. • Training partners: TCAT Northwest (Bells), TCAT Jackson, Jackson State CC. • Rail: CSX on county map; portal does not state rail service at sites.

Signer — name / title

Kadince Ferguson, Crockett County Chamber

Phone

(731) 696-5120 (Chamber main)

Email

kadince@thecrockettchamber.net

WTIA contact (CC)

Kimberly Kee · westtn@wtia.org · 731.668.4300

Enclosures

Secs 1–3, 6 and 7 tax rates ready · sec 5 utility capacity letters pending

Source: Hitachi Energy: WTIA announcement, Aug 20, 2025. Sites: WTIA GIS portal (Oct 8, 2026). Labor: BLS LAUS Aug 2026 (prelim.). Commuting: Census OnTheMap 2023 via WTIA worker flow. Interstate distances: WTIA GIS portal and county map.

# 1 — Community snapshot (1 of 2)

|                                |                                             |                                                               |
|--------------------------------|---------------------------------------------|---------------------------------------------------------------|
| <b>FORMAT</b><br>PDF (2 pages) | <b>OWNER</b><br>Crockett · WTIA data layers | <b>UPDATE CADENCE</b><br>Annual + after annexation/tax change |
|--------------------------------|---------------------------------------------|---------------------------------------------------------------|

County profile. Population differs by source and year, so both published figures are shown and labeled.

|                                                                |                                              |                                            |
|----------------------------------------------------------------|----------------------------------------------|--------------------------------------------|
| Community name<br>Crockett County (Alamo · Bells · Friendship) | County / FIPS<br>Crockett County, TN · 47033 | Region tag<br>West Tennessee · WTIA member |
|----------------------------------------------------------------|----------------------------------------------|--------------------------------------------|

## Quick facts

| Metric                    | Value                 | Metric                 | Value                           |
|---------------------------|-----------------------|------------------------|---------------------------------|
| Population — Census V2025 | 14,006 (Jul 1, 2025)  | Median HH income (ACS) | \$62,165 (2020-24; TN \$69,595) |
| Population — Esri (2025)  | 13,896                | Median home value      | \$154,664 (Esri 2025)           |
| Labor force (Aug. 2026)   | 6,432                 | Median age             | 41.9 (Esri 2025)                |
| Unemployment (Aug. 2026)  | 3.3% · 211 people     | Per capita income 2024 | \$53,889 (BEA)                  |
| HS graduates 2023–24      | 184                   | GDP 2024 (current \$)  | \$760.9M (BEA)                  |
| Labor data status         | BLS LAUS, preliminary | Time zone              | Central                         |

Source: Census Vintage 2025 (Jul 1, 2025; matches wtia.org/counties/id/6); BLS LAUS Aug 2026, preliminary (labor force, unemployment); WTIA county page (HS grads); Census ACS 2020–24 5-yr (median HH income); BEA via WTIA BearFacts 2026 (per capita income, GDP); WTIA/Esri CrockettCP2026 (Esri 2025).

## Taxes (overview — detail in sec 7)

|                                                                                                                                        |                                                                        |                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------|
| Property tax — city / \$100<br>Alamo 0.71 · Bells 0.94 · Friendship 1.4765<br>Maury City 0.6025 · Gadsden: none (2025, TN Comptroller) | Property tax — county / \$100<br>\$1.70 / \$100 (2025, TN Comptroller) | Local option sales tax<br>9.75% (7% state + 2.75% local, TN DOR) |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------|

|                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tax notes / assessment ratio<br>Ratios (TCA 67-5-801/-901): industrial & commercial real property 40% · business personal property 30% · Special districts: none listed (2025 TN Comptroller Tax Aggregate Report) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Education snapshot

|                                                                                                                                                                 |                                                                                                                   |                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High school graduates<br>184 in 2023–24 (WTIA)                                                                                                                  | K-12 district / high schools<br>Crockett County Schools (crockettccavs.net)<br>Crockett County High School, Alamo | Graduation rate<br><i>[Needed from Crockett County: rate + year]</i>                                                                                          |
| TCAT / community college<br>TCAT Northwest-Bells campus, 4.7 mi · Jackson State CC (Humboldt), 13.3 mi<br>Drive miles from Alamo City Hall (OSRM, Oct 21, 2026) |                                                                                                                   | University / 4-year (nearest)<br>Union University (Jackson), 19.3 mi · U of Memphis-Lambuth, 21.6 mi<br>Drive miles from Alamo City Hall (OSRM, Oct 21, 2026) |

## Government & ED contacts

| Role                       | Name                           | Phone                     | Email                              |
|----------------------------|--------------------------------|---------------------------|------------------------------------|
| Crockett County Mayor      | Joe Gibson (since Sep 1, 2026) | (731) 696-5460            | mayor@ccmayor.com                  |
| Mayor, Town of Alamo       | Kenneth Bodkins                | (731) 696-4515            | alamomayor38001@gmail.com          |
| Mayors, Bells / Friendship | Eric Jordan / Casey Burnett    | (731) 663-2334 / 677-2310 | bellsmayorjordan@yahoo.com (Bells) |
| Crockett County Chamber    | Kadince Ferguson               | (731) 696-5120            | kadince@thecrockettchamber.net     |
| WTIA                       | WTIA staff                     | 731.668.4300              | info@wtia.org                      |

Source: County Mayor: crockettcountyttn.com/government; Joe Gibson sworn in Sep 1, 2026 (WBBJ). Town mayors: MTAS directory, mtas.tennessee.edu (Alamo, Bells, Friendship); Friendship email not published. Accessed Oct 21, 2026. Chamber phone: thecrockettchamber.net.

# 1 — Community snapshot (2 of 2)

|                                |                          |                                                |
|--------------------------------|--------------------------|------------------------------------------------|
| <b>FORMAT</b><br>PDF (2 pages) | <b>OWNER</b><br>Crockett | <b>UPDATE CADENCE</b><br>Annual + event-driven |
|--------------------------------|--------------------------|------------------------------------------------|

## Demographics (Esri 2025 · ACS 2019–2023)

| Metric                                | Value                 | Metric           | Value                  |
|---------------------------------------|-----------------------|------------------|------------------------|
| Average household size                | 2.46                  | Diversity index  | 56.5                   |
| Age under 18 / 18–64 / 65+            | 22.0% / 57.2% / 20.8% | Homeownership    | 72.5% own · 27.5% rent |
| White collar / blue collar / services | 53.0% / 32.6% / 14.3% | Median net worth | \$180,712              |
| Annual population growth              | -0.02%                | Median age       | 41.9                   |

Source: WTIA / Esri Community Summary, Crockett County (CrockettCP2026; Esri 2025, ACS 2019–2023; prepared by WTIA Mar 18, 2026).

