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The Anniston Advantage means unmatched recreational opportunities, including nationally recognized bike trials, mountain climbing, and rafting. It is small town charm combined with interstate access to nearby Birmingham, Atlanta, and Chattanooga. It is a vibrant city committed to the enhancement of economic development which stands ready to accommodate the needs of new and expanded business.

Our thriving arts community exemplifies the Anniston Advantage. Home to world-class museums, concert series, and community theatre, Anniston is the region's hub for arts and culture. Our restaurants and nightlife options provide a strong entertainment base for downtown employees and local residents alike. Our historic downtown plays host to annual bike races and music festivals.

This former industrial and military city is transforming into a quality of life mecca. Community residents have rallied behind the process to create the city's first strategic plan, which will serve as Anniston's blueprint into the 21st century.

As Mayor, I welcome you to our city and invite you to discover the many great things that comprise the Anniston Advantage. We look forward to adding your business to the list.

Please contact the City Manager, Brian Johnson, at City Hall for more information at bjohnson@anniston.al.gov or 256-236-3422.

Vaughn Stewart

Mayor, Anniston Alabama





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Anniston City Council



*Back Row L to R: Seyram Selase Jay Jenkins David Reddick
Seated L to R: Mayor Vaughn Stewart , Millie Harris*



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City of Anniston Updates



Bike trails have stretched in both mileage and traffic and promise an influx of tourism dollars and commerce additions. Development at McClellan is brisk and efficient. A major development is underway with transforming value property into a retail/shipping hub.

Anniston has many moving pieces nearing completion and ready to be integrated into a master plan. The focus on ecotourism has unified the goals for the city council and staff. The enthusiasm to improve the image and future business landscape has captured everyone's imagination and has evolved into a collective effort.

The most important element of transforming the northern end of Anniston is the impending completion of the Veterans Parkway. This main artery will supply traffic from Interstate 20 in mere minutes. It will serve as a conduit for attracting industry to the former Army base while also cutting drive time. Connecting McClellan to U.S. Highway 21 will bridge a long needed junction to U.S. Highway 431, and also connecting Iron Mountain Road with the city of Jacksonville, just scant miles from the last fort gate. With all three major inlets intersecting at one point, a significant hub has been created at the site of the current Anniston Middle School.

The Anniston Board of Education plans to close the middle school to capitalize on the city council's efforts to create a central location for proposed retail outlets and supporting businesses, balancing education with economic development. Once the middle school is relocated closer to the center of town, the proposed hub can be sold to developers already in place and to like minded retailers that want to coexist within a bigger center.

With unfettered access comes a clear shipping thoroughfare at the interchange. This increase in total traffic each day, combined with the 30,000 that already

travel through the city, will increase opportunities for the 27 acres of adjacent land that Anniston owns beside the school site.

Across the highway from the hub is a primary road feeding access to McClellan. Much progress has been made on the property with more to come. The McClellan Development Authority plans to clear 60 acres on their outskirts leading up to the retail hub. This land can be developed for commercial use and should add more appeal for the retail hub.

Once inside McClellan, possibilities abound. The completion of the Industrial Park is in sight, and the connection of Pappy Dunn Boulevard to Iron Mountain Road signifies infrastructure hurdles being met with amazing efficiency. Much of the former military installation has been repurposed, with progress mounting each day. City Manager Brian Johnson touts the new assisted living segment of McClellan. He says, “We have all of the amenities that are needed for retirees. They want efficient spaces with lots of recreation. They want golf courses. They want easy access to shopping and medical care. We have all of that in place”.

Johnson, a former infantryman, is excited about all of the marketable pieces of McClellan. “This city council is ready to put their foot on the gas of progress. I want to put my foot on top of theirs. McClellan was one of the reasons why I took the job”.

McClellan Development Authority Robin Scott supports Johnson’s stance. “We can attract different people to McClellan. We can attract retirees and industry. We can offer affordable housing. We have 900 residents that already live here. We have the retirement community on the way. We offer hiking and golfing. Across from the main traffic circle, we have a commercial district on 20 acres with eight buildings for sale that can be boutiques and a farmer’s market.”

Scott added, “ We have commercial buildings for sale. Developers and private equity firms can come in and shape the existing property for their needs. We have spacious acreage for development. While we are preparing for redevelopment, we are also demolishing buildings that are no longer viable. We are also very focused on building a retail base that can offer immediate jobs. There is space for all of that.”

McClellan Development Authority Board Chairman Phil Webb expanded on the growth potential of the huge fort. “We have land to offer. It’s our greatest asset. We have tax abatements available for incoming industry. Infrastructure implementation is going to bring jobs”.

Webb was quick to praise the efforts of Senator Del Marsh for his involvement in bringing the project together. “He realizes our needs. He knows about the job losses we incurred. He was a catalyst for the regional approach this



project has taken on. I cannot emphasize enough how he pulled the whole county together and also cities together to recognize the importance of McClellan to this county”.

Anniston’s Parks and Recreation Director, Stephen Folks illustrated the thriving amenities at McClellan. “Our biggest attraction is our award winning Aquatic Center. But all of McClellan is a recreation destination. In addition to the Aquatic Center, we have an 18-hole golf course being enhanced with additional irrigation and five soccer fields. Our soccer programs are really taking off. We have the ability to have kids as young as three years old to play soccer with us. We have five baseball fields that will soon also be certified as softball ready. When we’re done, they will be comparable to any college softball field. We also have a great football field with a brand new walking track around it. There is a new duck pond. We have a beautiful pavilion for weddings. We just have so much to offer”.

Mr. Folks quickly added that the Senior Citizens Center at McClellan is a priority for the staff at Parks and Recreation. “We have a great facility that serves our senior citizens. We also are proud to take care of our citizens with special needs”. The philosophy at Parks and Recreation is “quality over quantity”. We’re not interested in having a bunch of unutilized parks. We’ve closed some that were

underused. We want the ones we have to be great. We’re focusing on making sure that all of our facilities carry a high degree of quality”.

Councilmember Millie Harris is also excited about the synergy that comes with new industry and retail at McClellan. She says, “Retail sales make up a large portion of our budget. Once we add new retail outlets, we can concentrate more of our budget on attracting more jobs. We’re really focused on jobs for our citizens.”

Assets in Anniston are always discussed with an eye on ecotourism. The Coldwater Mountain Bike Trails now offer 25 miles of trails, with another eight additional miles expected to be completed by the end of winter. The ultimate goal is to feature 70 miles of continuous trails, which should be finished in three years. Anniston’s bike trails are now certified as a bronze level ride center with an eye climbing toward being a silver level park. Anniston is diligently working with International Mountain Biking Association to bring the trails to gold level status, of which there is only one center in the United States.

Progress on the trails may appear to be quick, but this endeavor has actually been 13 years in the making. The Northeast Alabama Bicycle Association, led by Mike Poe, was instrumental in making the trails a reality. He explained,



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“ We approached city government, the Spirit of Anniston, and the State Lands Division. Once an alliance was formed, we began to formulate a plan to make trails. We received funding from the city of Anniston and Eastman. We have received money from ADECA in Montgomery. A lot of the funding was secured through the state’s Recreational Trail Program. The land trust was made available to us through the state’s Forever Wild organization. This project doesn’t happen without them. We also received money from SORBA, the southeastern arm of IMBA.”

Poe added, “It was a long process, but that worked to our favor. The timing was right for IMBA to establish themselves enough that they could be a key component in designing the Coldwater Mountain trails and implementing the plan.”

Poe and Patrick Wigley, owner of a local bicycle shop, approached Eastman about providing land. Eastman representative Gayle Macolly explained, “ Mike and Patrick came to us about providing the Coldwater land that we owned. It tied in perfectly with our remediation plans for Anniston and environmental obligations. We provided clean soil to be used as caps. When the soil was gone, we used that land as a trailhead. We have also provided soil to the city of Oxford for ball fields and parking lots. We have also helped to fund a conceptual design for a new trailhead. Eastman is very interested in bringing benefit to the community as a whole.”

A sister project for the Coldwater Mountain Trail system is bringing the Chief Ladiga Trail into downtown Anniston. This bicycling trail connects with the Silver Comet Trail at the Georgia state line and runs through Anniston, currently ending at the Michael Tucker Park. The city is negotiating with landowners to buy the missing pieces that will connect trails with the multi-modal station in downtown Anniston.

The most notable aspect of this trail system is that it will enable bicyclists to travel by train into Anniston and ride the trails and enjoy the city without needing a car to do so. For instance, if one wants to travel from Atlanta on the Silver Comet Trail, they can arrive by rail and the city will offer lodging and bike amenities within downtown. A return by train will accommodate their bikes and gear. There are other abandoned railroad tracks that can be integrated with Chief Ladiga to offer more trails. Once completed, a group of bike enthusiasts could begin in Maine and travel bike trails all the way into Alabama. The Pinhoti trails would be their introduction to our state until they hit the Ladiga trail system. From there, a short ride to downtown Anniston awaits them.