## Incorporated communities

| Community  | Population           | Median age | Median HH income | Median home value |
|------------|----------------------|------------|------------------|-------------------|
| Alamo      | 2,354 (Census V2025) | 40.8       | \$51,689         | \$137,613         |
| Bells      | 2,473 (Census V2025) | 37.2       | \$58,929         | \$140,972         |
| Friendship | 618 (Census V2025)   | 39.7       | \$45,243         | \$105,000         |

Source: Population: Census Vintage 2025 (sub-est2025\_47, Jul 1, 2025). Other columns: WTIA community profiles Alamo2023, Bells2023, Friendship2023 — Esri 2022 (ACS 2017–2021).

## Quality-of-life & investment highlights

### 1 — Industry investment

Hitachi Energy is expanding in Alamo: \$97M, 100 new jobs (TNECD, Aug 20, 2025; company cites \$106M, 60,000+ sq ft, mid-2027); second-largest county employer upon completion (WTIA).

### 2 — Housing

Median home value \$154,664; 72.5% of housing units owner-occupied (Esri 2025).

### 3 — Healthcare

No hospital in county. Haywood County Community Hospital, Brownsville (24/7 ER, inpatient, imaging), 17 mi · Jackson-Madison Co. General, 21 mi

### 4 — Recreation / parks

Alamo: Park St. Park (walking path, lighted ball fields), E.D. Brown Park · Tennessee Safari Park, Alamo (townofalamo.net; county site)

### 5 — Civic / cultural

West Tennessee Cotton Festival (opened Jul 31, 2026), Crockett Mills Community Center (Crockett County Times) · others: Chamber

### 6 — Downtowns

[Needed from Crockett County: Alamo / Bells / Friendship assets]

## Photos (print-ready; landscape preferred)

### PHOTO A — Downtown Alamo or Bells

[Needed from Crockett County: file, credit, date]

### PHOTO B — Industrial site / Hitachi Energy

[Needed from Crockett County: file, credit, date]

### PHOTO C — School or training partner

[Needed from Crockett County: file, credit, date]

### PHOTO D — Lifestyle / quality of life

[Needed from Crockett County: file, credit, date]

## 2 — Labor shed & workforce

**FORMAT**

PDF narrative + CSV data tables

**OWNER**

WTIA data · Crockett local notes

**UPDATE CADENCE**

Semi-annual / after major plant news

Crockett and the five surrounding counties in the WTIA labor shed have a combined August labor force of 110,563 and produced 2,182 high school graduates in 2023–2024. Combined unemployment rate: 4.0% (calculated).

### Six-county labor shed (WTIA)

| County     | 2025 Pop. | HS Grads 23–24 | Aug. Labor Force | Aug. Unemployed | Aug. Rate |
|------------|-----------|----------------|------------------|-----------------|-----------|
| Crockett   | 14,006    | 184            | 6,432            | 211             | 3.3%      |
| Dyer       | 36,320    | 351            | 17,995           | 608             | 3.4%      |
| Gibson     | 51,779    | 574            | 21,907           | 875             | 4.0%      |
| Haywood    | 17,042    | 176            | 9,824            | 340             | 3.5%      |
| Lauderdale | 24,617    | 234            | 9,031            | 435             | 4.8%      |
| Madison    | 100,790   | 663            | 45,374           | 1,947           | 4.3%      |
| Total*     | 244,554   | 2,182          | 110,563          | 4,416           | 4.0%      |

Source: Population: Census Vintage 2025 (Jul 1, 2025). Labor data: BLS LAUS Aug 2026 (prelim.) via wtia.org/counties/id/6. \*Totals and combined rate are sums of published county figures.

### Commuting — Crockett County, 2023 (all jobs)

| Worker flow                                 | Count | Share              |
|---------------------------------------------|-------|--------------------|
| Jobs located in Crockett County             | 4,031 | 100%               |
| Filled by in-commuters (live elsewhere)     | 2,319 | 57.5% of jobs      |
| Filled by residents (live & work in county) | 1,712 | 42.5% of jobs      |
| Employed residents of Crockett County       | 6,005 | 100%               |
| Commute out of county for work              | 4,293 | 71.5% of residents |

Recruitment angle: 4,293 residents leave the county for work each day — a local pool for a new employer.

Source: U.S. Census Bureau OnTheMap / LEHD 2023 via WTIA crockettworkerflow2026.pdf (created Mar 18, 2026).

### Graduates & training partners

High school graduates

Crockett 184 · six-county shed 2,182 (2023–24, WTIA)

TCAT / community college

TCAT Northwest-Bells: Industrial Maintenance/Molding, Practical Nursing, Patient Care Tech, Farming Ops; also TCAT Jackson, Jackson State CC

High-school CTE programs

[Needed from Crockett County: programs / certifications]

Custom training / apprenticeships

[Needed from Crockett County: provider + capacity]

### Major employers (seed list — completed in sec 8)

| Employer        | Industry                 | Employment                 | City  | Source / as-of         |
|-----------------|--------------------------|----------------------------|-------|------------------------|
| Hitachi Energy  | Transformer components   | 160 pre-exp.; +100 (TNECD) | Alamo | WTIA Ind. Guide; TNECD |
| Pictsweet       | Frozen vegetables        | 500                        | Bells | WTIA Industrial Guide  |
| American Access | Accessibility ramps mfg. | 100                        | Alamo | WTIA Industrial Guide  |

### 3 — Available sites & buildings (1 of 2)

|                                                  |                                             |                                                           |
|--------------------------------------------------|---------------------------------------------|-----------------------------------------------------------|
| <b>FORMAT</b><br>WTIA GIS portal + CSV inventory | <b>OWNER</b><br>Crockett · WTIA portal sync | <b>UPDATE CADENCE</b><br>Continuous; full audit quarterly |
|--------------------------------------------------|---------------------------------------------|-----------------------------------------------------------|

Five industrial sites totaling 213.6 acres are listed for Crockett County on the WTIA GIS property portal (Alamo, Bells, Friendship). Gibson EMC electric is on-site at all five. No buildings are listed for Crockett County on the portal.

#### Sites inventory — WTIA GIS portal

| PropertyId              | Site                  | City       | Acres | Price         | Phase 1    | FTZ        | Opp Zn     |
|-------------------------|-----------------------|------------|-------|---------------|------------|------------|------------|
| 1303606042              | Ind. Park (SELECT TN) | Friendship | 40    | \$15,000/acre | Yes        | Not stated | Not stated |
| 1968361240              | Emerson Site          | Bells      | 23    | Not listed    | No         | Yes        | Not stated |
| 1966439006              | Hwy 412 Industrial    | Bells      | 23    | Not listed    | No         | Yes        | Not stated |
| 1829601544              | Kail Property         | Alamo      | 87.6  | Not listed    | Not stated | Yes        | Yes        |
| 398748525               | Searcy Property       | Alamo      | 40    | Not listed    | Not stated | Yes        | Yes        |
| Total available acreage |                       |            | 213.6 |               |            |            |            |

Source: Source of truth for sites & buildings: <https://wtia.giswebtechguru.com/?sorting=featured&showpropertyonmap=true> filtered to Crockett County (verified Oct 8, 2026). Listing contact on all: Kimberly Kee · [westtn@wtia.org](mailto:westtn@wtia.org) · (731) 668-4300. Confirm availability and pricing before each RFI.

#### Site detail (portal fields)

Crockett County Industrial Park — SELECT TENNESSEE

40 ac

SELECT TN · Featured · Phase 1: Yes · FTZ: Not stated · Opp Zone: Not stated · Zoning: Industrial

9100 Highway 412, Friendship, TN 38034 · Price: \$15,000/acre · Divisible: Not stated

Highway

To I-40

To I-155 / I-69

Rail (portal)

U.S. Highway 412

28 mi

14 mi (I-69/I-155)

Not stated

Electric

Water

Sewer

Gas

Telecom

Gibson EMC 3-phase 93A 25kV — On-site

10" — On-site

8" — On-site

4" — On-site

AT&T / TEC / Aeneas / Jones / IRIS / ENA — On-site

Portal: wtia.giswebtechguru.com · PropertyId 1303606042

PropertyId=1303606042 · Fiber: Not stated · Listing: Kimberly Kee · westtn@wtia.org · (731) 668-4300

Emerson Site

23 ac

Phase 1: No · FTZ: Yes · Opp Zone: Not stated · Zoning: Industrial

Hwy 70/79A, Bells, TN 38006 · Price: Not listed · Divisible: Min 1 ac

Highway

To I-40

To I-155 / I-69

Rail (portal)

U.S. Highway 70/79A

20 mi

Not stated

Not stated

Electric

Water

Sewer

Gas

Telecom

Gibson EMC 3-phase — On-site

Bells — On-site

NOT on-site

Bells — On-site

AT&T — NOT on-site

Portal: wtia.giswebtechguru.com · PropertyId 1968361240

PropertyId=1968361240 · Fiber: Not stated · Listing: Kimberly Kee · westtn@wtia.org · (731) 668-4300

3 — Available sites & buildings (2 of 2)

|                                                  |                                             |                                                           |
|--------------------------------------------------|---------------------------------------------|-----------------------------------------------------------|
| <b>FORMAT</b><br>WTIA GIS portal + CSV inventory | <b>OWNER</b><br>Crockett · WTIA portal sync | <b>UPDATE CADENCE</b><br>Continuous; full audit quarterly |
|--------------------------------------------------|---------------------------------------------|-----------------------------------------------------------|

**Highway 412 Industrial Site**  
**Phase 1: No · FTZ: Yes · Opp Zone: Not stated · Zoning: Commercial/None**  
Highway 412 Industrial Site, Bells, TN · Price: Not listed · Divisible: Min 1 ac

**Highway**  
**To I-40**  
**To I-155 / I-69**  
**Rail (portal)**

U.S. Highway 412  
15 mi  
Not stated  
Not stated

**Electric**  
**Water**  
**Sewer**  
**Gas**  
**Telecom**

Gibson EMC — On-site  
City of Bells — On-site  
City of Bells — On-site  
Bells Gas & Water — On-site  
AT&T — On-site

Portal: wtia.giswebtechguru.com · PropertyId 1966439006  
PropertyId=1966439006 · Fiber: Not stated · Listing: Kimberly Kee · westtn@wtia.org · (731) 668-4300

23 ac

**Kail Property**  
**Phase 1: Not stated · FTZ: Yes · Opp Zone: Yes · Zoning: Industrial**  
U.S. Hwy 412 / 1300 Egg Hill Road, Alamo, TN 38001 · Price: Not listed · Divisible: Min 37 ac

**Highway**  
**To I-40**  
**To I-155 / I-69**  
**Rail (portal)**

U.S. Highway 412  
18 mi  
26 mi  
Not stated

**Electric**  
**Water**  
**Sewer**  
**Gas**  
**Telecom**

Gibson EMC — On-site  
3" — On-site  
NOT on-site  
Crockett County Public Utility District 2" — On-site  
Not stated — Not stated

Portal: wtia.giswebtechguru.com · PropertyId 1829601544  
PropertyId=1829601544 · Fiber: Yes · Listing: Kimberly Kee · westtn@wtia.org · (731) 668-4300

87.6 ac

**Searcy Property**  
**Phase 1: Not stated · FTZ: Yes · Opp Zone: Yes · Zoning: Not stated**  
London Road & Hwy 412, Alamo, TN 38001 · Price: Not listed · Divisible: Not stated

**Highway**  
**To I-40**  
**To I-155 / I-69**  
**Rail (portal)**

U.S. Highway 412  
Not stated  
Not stated  
Not stated

**Electric**  
**Water**  
**Sewer**  
**Gas**  
**Telecom**

Gibson EMC — On-site  
NOT on-site  
NOT on-site  
NOT on-site  
NOT on-site

Portal: wtia.giswebtechguru.com · PropertyId 398748525  
PropertyId=398748525 · Fiber: Not stated · Listing: Kimberly Kee · westtn@wtia.org · (731) 668-4300

40 ac

Source: WTIA GIS portal PropertyId URLs above. SELECT Tennessee / Featured: Crockett County Industrial Park (Friendship). Fed Opportunity Zone Yes: Kail Property and Searcy Property. FTZ Yes: Emerson, Hwy 412, Kail, Searcy.

Buildings

Available buildings

None listed for Crockett County on the WTIA GIS property portal (verified Oct 8, 2026). Contact Kimberly Kee · westtn@wtia.org · (731) 668-4300 or the Crockett County Chamber ((731) 696-5120) about off-market buildings.

Portal links

WTIA GIS property portal (Crockett)  
wtia.giswebtechguru.com · sorting=featured

TNECD / TVA site portals  
[Needed from Crockett County: listing URLs, if any]

Spec-sheet / due-diligence fields still needed

| Field                                   | Status after GIS portal pull (Oct 8, 2026)                 |
|-----------------------------------------|------------------------------------------------------------|
| Portal listing / PropertyId / URL       | On file for all five sites                                 |
| Price                                   | Industrial Park \$15,000/acre; others not listed           |
| SELECT TN / FTZ / Opp Zone / Phase 1    | As flagged per site on portal cards above                  |
| Utilities on/off-site + published sizes | As flagged per site; capacity letters still needed (sec 5) |
| Latitude / longitude                    | [Needed from Crockett County / portal export]              |
| Ownership / control (option, letter)    | [Needed from site owners]                                  |
| FEMA flood panel / survey / photos      | [Needed — see sec 4]                                       |
| Utility capacity (MGD / MW / excess)    | [Needed — see sec 5]                                       |

## 4 — Due-diligence kit per priority site

### FORMAT

Folder of PDF/GIS/images per site

### OWNER

Crockett assemble · WTIA QC

### UPDATE CADENCE

Per site; refresh before marketing

One folder per site. Portal listings (PropertyId) are on file. Phase 1 status is as published on the WTIA GIS portal — collect the underlying ESA report where Phase 1 is Yes, and commission studies where Phase 1 is No or not stated. Do not fabricate documents.