Anniston’s leaders are committed to ensuring success

along the trails. They recently purchased the Victoria Inn, a classic hotel that has housed celebrities including Bob Hope and Neil Diamond. Councilmember Harris adds, “We will retrofit the Victoria with bike racks and other touches to make our bike riders more comfortable. We plan to place bike racks throughout downtown sidewalks to make shopping and eating easier.”

The city council is actively exploring attractions to complement the trails. Councilman David Reddick cited a study that was recently completed about more outdoor amenities. “We’re looking at a water park that will feature kayaking and zip lines attached to the trails. If we can get it done, hotels with a convention center would make sense.”

Most of these changes have happened in the last year. This is testament to the fervor that Anniston employs when chasing progress. The council, city staff and a group of determined stakeholders are working vigorously to utilize the vast riches at hand. Anniston is striving hard and producing results with the promise of new investments and jobs.

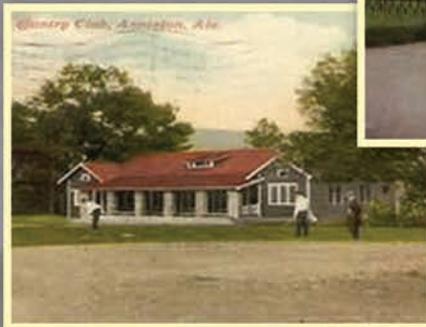




Established in 1909, the Anniston Country Club is nestled at the foot of the mountain, in the heart of beautiful Anniston.

With over 100 years of history, it has been a place where many great memories and friends have been made. With breathtaking views surrounding the club, it is really a gem in the local community.

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Anniston Strategic Plan

Many communities suffer from hard times. Cities may be brought down because of weak leadership, economic factors or even indifference. Some never recover. Some limp along, which may be worse than total collapse.

Anniston was once one of those cities. A military installation closure and infighting over what to do with the immense property stalled progress for over a decade. A quarrelsome city council divided itself every two weeks. Imagined slights and back room deals threatened to put Anniston under. The city was feared to be running out of time to reset. Calhoun County's financial center and county seat decayed each year. Storefronts shuttered and neighboring counties capitalized and shined like new pennies, stuffing their coffers and building bigger schools.

In November of 2012, Anniston residents crowded the polls and voted in a new council. This diverse collective promised energy and most importantly, teamwork to bring about change.

Every comeback starts with a plan. Anniston's started a few years ago, unbeknownst to everyone involved, including the newly elected mayor, Vaughn Stewart. His son was interning for the Anniston Star and was assigned a story on Little Rock, Arkansas. The article was about the resurgence of the town and

how the city leaders pulled it off. Stewart recalled the article as he ran for mayor and averred to do the same with Anniston should he win. While running his campaign, one common theme cropped up with each candidate. A master plan was needed to bring back the Model City.

Shortly after winning, the mayor reached out to Chattanooga, a thriving tourist attraction and bustling city. Once labeled the country's most polluted city, Chattanooga was admittedly a mess. The city realized that a master plan was needed and brought in a team to bring them back. keystones of the plan were cooperation from neighboring counties and a renewed sense of pride in the assets they already possessed. Chattanooga is now testament to the lasting success that these plans provide and they continue to do micro-versions of their original plan, tweaking it to deal with obsolescence.

Armed with recommendations from some comeback cities, the mayor and council settled upon ACP, a distinguished planning outfit from Ohio. ACP Visioning and Planning was instrumental in providing the blueprint for the Chattanooga comeback. One of the integral ingredients was reversing the pollution tag that suppressed the town from attracting business and retaining existing industry. Mayor Stewart and the council voted and ACP was hired to start the Model City's renewal. ACP principal Jamie Greene has guided the Anniston planning process since its inception and

Councilman Jay Jenkins called the strategic plan “the smartest thing we’ve done together as a council”. He added, “This plan will embrace the citizenry to help craft the city’s direction”.

has been genuinely impressed by both attendance and the ideas offered by the committee and its citizens.

Hard working individuals from the community were elected to the steering committee and key working points from the GETT MOVING studies from 2011 and the council's own listening tours were integrated into the framework. That particular focus group found that citizens were most concerned with jobs and the educational system in Anniston. The group identified groups that needed representation and a voice not traditionally heard at city hall. Reaching out to the underserved groups lends credence to the "One City, One Voice" credo that Mayor Stewart has preached since day one of his term.

Three public hearings brought several hundred citizens in to trade ideas, give suggestions and honest feedback to the council and city staff. The concentrated areas in the work sessions were education, economy, social services, transportation and leadership. Dialogue for these areas was varied and uplifting. These five subjects weren't the only ones discussed. Encouragement to bring up unlisted items was central to the process. Councilman Seyram Selase noted, "Every successful comeback has a central theme-using a ground up process, not a top down approach coming from the city government. Most longstanding projects start within the community. As a council, we want to concentrate on evidence based processes that work and also include the citizens".

The listening tours have concluded and value input has been gleaned from all that attended. The interaction with ACP will wrap up after the first of the year. Discussions with the school board are ongoing. Engaged steering committee members are disseminating information and gathering feedback. The plan has revealed low hanging fruit that can be implemented immediately. "Working closely with the city manager to make code enforcement uniform is easily done", says Selase. The councilman also vowed that the council could make an immediate impact on

city transportation. "A revamp of the transportation system to bring it up to date and give clear info is a goal. We want to continue to also keep it safe to ride".

Councilman David Reddick summed up his experience with plan by saying, "By listening to our citizens, it enables us to unify our collective agenda. I'd also like to point out how impressed I was by the turnout. We had more attend than in bigger cities. Anniston could be an example for other cities that are thinking about doing a similar plan".

Councilman Jay Jenkins called the strategic plan "the smartest thing we've done together as a council". He added, "This plan will embrace the citizenry to help craft the city's direction".

These listening tours have been beneficial as a learning tool and also to bring everyone together in one place. School board members are actively participating and have passed out their own surveys regarding the qualities necessary for a new school superintendent for the high school. The present superintendent is retiring in 2014. The infectious attitude for teamwork has filtered into every segment of the city and adds to the momentum shared by the council and its citizens.

Council member and former teacher Millie Harris wanted to elaborate on data provided about education. She stated, "We found out that citizens want to focus on vocational schools and skills programs. We have a welding program and a beautician school. We need to add to those initiatives to supply local business with workers. We will supply them with skilled labor and keep the jobs local. We've seen that citizens want our children to partner with Gadsden State Community College to ensure that they are suitably trained".

When a city begins to pick itself up, an inevitable sense of fixing issues quickly is often the norm. That comes with a different set of perils, and is something that the mayor is eager to avoid. "The city hasn't done any plan of this magnitude to my knowledge. We're excited to be able to let the city speak to us about what they want. That is going to take time. When we gather the facts, we'll be ready to get it done".

Research & Technology Park and Industrial Park Master Plan

Calhoun County, Alabama



Photo: Starship Buildings

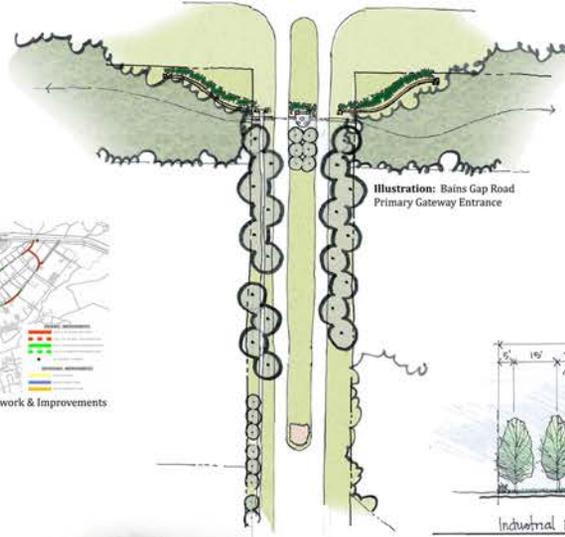


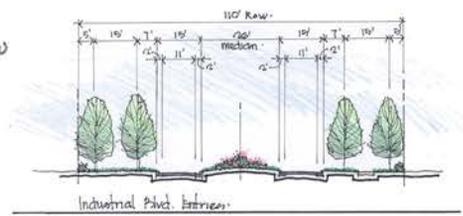
Illustration: Bains Gap Road Primary Gateway Entrance



Photo: Monteith Amphitheater



Schematic Illustration: Street Network & Improvements



Industrial Blvd. Entrance



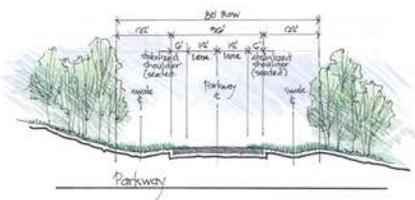
Photo: McClellan Military Cemetery



Photo: Industrial Access Road



Photo: Buckner Hill Historic District



Parkway



Illustration: Lot Allocation

- LEGEND
- Class B Industrial
 - Class C Industrial
 - Class D Industrial
 - Research & Technology
 - Specialty Office
 - Common Area

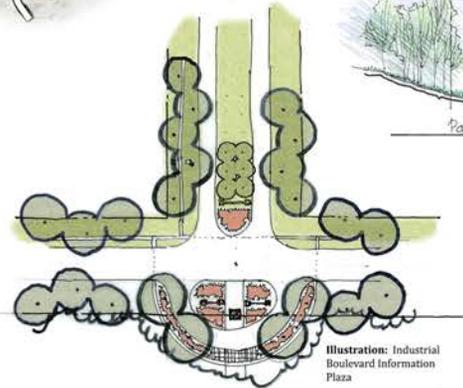


Illustration: Industrial Boulevard Information Plaza



McClellan Compact

Fort McClellan was a boon for Calhoun County for many decades, as it propped up the local economy, kept classrooms full and exposed many to the diverse cultures native to the military. It was commonplace for soldiers and their families to shop in town and buy houses in surrounding communities. However, once the military base was closed, the negative economic impact was profound.