### Exhibit status by site (PropertyId)

| Exhibit                   | ...6042        | ...1240    | ...9006         | ...1544               | ...8525               |
|---------------------------|----------------|------------|-----------------|-----------------------|-----------------------|
| GIS portal listing        | On file        | On file    | On file         | On file               | On file               |
| Phase 1 (portal flag)     | Portal: Yes    | Portal: No | Portal: No      | Not stated            | Not stated            |
| Aerial imagery            | [Needed]       | [Needed]   | [Needed]        | [Needed]              | [Needed]              |
| Topo / contours           | [Needed]       | [Needed]   | [Needed]        | [Needed]              | [Needed]              |
| FEMA flood panel          | [Needed]       | [Needed]   | [Needed]        | [Needed]              | [Needed]              |
| Utilities map             | [Needed]       | [Needed]   | [Needed]        | [Needed]              | [Needed]              |
| Phase I ESA report        | Collect report | [Needed]   | [Needed]        | [Needed — not stated] | [Needed — not stated] |
| Zoning excerpt            | Industrial     | Industrial | Commercial/None | Industrial            | [Needed]              |
| Survey / plat             | [Needed]       | [Needed]   | [Needed]        | [Needed]              | [Needed]              |
| Ground photos (dated)     | [Needed]       | [Needed]   | [Needed]        | [Needed]              | [Needed]              |
| Geotech / soils           | [Needed]       | [Needed]   | [Needed]        | [Needed]              | [Needed]              |
| Title / letter of control | [Needed]       | [Needed]   | [Needed]        | [Needed]              | [Needed]              |
| Wetlands note             | [Needed]       | [Needed]   | [Needed]        | [Needed]              | [Needed]              |

Columns: ...6042 Industrial Park (SELECT TN) · ...1240 Emerson · ...9006 Hwy 412 · ...1544 Kail · ...8525 Searcy. Zoning text in the row is the portal value where stated, not a filed excerpt.

### File naming inside each site folder

Convention

PID-[property\_id]\_[exhibit]\_[YYYY-MM-DD].[ext] e.g., PID-1303606042\_phase1\_2026-11-15.pdf

### Outstanding items log

| Exhibit                                                   | Status                    | Owner                       | Target date |
|-----------------------------------------------------------|---------------------------|-----------------------------|-------------|
| Phase I ESA report — Industrial Park (portal Phase 1 Yes) | Collect underlying report | Owners / Crockett           | [Set date]  |
| Phase I ESA — Emerson & Hwy 412 (portal Phase 1 No)       | Missing                   | Site owners / Crockett      | [Set date]  |
| Phase I ESA — Kail & Searcy (portal not stated)           | Missing                   | Site owners / Crockett      | [Set date]  |
| FEMA flood panels — all five sites                        | Missing                   | Crockett / WTIA             | [Set date]  |
| Zoning excerpts on letterhead                             | Portal zoning only        | Crockett planning           | [Set date]  |
| Utility as-builts / maps                                  | Missing                   | Gibson EMC · cities · CCPUD | [Set date]  |
| Ground and aerial photos                                  | Missing                   | Chamber                     | [Set date]  |

## 5 — Utilities capacity one-pager

**FORMAT**

1-page PDF (community or site)

**OWNER**

Utilities · Crockett · WTIA QC

**UPDATE CADENCE**

Annual + after major load change

Providers and published line sizes come from WTIA site sheets. Capacity, demand, and excess must come from dated utility letters — they are intentionally blank here.

Coverage

Crockett County — all five listed sites

As-of date

[Needed from Crockett County: utility letter date]

Prepared by

[Needed from Crockett County: utility contact]

### Providers / on-site status by site (WTIA GIS portal)

| Site                  | Electric                  | Gas                 | Water                   | Sewer                   |
|-----------------------|---------------------------|---------------------|-------------------------|-------------------------|
| Ind. Park (SELECT TN) | Gibson EMC 3-ph — on-site | 4" — on-site        | 10" — on-site           | 8" — on-site            |
| Emerson Site          | Gibson EMC 3-ph — on-site | Bells — on-site     | Bells — on-site         | NOT on-site             |
| Hwy 412 Industrial    | Gibson EMC — on-site      | Bells G&W — on-site | City of Bells — on-site | City of Bells — on-site |
| Kail Property         | Gibson EMC — on-site      | CCPUD 2" — on-site  | 3" — on-site            | NOT on-site             |
| Searcy Property       | Gibson EMC — on-site      | NOT on-site         | NOT on-site             | NOT on-site             |

Industrial Park: all utilities on-site (elec 25kV 93A; water 10"; sewer 8"; gas 4"; multi-provider telecom). Emerson: sewer and AT&T telecom NOT on-site. Kail: sewer NOT on-site; fiber Yes. Searcy: only electric on-site. CCPUD = Crockett County Public Utility District.

### Capacity table (utility-confirmed only)

| Utility               | Capacity      | Current demand | Excess   | Line size at site                                   |
|-----------------------|---------------|----------------|----------|-----------------------------------------------------|
| Water                 | [Needed: MGD] | [Needed: MGD]  | [Needed] | Ind. Park 10" · Kail 3" on-site; Searcy NOT on-site |
| Wastewater            | [Needed: MGD] | [Needed: MGD]  | [Needed] | Park 8"·Hwy412 on; Em/Kail/Searcy NOT               |
| Electric (Gibson EMC) | [Needed: MW]  | [Needed: MW]   | [Needed] | All on-site; Park 3ph 93A 25kV                      |
| Natural gas           | [Needed]      | [Needed]       | [Needed] | Park 4" · Kail 2" on; Searcy NOT                    |
| Fiber / telecom       | [Needed]      | —              | [Needed] | Kail fiber Yes; Park multi on; Em AT&T NOT          |

### Rate & contact block

Electric — Gibson EMC / TVA

Gibson EMC Key Accounts: Cynthia McClure, (731) 562-1611  
Alamo office (731) 696-5961 (gibsoncoops.com; townofalamo.net)

Water / wastewater — cities

Alamo Utility Dept (731) 696-4515 · Bells City Hall (731) 663-2334  
Friendship City Hall (731) 677-2396 (town sites; MTAS)

Natural gas

Crockett County Public Utility District (Alamo area) (731) 696-4149  
Bells (731) 663-2334 · Friendship (731) 677-2396 (city-owned gas)

Telecom / fiber

[Needed from Crockett County: AT&T and other provider contacts]

Rate notes / expansion pathway

Gibson EMC: industrial rates by negotiated contract; >50 kW via Key Accounts (gibsoncoops.com, Oct 21, 2026). City and Crockett County Public Utility District tariffs still needed.

- ☐ Dated utility letter or email confirmation attached for each provider
- ☐ Figures match the sec 3 site cards

Source: Utility on-site flags and sizes: WTIA GIS portal (Oct 8, 2026). Gibson EMC and TVA also named as partners in the WTIA Hitachi Energy announcement (Aug 20, 2025).

## 6 — Transportation & logistics

**FORMAT**

PDF (1–2 pages) + map exhibits

**OWNER**

WTIA map · Crockett local

**UPDATE CADENCE**

Annual; update after infrastructure openings

Highway, rail, air, and water access. Site-to-interstate miles are from the WTIA GIS portal where stated; county highway/rail context is from the WTIA county map.

### Highway / interstate

Nearest interstates

Portal: I-40 15 mi (Hwy 412), 18 (Kail), 20 (Emerson), 28 (Ind. Park); I-69/I-155 14 mi (Ind. Park); I-155 26 mi (Kail). County map: I-40 ~5 mi past county line toward Jackson.

U.S. and state highways

U.S. 412 (Industrial Park, Hwy 412 site, Kail, Searcy). U.S. 70/79A (Emerson). State Routes 54, 88, 152, 188, 221 (county map).

### Rail

Serving railroad

CSX line through the Bells–Gadsden corridor (county map)

On-site / adjacent spur

Not stated on GIS portal for any of the five sites

Rail contact / switching

CSX Business Development: [csx.com/index.cfm/customers/industrial-development/contact-us/](https://csx.com/index.cfm/customers/industrial-development/contact-us/) (switching notes still needed)

### Air & water

Commercial airport

Memphis Intl (MEM): 81 mi / ~1 hr 50 min from Alamo · McKellar-Sipes Regional (MKL, Jackson): 25 mi, 6,007-ft runway (FAA; OSRM 10/21/26)

General aviation airport

Humboldt Municipal (M53): 17 mi from Alamo, 4,003-ft runway  
Gibson County (TGC, Trenton): 25 mi, 4,802-ft runway (FAA; OSRM)

Port of Cates Landing

Site sheets: Ind. Park 49.6 mi · Kail/Searcy 56 · Emerson/Hwy 412 63.3  
Drive: Alamo 57 mi/80 min · Bells 62/86 · Friendship 46/66 (OSRM)

Foreign-Trade Zone #283

FTZ #283 active: Emerson, Hwy 412, Kail, Searcy (WTIA, Oct 2026)

### Distance matrix

| Destination                   | Distance                   | Drive time            | Source                         |
|-------------------------------|----------------------------|-----------------------|--------------------------------|
| I-40                          | 15–28 mi (Ind. Park 28 mi) | [Needed]              | WTIA GIS portal                |
| I-155                         | 10 mi past county line     | [Needed]              | WTIA county map                |
| Port of Cates Landing         | 46-62 mi (by town)         | 66-86 min             | Site sheets; OSRM 10/21/26     |
| Memphis International Airport | 76-94 mi (by town)         | 99-124 min            | OSRM 10/21/26; sheet 28: 95 mi |
| Jackson, TN                   | 19-35 mi (by town)         | 26-45 min             | OSRM, Oct 21, 2026             |
| Memphis, TN / Nashville, TN   | 76-82 / 144-160 mi         | 1:33-1:53 / 2:40-2:59 | OSRM, Oct 21, 2026             |

### Distance to interstate by site (GIS portal)

| Site                        | City       | Highway             | To I-40    | To I-155 / I-69    |
|-----------------------------|------------|---------------------|------------|--------------------|
| Industrial Park (SELECT TN) | Friendship | U.S. Highway 412    | 28 mi      | 14 mi (I-69/I-155) |
| Emerson Site                | Bells      | U.S. Highway 70/79A | 20 mi      | Not stated         |
| Hwy 412 Industrial          | Bells      | U.S. Highway 412    | 15 mi      | Not stated         |
| Kail Property               | Alamo      | U.S. Highway 412    | 18 mi      | 26 mi              |
| Searcy Property             | Alamo      | U.S. Highway 412    | Not stated | Not stated         |

Source: Interstate miles: WTIA GIS portal (Oct 8, 2026). County highway/rail context: WTIA Crockett County map. Port miles by site: WTIA site sheets. Drive figures: OSRM public router ([router.project-osrm.org](https://router.project-osrm.org/)), Oct 21, 2026, from Alamo, Bells and Friendship town halls. Runways: FAA NFDC airport records.

## 7 — Taxes, incentives & economy

**FORMAT**

PDF summary (+ IDB resolutions as exhibits)

**OWNER**

Crockett / IDB · WTIA state note

**UPDATE CADENCE**

Annual + after rate/PILOT change

Economic indicators are from BEA, Census ACS and Esri. Tax rates are from the TN Comptroller 2025 table; local incentive terms must come from the IDB — none are invented here, and no abatement terms are promised.

### Economy (BEA, 2024)

| Indicator                  | Crockett           | Comparison                                                             |
|----------------------------|--------------------|------------------------------------------------------------------------|
| Per capita personal income | \$53,889           | 81% of TN (\$66,504) · 73.6% of US (\$73,204) · 32nd of 95 TN counties |
| Total personal income      | \$752,996 thousand | +3.3% vs 2023 (TN +5.9%, US +5.6%)                                     |
| GDP (current dollars)      | \$760,941 thousand | Ranked 68th in Tennessee                                               |
| Real GDP growth 2023–24    | +3.5%              | Tennessee +2.8%                                                        |
| PCPI growth 2023–24        | +3.5%              | TN +4.8% · US +4.6%                                                    |
| Median household income    | \$62,165 (ACS)     | ACS 2020–24 5-yr; TN \$69,595 · Esri 2025 est.: \$65,002               |

Source: WTIA BearFacts 2026 — BEA Economic Profile for Crockett (published Feb 5, 2026); dollar amounts not inflation-adjusted. Median household income: Census ACS 2020–24 5-yr (B19013); Esri 2025 via WTIA CrockettCP2026.