Fast forward to 2012 when the surrounding towns began to realize that with collaboration and a clear directive, the pace of economic development could be accelerated. The McClellan Area Regional Development Compact will utilize pieces already in place and undertake the momentum that can only begin when communities work together.

The two main goals of the compact are jobs and infrastructure at the former military installation. Two of the early architects for the alliance were Anniston Councilman Jay Jenkins and Calhoun County Commissioner Tim Hodges. Once they secured financial support from the outlying towns, ALDOT offered a grant of \$950,000 to cover infrastructure and paving half of Pappy Dunn Blvd. The compact will cover the rest of the balance. Once Pappy Dunn Boulevard is finished, it will connect more of the park to access points and encourage investment in the park from both county and nationwide interests.

City Planner Toby Bennington asserted the compact's importance. "This is a holistic process. This will help not only Anniston, but also the county. We can all collectively market the area with a much broader voice".

The Alabama Transportation Rehabilitation and Improve Program (ATRIP) offered a road and bridge grant for \$5.3 million that required a 20% match for completion. This will connect Iron Mountain Road to U.S. Highway 21. U.S. Highway 21 is a major artery that connects downtown and the northern part of Calhoun County. Once it is all connected, the route continues along U.S. Highway 21, which will connect with U.S. Highway 431, the best way to reach Huntsville and other northern cities that border parts of Georgia and Tennessee.

New industry in the industrial park has brought crucial jobs to McClellan. IAC, a Tier One automotive parts supplier for Honda and Mercedes, has brought 85 new jobs. Alagasco has built a new facility that has brought 35 jobs. Mediclean disposes of non-chemical waste and ships it out. They have added 10 new jobs.

After grants were administered, the Industrial Park project was still short \$2.7 short. Realizing that the timing was right, Jenkins and Hodges began calling on towns and business entities to raise the money needed. The list is long, but that may be the most important aspect of the plan. Pitching the job and infrastructure that would come with a newer, stronger Industrial Park, the pair found allies in;

The two main goals of the compact are jobs and infrastructure at the former military installation.

City of Jacksonville
City of Weaver
City of Piedmont
City of Hobson City
City of Ohatchee
City of Oxford
McClellan Development Authority
Calhoun County Chamber of Commerce
Calhoun County Economic Development Council
Jacksonville State University
Gadsden State Community College
Calhoun County Commision

These new partners have helped fund or given in-kind services to make the McClellan Industrial and Research Park a reality. The park will feature a split entrance and gate, new curbs and gutters. After completion, the Industrial Park will be a \$2.5 million hub for growth that will spur growth around the former Army base. Councilmember Millie Harris added, "This industrial park is first rate, and most importantly will begin to eliminate blight from McClellan."

Council Jay Jenkins said, "This is not an Anniston project, it's a regional project. The time for fighting and jealousy is over because leadership has changed. There is a new spirit of cooperation. When we all pitch in, we all win. Some will win with jobs, others with housing. Cities will gain sales tax and retail growth as a result of working together. Enrollment should rise as McClellan attracts new industry and more people to the area. This is a plan that will affect jobs and roads, infrastructure and quality of life for all of us."

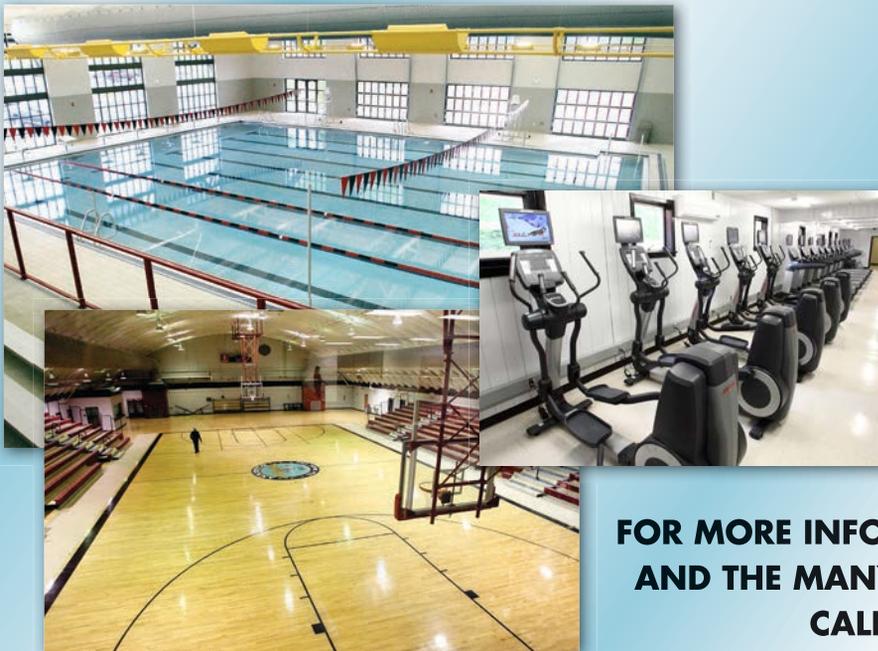
Jenkins continued, "Our goal with this kind of regionalism is to build a central spine in the county that connects Piedmont in the north and Oxford in the south end. The new park will bring other opportunities to the region. When the ADO (Alabama Development Office) looks across the state for areas ready for expansion, we'll be pretty high on the list every time".

City Finance Director Danny McCullars is hopeful that more projects like this are in the near future. "We all have regional assets that can be used by all of the surrounding cities. We would really like to share in more financial projects to help increase the tax base", he says.

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Anniston's Health Hub

Investors look for several things in a community. Chief among them are school systems, quality of life and most importantly, hospitals and surrounding health specialists. The city of Anniston is fortunate enough to have two major hospitals serving them and the needs of its citizens. Northeast Alabama Regional Medical Center (NEARMC) and Stringfellow Memorial Hospital are the major health hub for the city and between the two, the majority of Anniston and outlying counties are fortunate to have all of their health needs served.

Northeast Alabama Regional Medical Center offers state of the art facilities, equipment and personnel. CEO David McCormack says, "Because we serve so many communities, and are located directly between Birmingham and Atlanta, we have to keep our performance and hospital up to date. Our hospital is comparable to what is offered in Birmingham, AL. In fact, a lot of our physicians are trained at UAB, at one of the best teaching hospitals in the country. We also have doctors and specialists from Atlanta and New York. We have a great complement of doctors from other countries that come to study medicine in the States and work here because they seek a home town feel".

NEARMC boasts one of the state's foremost cardiac surgeons, trained by Albert Pacifico. Pacifico is widely regarded as one of the leading cardiac specialists and has spent his career working and teaching at UAB hospital. The cancer program is accredited and ranks in the top 5% each year. All of its equipment is constantly updated so as to keep with stringent hospital standards.

The gastrointestinal physicians are the first in the state to utilize a robot that assists in surgeries and has cut down on recovery time. A gall bladder surgery no longer requires weeks for recovery, as the procedure is less invasive and patients are back to work in two days time.

The Tyler Center is on campus and is one of the most recognized cancer care units in the country. It also housed a fantastic physical therapy component. This

treatment facility was finished in the latter part of 2001 and is home to one of the most comprehensive care centers in the state.

Being a healthcare provider is only one facet of the focus for McCormack and his team. He says, "We view our hospital as a huge family that includes our the city around us. The head of our physical therapy team has been with me since the 1980's. I recruited her away from the Denver Broncos. We've been together at five hospitals and now consider this one to be our last. Ask anyone in town and they know someone who works here or is related to them. We want to serve everyone in every way. We are a year into our wellness push. We will focus on prevention being key to wellness. We work heavily with schools to educate students that their health is their responsibility. Monitoring your health and exercise is one way to keep everyone out of crisis. We're very excited about the push for bicycling that Anniston is promoting because it ties in nicely with our teaching efforts".

Anniston is blessed to have two world-class hospitals. Stringfellow Memorial also proudly serves the needs of its citizens and outlying cities. CEO Bryan McCauley explained the advantages that his facility brings to the community by stating, "Most young people don't look into health care until something happens. As one ages and families grow, we're prepared for the needs of everyone in that family. The unique aspect of Stringfellow is that we concentrate on bringing in highly trained physicians that want to be part of the family image we always project. Our environment is so patient focused that we expect everyone to leave feeling like part of our family. Smart shoppers can look at hospitals on the Internet, but we bring just a little bit of that family focus that makes us stand out".

Striving to build a bond with all patients is their focus, but recruiting the best doctors is a must. McCauley added, "A hospital with 125 beds needs the most accomplished physicians and clinicians that can be found. High quality is our expectation for every patient, every time. I personally interview each potential employee before the department heads interview them. We want to ensure that each person at our hospital is dedicated to maintaining the personal connection and continuing bond we are known for".

Stringfellow Memorial is best known for their bariatrics unit. The unit and staff were recently awarded

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as a Center of Excellence in the field. The hospital is also recognized for their gastroenterology section.

McCauley wanted to add that as ecotourism and biking become more prevalent in the Model City, the staff is prepared for any injuries that may occur. “We have two doctors that are among the top in their field. Dr. Clint Ray is one of the preeminent sports medicine practitioners in the state and Dr. Jeffrey Lawler also stands high in the ranks. Dr. Lawler received his training from Dr. James Andrews, the most widely accomplished doctor in the field”, he says.

The staff at the hospital is reaching out to large and small employers to review their wellness plans. They feel that education and prevention are paramount to longstanding good health.

Stringfellow Memorial has recently finished a 22,000 sq. ft. addition. The new annex is equipped with 3 state of the art operating rooms that feature most machinery built into the ceiling to offer doctors more room to work. The new wing is a recruiting tool for attracting the best doctors around.

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Botanical Gardens

The Anniston Museum of Natural History has long been a tourism draw and immense source of pride for the City of Anniston and its surrounding communities. The attractions featured inside the complex have inspired visitors and fostered creative minds for decades. The ornithological exhibits are second to none and the artifacts from Africa are a quick visit to a distant continent without leaving the well-stocked museum halls. Annistonians have invested time and care to protect their treasured vestiges of yesteryear. The museum has an annual impact of \$31.5 million on the local economy and all of the expected additions promise tourism dollars that branch out to local restaurants and hotels for overnight guests.

City of Anniston City Planner Toby Bennington detailed the impact that the new gardens will have on tourism. “You’re creating an opportunity to have more time spent at each location and extend day trips into overnight excursions. Our goal is have more exposure and more money spent in the city. The gardens will be another key component to marketing our community”.

Planned expansion and hard earth have been transformed into stunning gardens and resplendent attractions. A holiday season treat is the staff’s first invitation for everyone to come view the progress. The inaugural Christmas in the Gardens Walking Tour will spotlight the collaboration and private/public partnerships that have spurred growth across The Model City. The seasonal attraction will give participants a chance to poke around the breathtaking gardens, grounds and interiors of the Anniston Museum, Berman Museum and Longleaf Botanical Gardens. The complex will be wrapped in lights and offer cherished Christmas

attractions, chief among them the Nativity scene along the path to the Botanical Garden. Holiday themed entertainment will be featured with live music at the Elevated Garden Pavilion each of the three weekends beginning November 29th. Plenty of hot chocolate and snacks can be purchased at the Museum’s front patio. Families will be charged a small fee to experience Christmas with the hard working crowd from the Museum. Admittance prices will be judged by the carload, so bring your biggest brood and be among the first to get a sneak preview of one of Anniston’s jewels.

Expansion doesn’t end with the holiday season. A complete revamp and master plan imagined in the late 1990’s has borne significant fruit in 2013. When the plan to build a proper botanical garden was introduced, McClellan was an early option. That strategy was quickly tabled when the city of Anniston donated the former Lenlock Community Center to the museum stakeholders. A plan was drawn and funding sources were explored. The Longleaf Botanical Garden was born, at least in theory.

In 2009, the city council paid to have the swimming pool and tennis courts repurposed and installed a new HVAC system. That initial action fomented the momentum that has culminated with the Sensory Garden, a space meant to please the senses. After clearing the front entrance of trees and weeds through the efforts of Alabama Power, the renovation was in full swing. The Rotary Club provided the majority of the funding for the Sensory Garden. The Green Team, a volunteer team of master gardeners, executed the design with a little embellishment. The volunteers assembled the wood boxes, exquisite gazebo and comfortably sloped walkways. Care has been taken to select the perfect mix of vibrant colors and smells with exotic flowers and plant life. This uplifting exhibit will be best experienced with soothing music and wildlife in the background.

The rest of the building used to be a sports recreational facility but has been revamped to turn the gymnasium into an auditorium available for booking receptions, dances and weddings. The upgraded center will feature a two-story conservatory and an edible garden outside and west of the existing Sensory Garden. The edible garden will not only be an added amenity to the overall complex but also educate about the viability of gardening, regularly cited as one of the most popular



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hobbies in the country. The adjacent soccer fields will be reformed as an outdoor venue for weddings and festivals. A gift shop will offer chances to get mementoes exclusive to the museum. One can see the endless possibilities for a former gym and pool to host uplifting days and memorable nights.

The refurbished community center plot will serve as the hub for a proposed loop to incorporate the abundance of land available to the property. The loop will encompass the east end of the grounds and encircle an existing lake that already supports deer, turkey and other wildlife. This refuge will also provide a native garden that can be viewed while touring the new trails on foot or via bicycle. The biking opportunities don't end with the planned loop, as there are finished trails on the north end of the complex that are ready to enjoy now. This all ties in nicely with the synergy that will make Anniston "Bike City". The proposed route will contain a Camellia (Alabama State Flower) Trail and themed gardens-Aquatic, Chinese and Children's-to capitalize on the excellent ecosystem and moist climate contained at the botanical garden. The Longleaf Botanical Garden will also one day boast a desert garden, almost in direct contrast to our climate, as Alabama is more akin to China or Japan.

There are numerous reasons to have a botanical garden. The Longleaf Botanical Garden will enhance the quality of life for its citizens, enrich the cultural tone of our region, and most importantly, direct the business climate of the community. Ecotourism figures as a large part of Anniston's appeal and elevate the city as a tourism destination. The expansion will tie in nicely for plant enthusiasts, history buffs and fans of the fantastic Birds of Prey exhibit. When the existing bike trails are more heavily traveled and are tied in with the city's efforts to promote cycling, the synergy will become complete.

The gardens already appeal as an overnight stay because of the largest palm collection in the state and the unique tropical collection. This carefully planned gathering is maintained through a complex micro-climate care system that allows non-indigenous plant life to flourish. Once was the day that the greenery at the museum served as an ancillary attraction to the inside exhibits. No longer is that the case. In fact, some make repeat trips to the tropical gardens as a backdrop for photos depending on the season.

The current attractions and future plans will almost cover their existing 65 acres. Being landlocked is not a current concern due to its contiguous nature to the former Fort McClellan. With the limitless territory and the determined imagination of the staff, the Museum and Longleaf Botanical Gardens promise to be one of the vital linchpins in Anniston's tourism attractions in perpetuity.



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Downtown Anniston

City leaders and invested stakeholders are forcefully driving the ecotourism aspect of Anniston's revitalization. The buy in has been unanimous and the plan is rapidly becoming reality. An invigorated city council has started connecting the puzzle pieces to rechristen the city as "Bike City".

Once crucial segment for the plan is to capitalize and invest in the architecture, rich history and innovation of the Downtown Historic District. Most of the buildings in the downtown district house imaginative independent owners with a collective goal: spearheading a movement that mixes art, commerce and entertainment with a decidedly uncommon flourish. Many of the buildings have been repurposed and reused for decades. Once a theater and cinema lover's paradise in the early 1920's, one can still detect touches of old movie theaters in the lovingly restored gift shops and restaurants and downtown apartments.

Much care has been taken to preserve the Victorian style architecture while making the area more efficient for business. The Streetscape Project added green planters on each block in the '90s, with labeled plants and shrubs accenting Noble Street and its storefronts. Antique clocks on weathered stands serve as mascots on the manicured spaces.

City Planner Toby Bennington described the tremendous bounty of downtown Anniston by saying, "It has a great core of existing restaurants that are not only a place to eat, but also an experience. We have great retail. Our next step is to establish a historic district which allows preservationists, working with the city and business owners, to oversee that property is maintained and in accordance with the city's plans".

Bennington went on to note that, "giving people a reason to stay downtown is key. When people come to shop, we want to give them reasons to stay. A cultural arts center is certainly a possibility. We're bringing more events. We believe that events are key to making people remember our downtown. Concerts are important to downtown being a destination. The bike trails will keep them downtown. The Chief Ladiga Multi-Purpose Greenway Trail will be great for downtown. The trail will bring bike riders and hikers, as it's a multi-use trail. Not only will these elements bring more to downtown, it will also help to create a sense of place and overall image.