### Property tax rates

City rates (per \$100 assessed)

Alamo 0.71 · Bells 0.94 · Friendship 1.4765 · Maury City 0.6025 · Gadsden: none (2025, TN Comptroller)

County rate (per \$100 assessed)

**\$1.70 / \$100 · 2025 · TN Comptroller**

Assessment ratio (industrial)

Industrial & commercial real property 40% · business personal property 30%  
TCA 67-5-801, 67-5-901 (TN Comptroller, accessed Oct 21, 2026)

Special districts

None listed: county 1.70 plus city rates only  
2025 TN Comptroller Tax Aggregate Report (Table VI)

### IDB / PILOT menu (process, not a quote)

| Element                      | Status                                                                                                     |
|------------------------------|------------------------------------------------------------------------------------------------------------|
| Industrial Development Board | Industrial Development Board of Crockett County (TNECD, Feb 4, 2026); schedule/contact still needed        |
| PILOT eligibility            | <i>[Needed: published job / investment thresholds, if any]</i>                                             |
| Application steps            | <i>[Needed: letter, application, IDB approval, documents checklist]</i>                                    |
| Other local tools            | TNECD Site Development Grant to the IDB: \$1,600,834, Ind. Park grading (Feb 4, 2026); others still needed |
| Opportunity Zones            | Tract 47033961100 (Alamo area), county's only OZ (TNECD 2018 list); portal flags Kail & Searcy             |

Caveat (print on every incentives page)

All incentives are project-specific, discretionary, and subject to IDB / governing-body approval and applicable law. This page is informational only.

### State overlay (WTIA)

Tennessee / TNECD programs

State programs may overlay local deals; WTIA helps prospects navigate TNECD. The 2025 Hitachi Energy expansion was announced with Gov. Bill Lee and TNECD, with TVA and Gibson EMC as partners (WTIA, Aug 20, 2025). Cite current program terms from TNECD only.

☐ Assessor / trustee rate sheet attached (tax year labeled)

☐ IDB policy or sample PILOT resolution attached (if available)

## 8 — Existing industry & supplier base

**FORMAT**  
PDF + CSV

**OWNER**  
Crockett · WTIA regional roll-up

**UPDATE CADENCE**  
Annual

Major employers (WTIA Industrial Guide): Pictsweet 500, Hitachi Energy 160 (pre-expansion), American Access 100. County: 3,856 jobs, avg pay \$57,214; manufacturing 992 jobs, avg pay \$69,716 (BLS QCEW 2025 annual, FIPS 47033). Employers #4–8: Crockett Housing Market Analysis (Jan 2025).

### Anchor employer

Hitachi Energy — Alamo, TN (expansion announced Aug 20, 2025)  
Hitachi Energy: \$97M and 100 new jobs per TNECD (company: \$106M, 60,000+ sq ft, mid-2027), expanding Alamo operations and its capacity for transformer components such as high-voltage direct current (HVDC) bushings. Upon completion, the company becomes the second-largest employer in Crockett County. The announcement credits local leaders in Crockett County and Alamo, TNECD, TVA, Gibson EMC, and the Crockett County Chamber.

Source: WTIA announcement / TNECD (Aug 20, 2025); company figures (\$106M, 60,000+ sq ft, mid-2027): Hitachi Energy. Headcount 160: WTIA Industrial Guide.

### Top employers (complete with verified counts)

| # | Company                         | Sector                    | Employees           | Products / notes                        |
|---|---------------------------------|---------------------------|---------------------|-----------------------------------------|
| 1 | Pictsweet                       | Frozen vegetables         | 500                 | WTIA Industrial Guide                   |
| 2 | Hitachi Energy                  | Electrical equipment mfg. | 160 (pre-expansion) | +100 jobs; \$97M TNECD / \$106M co.     |
| 3 | American Access                 | Accessibility ramps mfg.  | 100                 | WTIA Industrial Guide                   |
| 4 | Direct Customer Solutions (DCS) | [Sector]                  | 89                  | Crockett Housing Mkt Analysis, Jan 2025 |
| 5 | Advantage Manufacturing Corp.   | [Sector]                  | 30                  | Crockett Housing Mkt Analysis, Jan 2025 |
| 6 | Alfresco Pasta                  | Food mfg. (pasta), Bells  | 23                  | Crockett Housing Mkt Analysis, Jan 2025 |
| 7 | Yukon Outfitters                | Outdoor gear mfg.         | 20                  | Crockett Housing Mkt Analysis, Jan 2025 |
| 8 | Southern Pride Distributing     | Commercial smokers mfg.   | 16                  | Crockett Housing Mkt Analysis, Jan 2025 |

### Industrial support services

| Category                     | Providers                               |
|------------------------------|-----------------------------------------|
| Machine shops / fabrication  | [Needed from Crockett County / Chamber] |
| Industrial maintenance / MRO | [Needed from Crockett County / Chamber] |
| Logistics / 3PL / trucking   | [Needed from Crockett County / Chamber] |
| Engineering / environmental  | [Needed from Crockett County / Chamber] |
| Staffing / recruiters        | [Needed from Crockett County / Chamber] |
| Industrial waste / recycling | [Needed from Crockett County / Chamber] |

Supplier-density narrative (draft)  
Crockett County's industrial base is anchored by Hitachi Energy's Alamo operations in power-grid transformer components. Occupation mix (Esri 2025): 32.6% blue collar. Before citing cluster depth or supplier proximity in an RFI, add the verified employer and support-services lists above.

employers.csv: company | sector | employees | city | support\_category | source | as\_of\_date

## 9 — RFI response SOP

### FORMAT

PDF SOP + scorecard (XLSX/CSV)

### OWNER

WTIA own process · Crockett execute

### UPDATE CADENCE

After each RFI; annual refresh

Intake-to-transmit procedure for Crockett County RFIs, with a scorecard pre-seeded from this toolkit.

### Process steps

| Step         | Action                                                                                      |
|--------------|---------------------------------------------------------------------------------------------|
| 1. Intake    | WTIA logs the RFI, assigns Crockett, creates the folder (sec 10), starts the 48-hour clock. |
| 2. Scorecard | Map each must / want to evidence in secs 1–8; flag gaps from page 17 immediately.           |
| 3. Assemble  | Chamber / County close open items; utilities confirm sec 5; pull sec 4 site kits.           |
| 4. Proof     | WTIA QC: naming, dead links, leftover [Needed] tags, consistent population labels.          |
| 5. Transmit  | WTIA sends the package, records recipients and timestamp, schedules follow-up.              |
| 6. Debrief   | Log what was missing; update this toolkit and the site folders.                             |

### Musts / wants scorecard (pre-seeded)

| Criterion                | Type        | Met? | Evidence | Crockett note                             |
|--------------------------|-------------|------|----------|-------------------------------------------|
| Site acreage             | Must        | [ ]  | Sec 3    | 5 sites, 23–87.6 ac; 213.6 ac total (GIS) |
| Labor availability       | Must        | [ ]  | Sec 2    | Shed labor force 110,563                  |
| Utility capacity         | Must        | [ ]  | Sec 5    | Providers known; capacity pending         |
| Interstate access        | Want        | [ ]  | Sec 6    | I-40 15–28 mi from sites                  |
| Rail service             | Want        | [ ]  | Sec 6    | CSX in county; sites not rail-served      |
| [RFI-specific criterion] | [Must/Want] | [ ]  | [Sec]    | [Note]                                    |

### File naming convention

Package root

RFI\_[ProspectOrCode]\_Crockett\_[YYYY-MM-DD]/ Files: [section#]\_[short-desc]\_[YYYY-MM-DD].pdf

### Proofing checklist (WTIA QC)

- ☐ No [Needed from ...] tags in transmitted files, or each one listed on the Outstanding items log with a date
- ☐ Population labeled by source / year wherever more than one figure appears
- ☐ Portal URLs open; site IDs match between sec 3 and sec 4 folders
- ☐ Utility figures dated and attributed; incentives caveat present
- ☐ Cover-letter musts / wants match the scorecard
- ☐ Title / counsel documents shared only under approved protocol

### SLA reminder

Target: complete first package within 48 business hours of assignment. If blocked, send a partial package plus the Outstanding items log within the SLA window.

## 10 — Shared folder / GIS standard

**FORMAT**

Folder tree + optional GIS layers

**OWNER**

WTIA standard · Crockett populate

**UPDATE CADENCE**

As sites change; audit semi-annual

Common folder layout so Crockett packages merge cleanly with multi-county RFIs. Start with PDFs and CSVs; add GIS later.

### Crockett RFI folder tree

```
RFI_[Prospect]_Crockett_[YYYY-MM-DD]/
|-- 00_cover_letter/
|-- 01_community_snapshot/      <- Crockett_County_Snapshot.pdf, CrockettCP2026.pdf
|-- 02_labor_workforce/        <- labor_metrics.csv, crockettworkerflow2026.pdf
|-- 03_sites_buildings/        <- Crockett_Sites_LaborShed.pdf, sites_inventory.csv
|-- 04_due_diligence/
|   |-- PID-1303606042_IndustrialPark_SELECT/
|   |-- PID-1968361240_Emerson/
|   |-- PID-1966439006_Hwy412/
|   |-- PID-1829601544_Kail/
|   |-- PID-398748525_Searcy/
|-- 05_utilities/              <- utility letters (pending)
|-- 06_transportation/         <- crockettmap.pdf
|-- 07_taxes_incentives/       <- BearFacts2026.pdf; TN Comptroller 2025 rate table
|-- 08_industry_suppliers/
|-- 09_scorecard_sop/
|-- 10_gis/                    <- optional
-- _TRANSMIT/                  <- final zipped package only
```

### Optional GIS layers (10\_gis/)

| Layer / file            | Content                                                           |
|-------------------------|-------------------------------------------------------------------|
| sites_points.geojson    | Five GIS portal sites (property_id, name, acres) — needs lat/long |
| labor_shed_poly.geojson | Crockett + Dyer, Gibson, Haywood, Lauderdale, Madison counties    |
| utilities_lines.geojson | Major water / sewer / electric / gas corridors, if shareable      |
| basemap_note.txt        | Projection, data vintage, contact                                 |

### Access & sensitivity

- Public marketing PDFs go in \_TRANSMIT; raw Phase I and title documents stay permissioned.
- Use read-only share links for consultants; revoke them after the pursuit closes.
- GIS coordinates must match the sec 3 CSV latitude / longitude once collected.

- ☐ Crockett folder tree created (empty section folders OK)
- ☐ Existing WTIA PDFs filed into folders 01, 02, 03, 06, 07

sites\_inventory.csv — standard columns

property\_id | name | city | acres\_available | price | select\_tn | ftz | opp\_zone | phase1 | zoning | divisible\_min | elec\_on | water\_on | sewer\_on | gas\_on | tel\_on | fiber | i40\_mi | i155\_mi | portal\_url | as\_of\_date

## Open items to collect

### FORMAT

Checklist (this page)

### OWNER

Owners as listed · WTIA tracks

### UPDATE CADENCE

Clear before next RFI

Every gap in this toolkit (29 items; 23 open, 6 closed). Check each off when a dated primary source is on file. Never fill a row with an estimate.

| Done | Sec | Open item                                                                       | Owner                      |
|------|-----|---------------------------------------------------------------------------------|----------------------------|
| [/]  | 0   | Recipient, project name, signer, and contact email for each RFI                 | Crockett / WTIA            |
| [x]  | 1   | City and county property tax rates, assessment ratio, tax year                  | Assessor / Trustee         |
| [x]  | 1   | Local option sales tax rate                                                     | County / cities            |
| [/]  | 1   | School district and high school names; graduation rate                          | School district            |
| [x]  | 1   | Nearest TCAT / community college / university, with miles                       | Chamber / WTIA             |
| [/]  | 1   | Bells and Friendship mayors; confirm current mayors; all phones/emails          | Chamber                    |
| [x]  | 1   | Chamber contact: Kadince Ferguson (closed)                                      | Chamber                    |
| [/]  | 1   | Quality of life: hospital, parks, civic assets; four photos with credits        | Chamber                    |
| [/]  | 2   | High-school CTE programs, TCAT programs, apprenticeships                        | Schools / TCAT             |
| [/]  | 2/8 | Employer roster beyond Pictsweet, Hitachi, American Access                      | Chamber / County           |
| [/]  | 3   | Lat/long and ownership / control letter for each site                           | Owners / planning          |
| [/]  | 3   | Sale price for Emerson, Hwy 412, Kail, Searcy (Industrial Park = \$15k/ac)      | Owners / WTIA              |
| [/]  | 3   | TNECD / TVA portal listing URLs, if any                                         | WTIA                       |
| [/]  | 3   | Buildings inventory (none listed on GIS portal Oct 8, 2026)                     | Chamber / WTIA             |
| [/]  | 4   | Phase I ESA report for Industrial Park (portal Phase 1 Yes — collect report)    | Owners / Crockett          |
| [/]  | 4   | Phase I ESA — Emerson & Hwy 412 (portal Phase 1 No); Kail & Searcy (not stated) | Owners / Crockett          |
| [/]  | 4   | FEMA flood panels, survey, topo, photos, title — all 5 sites                    | Owners / Crockett          |
| [/]  | 5   | Water / wastewater capacity, demand, excess (dated letters)                     | Alamo · Bells · Friendship |
| [/]  | 5   | Electric capacity / MW and rate contact (portal: Ind. Park 25kV 93A)            | Gibson EMC / TVA           |
| [/]  | 5   | Natural gas capacity letters (portal sizes: Ind. Park 4"; Kail 2")              | Bells G&W · CCPUD          |
| [/]  | 5   | Telecom contacts; confirm fiber at sites other than Kail (portal: Yes)          | AT&T / providers           |
| [/]  | 6   | Verified drive times to Jackson, Memphis, Nashville, I-40                       | WTIA                       |
| [/]  | 6   | Commercial / GA airport and Port of Cates Landing miles + contacts              | WTIA                       |
| [x]  | 6   | FTZ #283 active — confirmed by WTIA Oct 15, 2026 (closed)                       | WTIA / FTZ grantee         |
| [/]  | 6   | CSX contact and switching notes; rail-at-site status                            | WTIA                       |
| [/]  | 7   | IDB name, PILOT process and thresholds, other local tools                       | IDB / County               |
| [x]  | 7   | Opportunity Zone tract IDs for Kail & Searcy (portal flags Yes)                 | WTIA / Crockett            |
| [/]  | 8   | Industrial support services (shops, MRO, 3PL, engineering, staffing)            | Chamber                    |
| [/]  | 10  | Create shared folder tree; file GIS portal exports + exhibits                   | Crockett / WTIA            |