The goal of most downtowns is to offer shopping, restaurants and handcrafted work. Between the 9th and 10th block, five of the best restaurants in town are a baseball's

throw from each other. There is Asian cuisine, upscale dining and a newly minted coffee and sandwich shop to please taste buds, and a steak and oyster restaurant for seafood lovers. One of the oldest saloons in town offers a tasty lunch or a dinner with live entertainment if that's your preference. Everyone downtown is thrilled by the addition of a new brewpub that is thriving while impressing discerning palates with new ales and a great menu full of burgers and delicious appetizers. There are law offices, hair salons and boutiques. A family ran jewelry store is down the street from a custom framing shop, which is nestled between two furniture stores. Another antique furniture store sits one block to the south. A shoe and leather repair shop takes orders from locals and other states alike. A seamstress in business for decades continues to mend and tailor clothing when she isn't in church on Wednesdays and Sundays. Nightlife is prevalent and local musicians hone their craft in spots that cater to loud music and bright lights. The city's longest standing record store still sells vinyl records as it has for the past 17 years. The federal courthouse anchors the corner up the street from an accountant and a dry cleaner. A new pet-grooming center is a few feet away from a bicycle shop that is at the pinpoint of the new cycling craze and ecotourism push. The Spirit of Anniston, a downtown revitalization non-profit, is the information center for all things downtown. The Spirit has added a new fall festival, Neewollah.

Spirit of Anniston Board Chair Gayle Macolly drove home the organization's goals for downtown. "We want to work closely with the city council on a plan. They will have a master plan very soon and it will have a downtown component. We will



work very hard to implement that plan. By partnering with the city on a plan, we won't have competing plans. While that is going on, we will still concentrate on bringing events and critical mass to downtown. We want to continue to help owners rent their buildings or encourage new business downtown. We will continue to represent downtown stakeholders”.

Mayor Vaughn Stewart hinted at some possibilities for the downtown corridor. He echoed City Manager Brian Johnson's statement that incentives are needed to attract the desired effect on downtown development. In the 1960's, Asheville, NC hit a serious slump and began boarding up their downtown. As a result, the buildings didn't go through severe remodeling in the 1980s's and left the original architecture pristine. “When the city government had the idea to repurpose their downtown, they brought in “starving artists”. The creative types that accepted the city's invitation found cheap housing in exchange for their ideas and energy. Loft living was incorporated into the vacant, yet untouched buildings and the art community carved out an entertainment district that had arts, entertainment and all that brings with a successful downtown. A thriving arts community will really boost Anniston in much the same way”, he said. He evoked that Austin has a quirky philosophy to “Keep Austin Weird” that precludes any big boxes from crowding out smaller independent businesses. Both models will serve as a template for Anniston to reinvent their downtown. City Manager Brian Johnson added, “We're very fortunate to have the beautiful buildings with all of their character. It's not like we're starting from scratch and have to spend \$250 million to start our downtown”.

The mayor was quick to note that building successful

downtowns is not “reinventing the wheel”. Private/public partnerships are key to the process as is identifying what businesses are desired in the area. “We used to have private investors that started small businesses usually identified as downtown staples. The Cheese Deli and the Hallmark store were started that way and sold to the people that ran them after two years. A lot of successful mom and pops were started that way. We'd like to get that started again”, he added. Private industry and investors will be approached to devote funds for smaller businesses. But not every business will be called upon. “We want two things for our downtown participants. We want hard workers that have a lot of civic pride. These two qualities are existent in every successful partnership we've ever had”, Stewart said.

Plans are afoot to make much needed quick changes to capitalize on the city's focus on ecotourism, as cyclists will need places to shop and be entertained once they visit the Model City. The speed limit downtown has been dropped to 20 miles an hour and bike lanes will be interposed on city streets. Public Works Director Bob Dean explained the proposed changes. “We're looking at establishing “bike friendly lanes” by widening roadways for safety reasons”, he said.

Noble Street and the rest of downtown will be a destination hub for the cyclists. Ordinances are being reviewed to make bike riding more easily traversed through downtown. The city is serious about earning the moniker “Bike City” and wants to push the bicycle angle to everyone who visits the trails. This will bring in considerable tourism dollars, but also will serve as a lifestyle alternative for the households that are here year round. “ Councilman Seyram Selase says, “We love our cycling



Spirit of Anniston

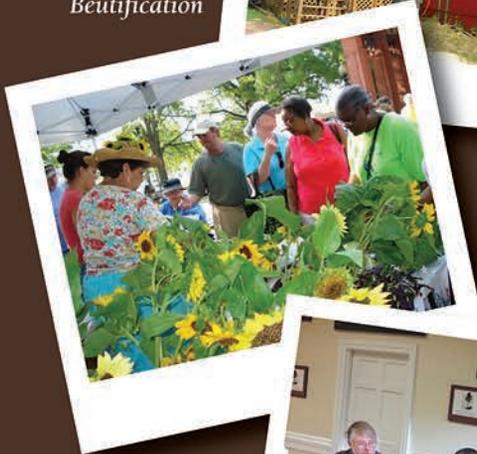
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Economic Restructuring
Heritage Tourism



Design
Downtown Beautification



Promotion
Downtown Farmers Market



Organization
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enthusiasts, but want to push the idea that healthy lifestyle choices are for everybody. Healthy cities are vibrant cities”.

Cycling has impacted Anniston in a most fortuitous manner. Councilman David Reddick noted, “Downtown is not just Noble Street anymore. We broadened our scope. The Chief Ladiga Trails will grow and bring more people further west”.

Changes for cyclists will continue for the foreseeable future, but the city has added other advancements for downtown development. Passing a Sunday alcohol sales law has added profit to many establishments downtown. It also opens up the opportunity for growth citywide as many restaurants won't open in a town with restrictive alcohol regulation. One of the modifications downtown is the new Justin Sollohub Justice Center, a \$2 million facility that replaces the old city jail. It rests across the street from the renovated Zinn Park, a city park that houses the Model City Music Fest. The Model City Music Fest is a free concert series that hosts national touring artists in the summer and fall. The next show is the Marshall Tucker Band appearing on October 25. This is another private/public partnership that began with two interested stakeholders. The city has amended the budget to begin a quarterly concert series, and all shows are free to anyone that wants to come. Zinn Park also is the home to the Heritage Festival, a wonderful multi-cultural celebration in June of every year.

City Parks and Recreation Director Stephen Folks detailed plans to improve Zinn Park. “We're adding a splash pad at the park beside the new playground and fence in some of the area. The city is teaming up with the Community Foundation to give kids a place to go in the summer. This will be done without giving up much green space”.

Councilmember Millie Harris noted that the council has entertained making Downtown Anniston a TIF Zone, which is similar to an enterprise zone.

The Sunny King Criterium is held in May of every year and is a stop on the national cycling circuit. Noble Street is full of people watching the races all day as they enjoy great food and vendors from all over Calhoun County and beyond.

Anniston has several murals important to the civil rights cause. Artist Joseph Giri has created carefully rendered paintings on the site of two Freedom Riders attacks. The Freedom Riders Park is west of the mural locations, but still carries



historical resonance. The park is on the site of the infamous bus burning in 1961. This trio of heritage tourism has taken on new life through the efforts of many city and state leaders. Anniston has moved past its unfortunate past, and wants to pay homage to the brave efforts of civil rights advocates in its history. Another note-worthy mural is the “City Within a City” on West 15th. The mural is immediately adjacent to the planned Chief Ladiga trail that will run directly through downtown Anniston.

Anniston does have projects that have a more buttoned down appearance. In addition to the newly unveiled Sollohub Center, there is paint drying at the new Department of Human Resources Center two blocks from Noble Street. The Watermark Tower watches over downtown with an overhaul that has office space and apartments. It also houses the city’s water department offices.

Councilman Jay Jenkins summed up the city’s position on the downtown progress. He stresses that this current council has put money behind making their downtown more viable. “This will be accomplished in many ways. The council is in the process of establishing the downtown area as both a historical district and an entertainment district”, he noted. City Finance Director Danny McCullars added, “All of the great pieces we have will increase the tax base and enable us to become more progressive with what we want to add”.

Anniston’s downtown is well stocked with hidden treasures and also tastefully merchandised shop windows. A shopping destination with plenty of places to eat and rest is available throughout the week. Cyclists are becoming more common as the bike trails make progress. Keeping it weird might not be a bad idea after all.



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Historical Timeline

1920– Susie Parker Stringfellow dies, leaving money and plans for the development of a hospital.

1965– Renovation occurs and hospital now equipped with 60 patient beds and two operating rooms.

1955– The need for a tuberculosis hospital diminished and the doors close. Plans begin for building a full-service hospital.

1977– Two suites added, four total.

1910 1920 1930 1940 1950 1960 1970 1980

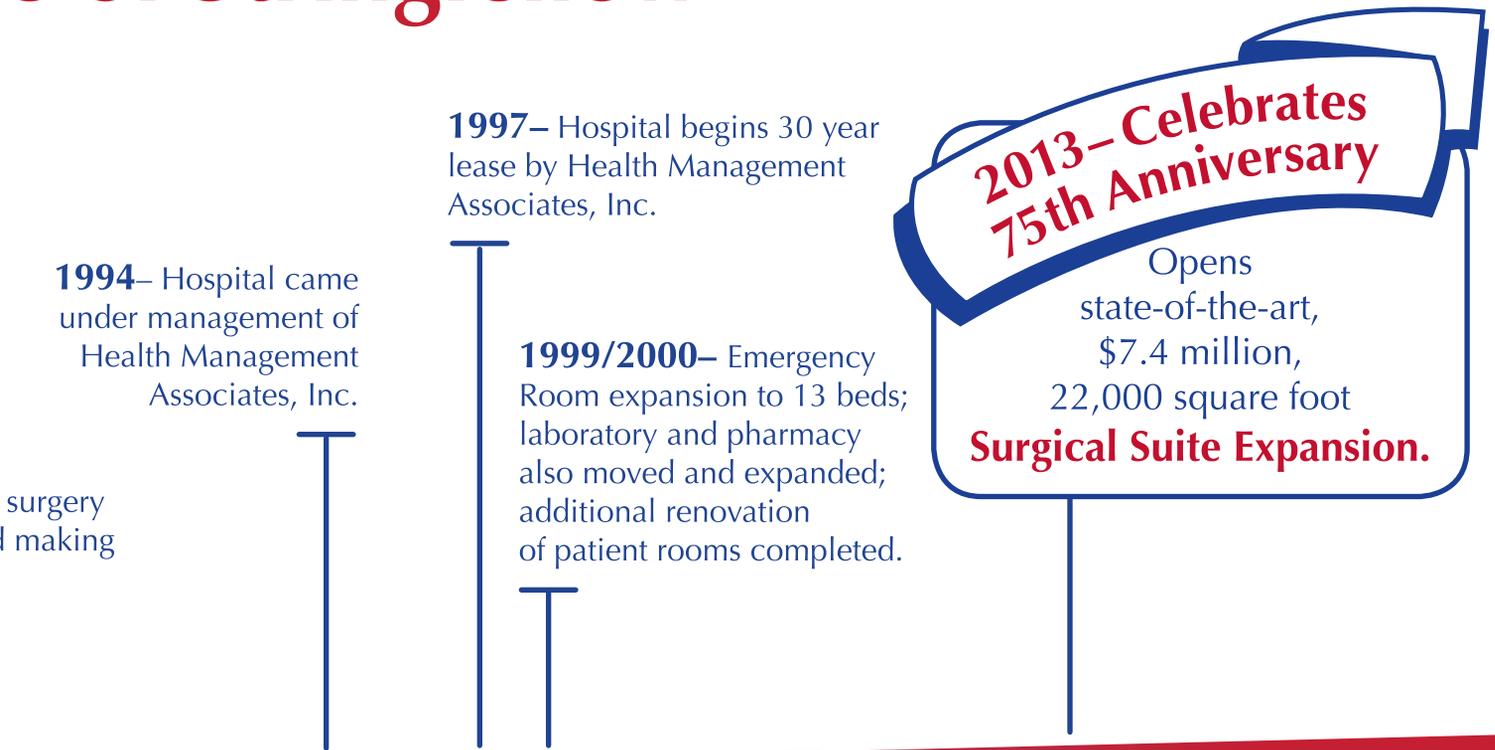
1938– Stringfellow Memorial Hospital opens its doors as a 10-bed tuberculosis hospital.

1958– The new Stringfellow Chronic Disease Hospital opens with 18 private rooms and four semi-private rooms; hospital now able to accommodate 30 patients.

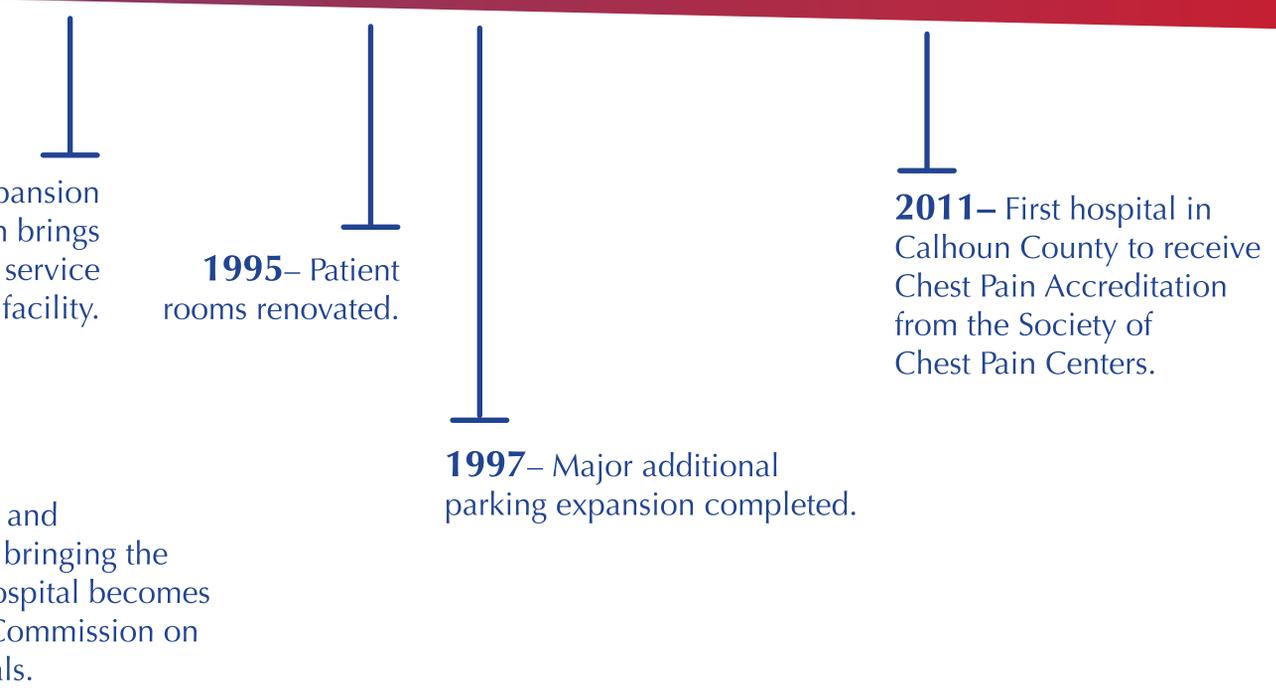
1985– Expansion occurs, which increases hospital to a full-125-bed facility.

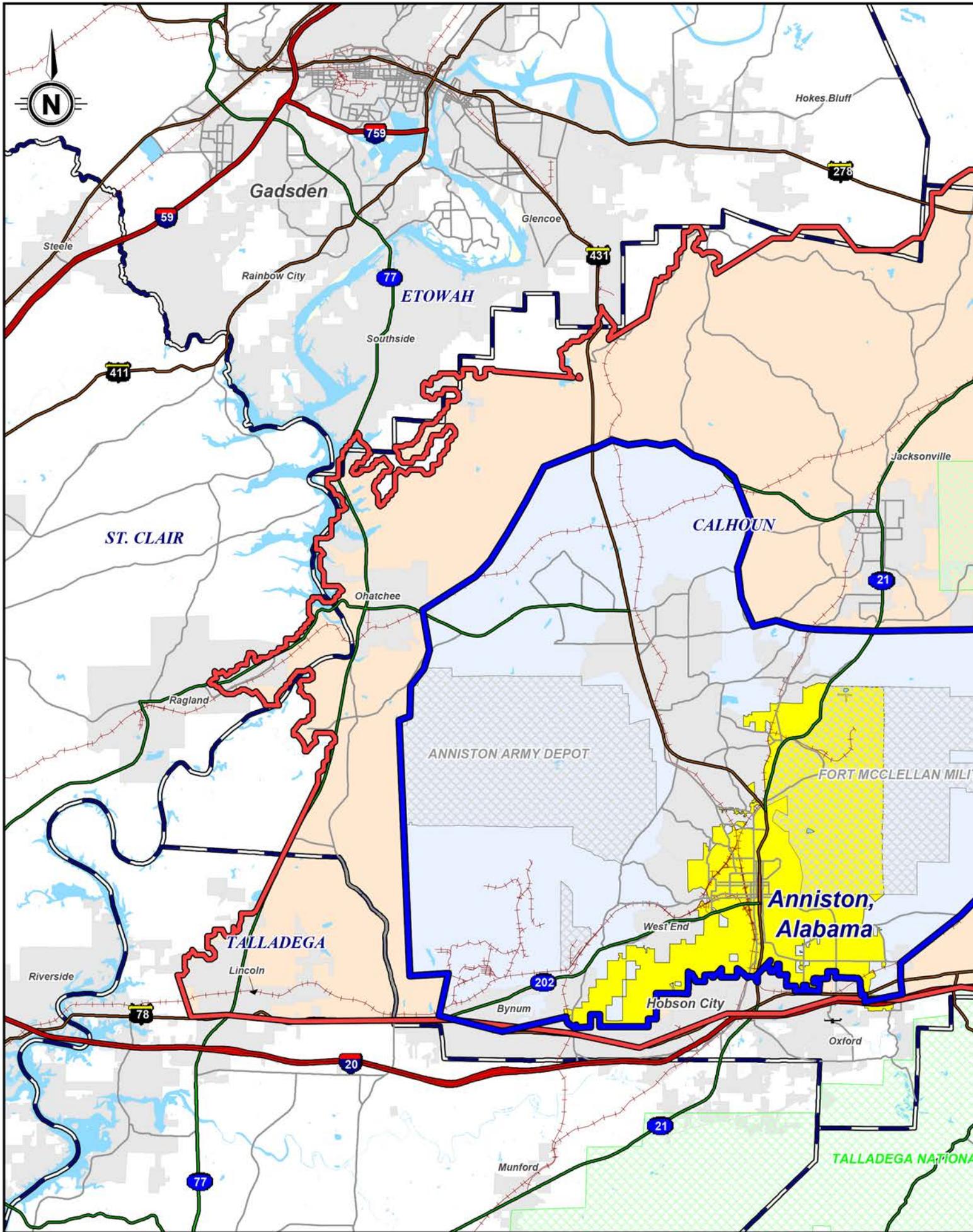
1970– More expansion occurs, 43 surgical beds added, capacity to 103 beds; hospital accredited by the Joint Commission on Accreditation of Hospitals.