### Clear first (biggest impact on the 48-hour SLA)

- 1. Utility capacity letters — Gibson EMC, Alamo, Bells, Friendship, Crockett County Public Utility District (sec 5)
- 2. IDB / PILOT menu and other local incentives (sec 7; tax rates done)
- 3. Industrial support-services list; sectors for employers #4–5 (sec 8)
- 4. Phase I ESA reports (esp. Industrial Park Phase 1 Yes) and flood panels (sec 4)
- 5. Graduation rate, CTE programs, and photos (secs 1–2)

## Sources & data notes

| FORMAT        | OWNER        | UPDATE CADENCE              |
|---------------|--------------|-----------------------------|
| Citation page | WTIA compile | With every toolkit revision |

Every figure in this toolkit traces to sources 1–9 or to the additional sources listed below. Nothing was estimated or modeled by the publisher.

1. **WTIA GIS Property Portal — Crockett County (sites & buildings source of truth)**  
<https://wtia.giswebtechguru.com/?sorting=featured&showpropertyonmap=true>  
Five sites (PropertyIds 1303606042, 1968361240, 1966439006, 1829601544, 398748525); 213.6 acres total; price, SELECT TN, FTZ, Opp Zone, Phase 1, zoning, utilities on/off-site, interstate miles. Buildings: none listed. Listing contact: Kimberly Kee, westtn@wtia.org, (731) 668-4300. Verified Oct 8, 2026.
2. **West Tennessee Industrial Association — Crockett County page**  
<https://www.wtia.org/counties/id/6>  
Population 2025 (Census V2025), HS graduates, August labor force and unemployment (BLS LAUS), six-county labor shed. Not used for site inventory.
3. **WTIA BearFacts 2026 — BEA Economic Profile for Crockett**  
[https://www.wtia.org/images/uploads/content\\_files/BearFacts2026.pdf](https://www.wtia.org/images/uploads/content_files/BearFacts2026.pdf)  
Personal income, per capita income, GDP, growth rates, Census 2024 midyear population (published Feb 5, 2026).
4. **WTIA / Esri Community Summary — Crockett County (CrockettCP2026)**  
[https://wtia.org/images/uploads/content\\_files/CrockettCP2026.pdf](https://wtia.org/images/uploads/content_files/CrockettCP2026.pdf)  
Esri 2025 and ACS 2019–2023 demographics, income, housing, occupations; prepared by WTIA Mar 18, 2026.
5. **WTIA Crockett County map**  
[https://www.wtia.org/images/uploads/content\\_files/crockettmap.pdf](https://www.wtia.org/images/uploads/content_files/crockettmap.pdf)  
Highways, CSX rail, I-40 and I-155 callouts (county context).
6. **WTIA Crockett County Worker Flow — Census OnTheMap / LEHD 2023**  
[https://www.wtia.org/images/uploads/content\\_files/crockettworkerflow2026.pdf](https://www.wtia.org/images/uploads/content_files/crockettworkerflow2026.pdf)  
Inflow / outflow commuting counts for all jobs (created Mar 18, 2026).
7. **WTIA announcement — Hitachi Energy to Expand Manufacturing Operations in Crockett County**  
<https://www.wtia.org/announcements/hitachi-energy-to-expand-manufacturing-operations-in-crockett-county>  
\$97M initial investment, 100 jobs, HVDC bushings, second-largest employer; partner and mayor names (Aug 20, 2025).
8. **Crockett County Chamber of Commerce**  
<https://www.thecrockettchamber.net/>  
Chamber address and phone; brand colors (red #ba0000, navy #002060) and logo.
9. **WTIA community profiles — Alamo, Bells, Friendship**  
<https://www.wtia.org/counties/id/6> (community data sheets)  
Esri 2022 estimates, ACS 2017–2021, © 2023 Esri.

### Population — two published figures (always label source and year)

| Figure | Source                                                                                     | Vintage |
|--------|--------------------------------------------------------------------------------------------|---------|
| 14,006 | U.S. Census Bureau Vintage 2025 estimate (Jul 1, 2025); also shown on the WTIA county page | 2025    |
| 13,896 | Esri estimate (WTIA CrockettCP2026)                                                        | 2025    |
| —      | The earlier WTIA county-page figure was retired; the page now matches Census (14,006).     | —       |

Data notes

Labor force and unemployment are BLS LAUS August 2026 figures (preliminary), as shown on the WTIA county page. Labor shed totals and the combined unemployment rate are sums of published county figures. Population is Census Vintage 2025 (Jul 1, 2025). Community figures other than population are Esri 2022. Sites & buildings are from the WTIA GIS portal only (Oct 8, 2026); confirm availability and pricing with WTIA. Compiled October 2026; updated Oct 21, 2026 · westtn@wtia.org · 731.668.4300.

### Additional sources (accessed Oct 21, 2026)

10. U.S. Census Bureau Vintage 2025 county & city estimates (co-est2025-alldata, sub-est2025\_47); ACS 2020–24 5-yr (B19013) — census.gov
11. BLS LAUS (Aug 2026, preliminary; LAUCN47033...) — bls.gov/lau · BLS QCEW 2025 annual — bls.gov/cew
12. TN Comptroller 2025 property tax rates and 2025 Tax Aggregate Report; assessment ratios (TCA 67-5-801/-901) — comptroller.tn.gov
13. TN Dept. of Revenue local sales tax list (taxlist.pdf); UT CTAS county sales tax table — tn.gov/revenue · ctas.tennessee.edu
14. TNECD: Site Development Grant release (Feb 4, 2026); Opportunity Zone list (Aug 7, 2018); Hitachi Energy release — tnecd.com · oz.tnecd.com
15. Crockett County Housing Market Analysis (Younger Associates/HDR/Gresham Smith for TNECD, Jan 2025) — crockettcountyttn.com
16. Officials: crockettcountyttn.com/government; CTAS; MTAS directory (mtas.tennessee.edu); WBBJ (Sep 1, 2026; Aug 10, 2026)
17. Drive figures: OSRM public router (router.project-osrm.org), Oct 21, 2026 · Runways: FAA NFDC airport records (M53, TGC, MKL)
18. Utilities: gibsoncoops.com (business & C&I rates); crockettprud.com; townofalamo.net · Training: tcatnorthwest.edu; tcatjackson.edu
19. Quality of life: haywood.health; townofalamo.net parks; tennesseesafaripark.com; Crockett County Times (Jul 29, 2026); crockettccavs.net