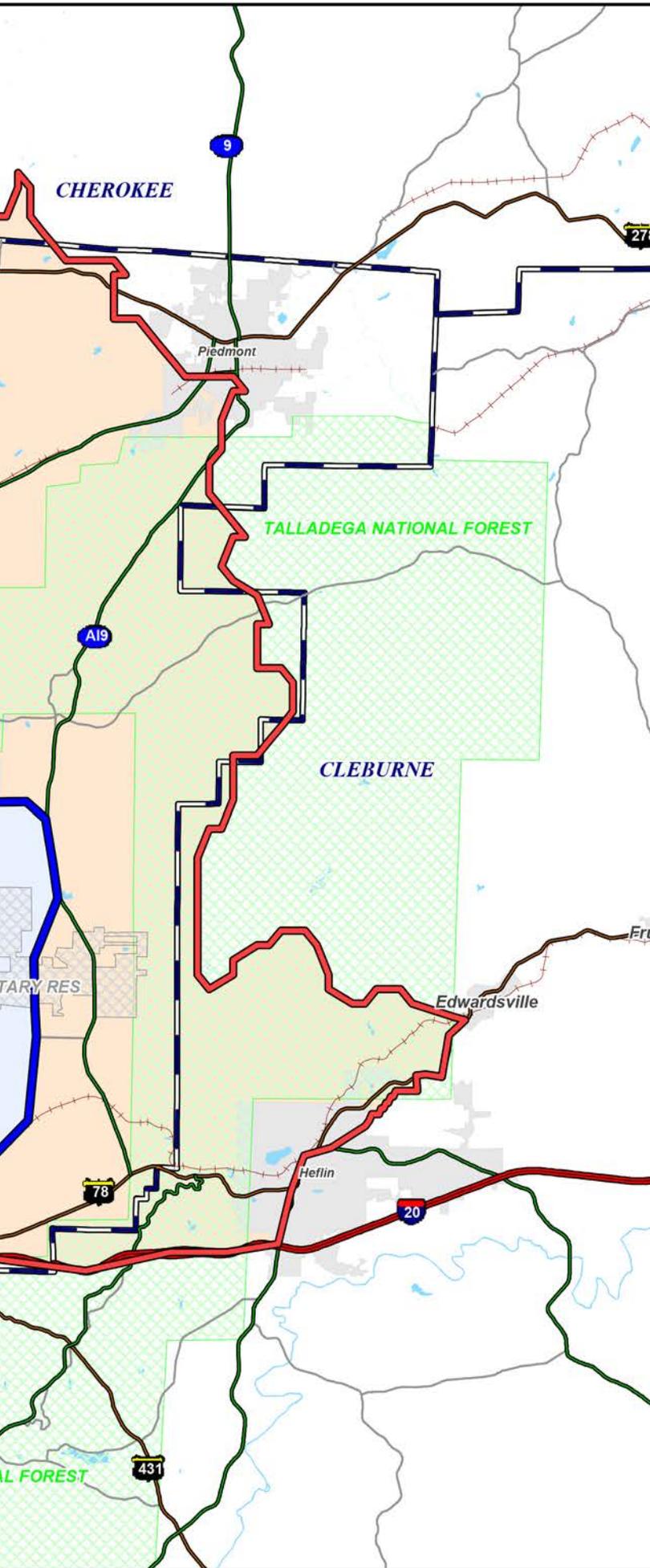
e of Stringfellow



0 1990 2000 2010 2020







Trade Area Overview Anniston, Alabama

Prepared for:



DEMOGRAPHIC SNAPSHOT

City Boundaries



2012 Estimated Population	24,215
'12 Est. Median Household Income	\$36,153
Total # Employees	19,866

DEMOGRAPHIC SNAPSHOT

Primary Trade Area



2012 Estimated Population	62,698
'12 Est. Median Household Income	\$40,179
Total # Employees	30,622

DEMOGRAPHIC SNAPSHOT

Secondary Trade Area



2012 Estimated Population	106,621
'12 Est. Median Household Income	\$40,946
Total # Employees	46,692



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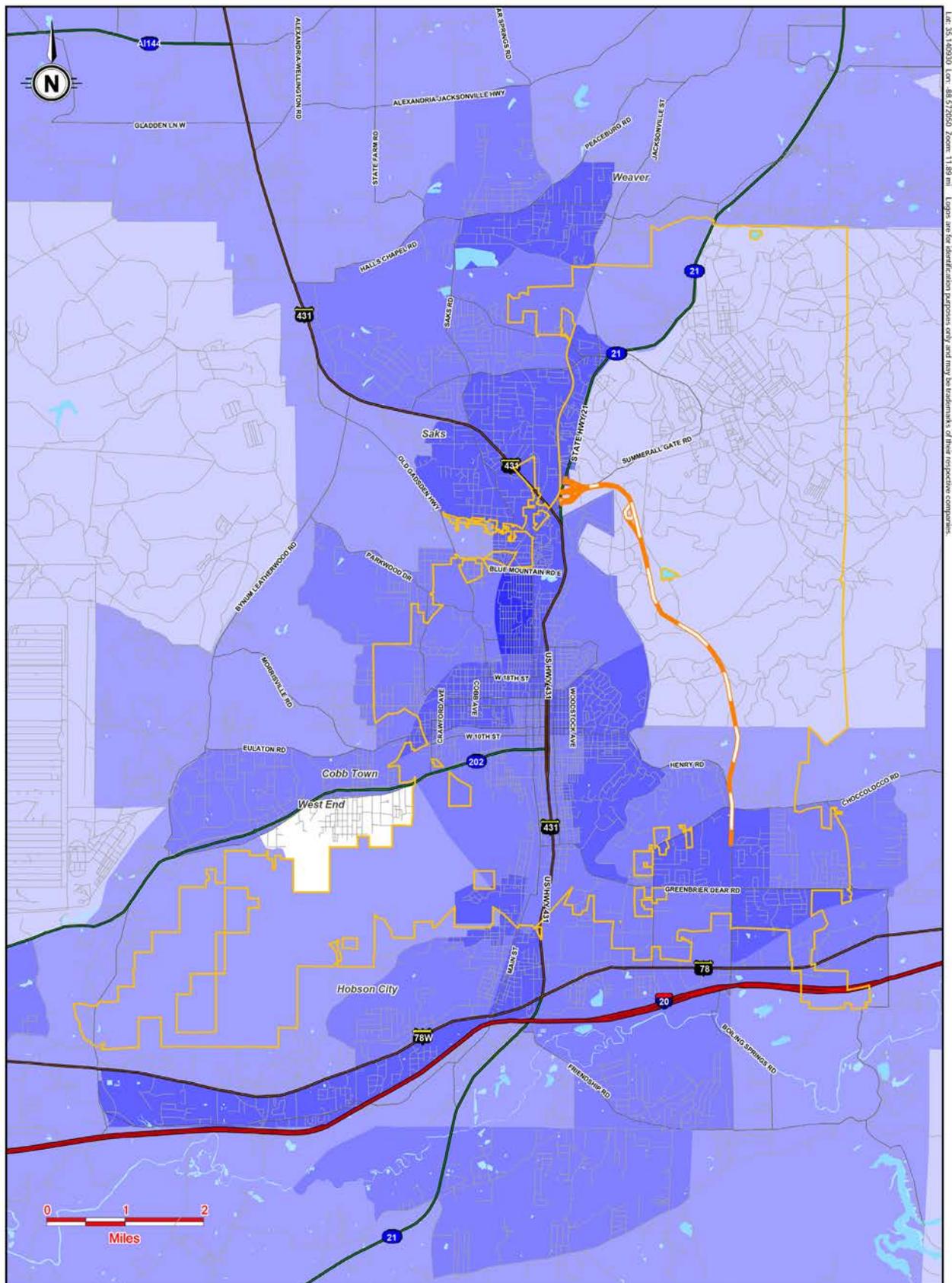
For more information...

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City Planner
City of Anniston
1128 Gurnee Ave
Anniston, AL 36201
256-231-7754
tbennington@anniston.gov
www.anniston.org

Prepared by:



Population Density



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Anniston, Alabama

Prepared for:



Population Density By Block Groups

- 2,500 or more
- 1,000 to 2,500
- 500 to 1,000
- 50 to 500
- Less than 50



Anniston
City Limits



Veterans Memorial Pkwy
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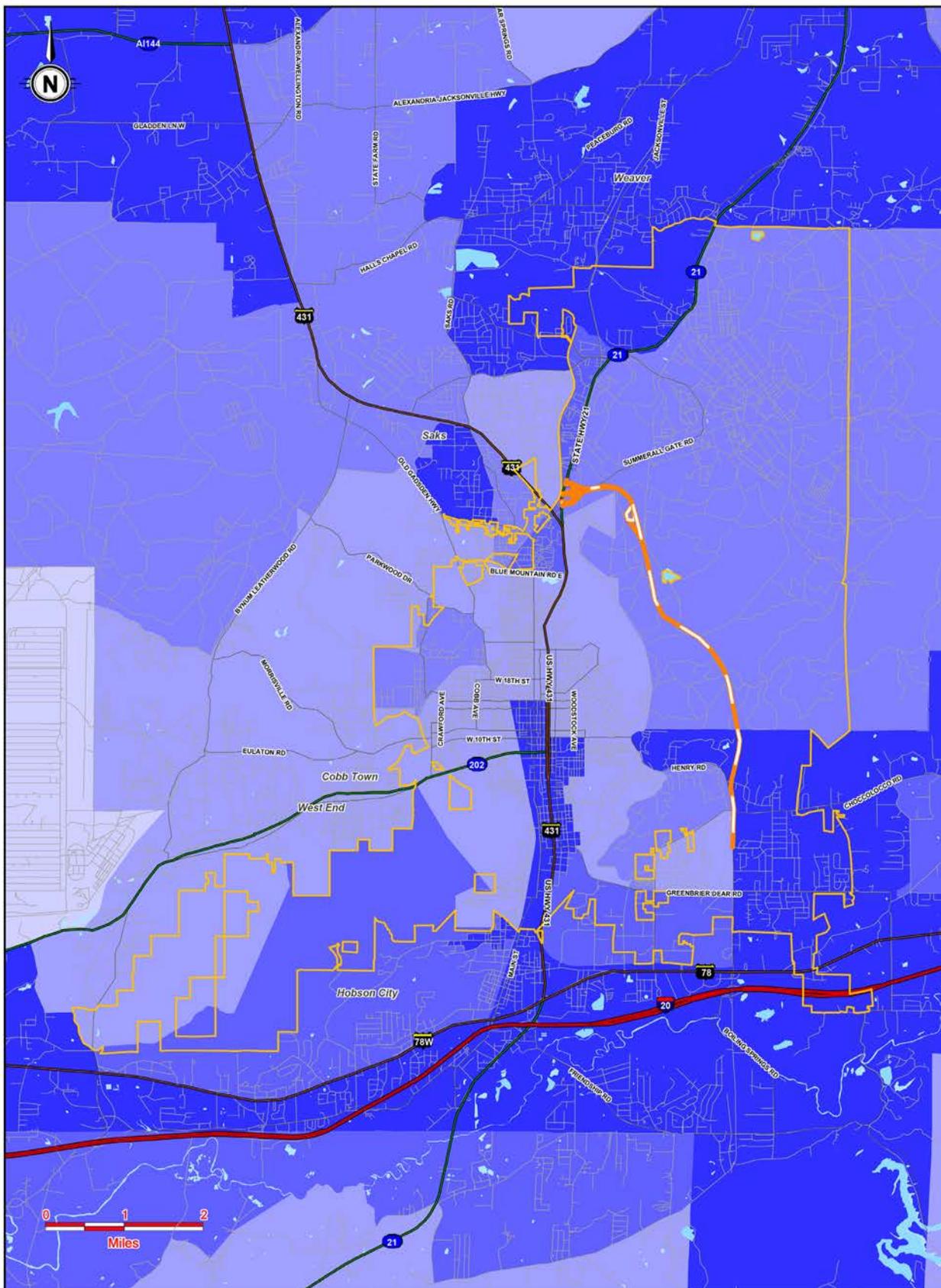
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Population Growth

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5 Yr Future Pop Growth (Total%) By Block Groups

- 2% or more
- 1% to 2%
- 0% to 1%
- 5% to 0%
- Less than -5%



Anniston
City Limits



Veterans Memorial Pkwy
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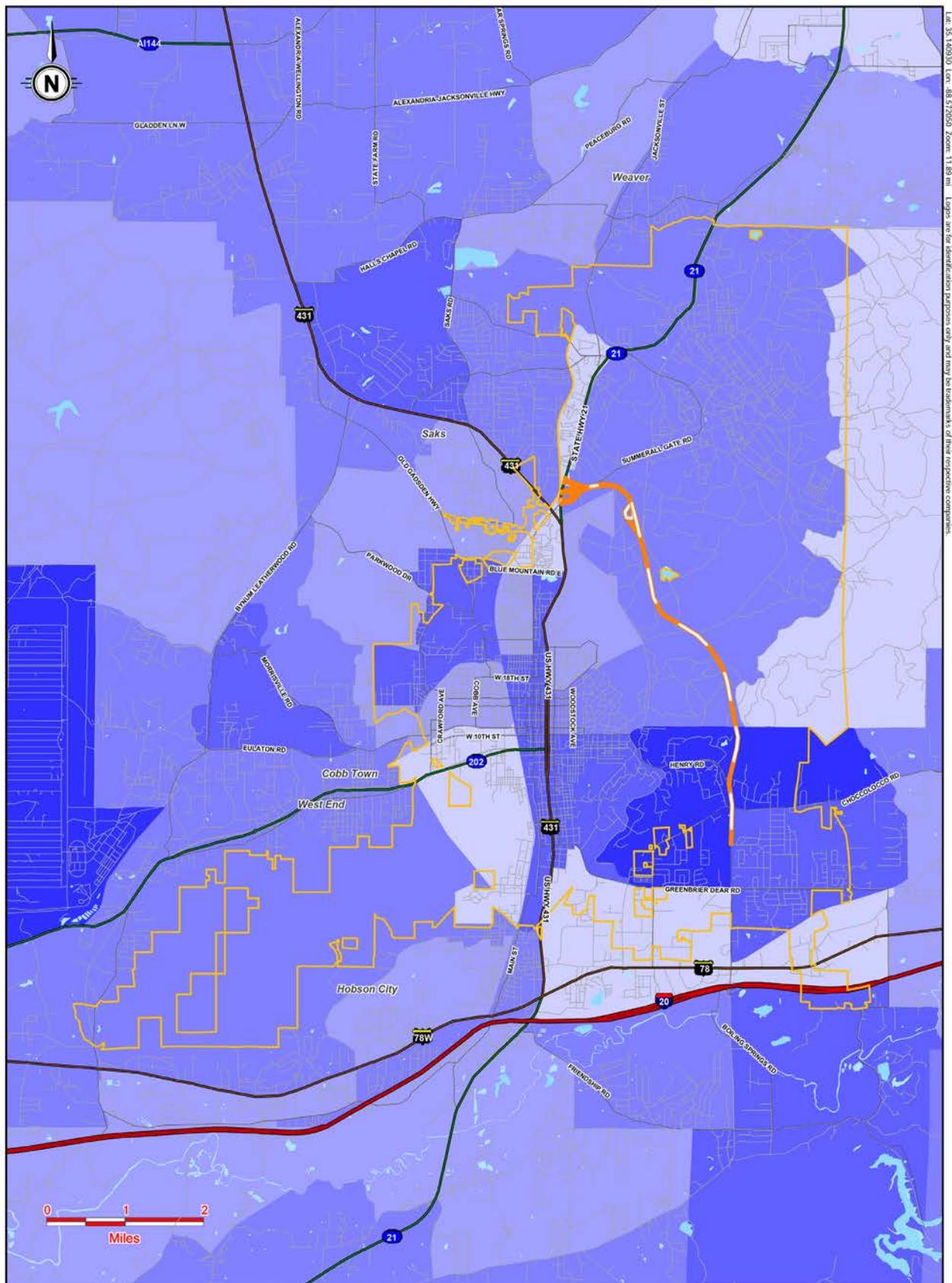
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Median Age



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Anniston, Alabama

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- Median Age**
By Block Groups
- 45 or more
 - 38 to 45
 - 33 to 38
 - 28 to 33
 - Less than 28



Anniston City Limits
Veterans Memorial Pkwy (Under Construction)

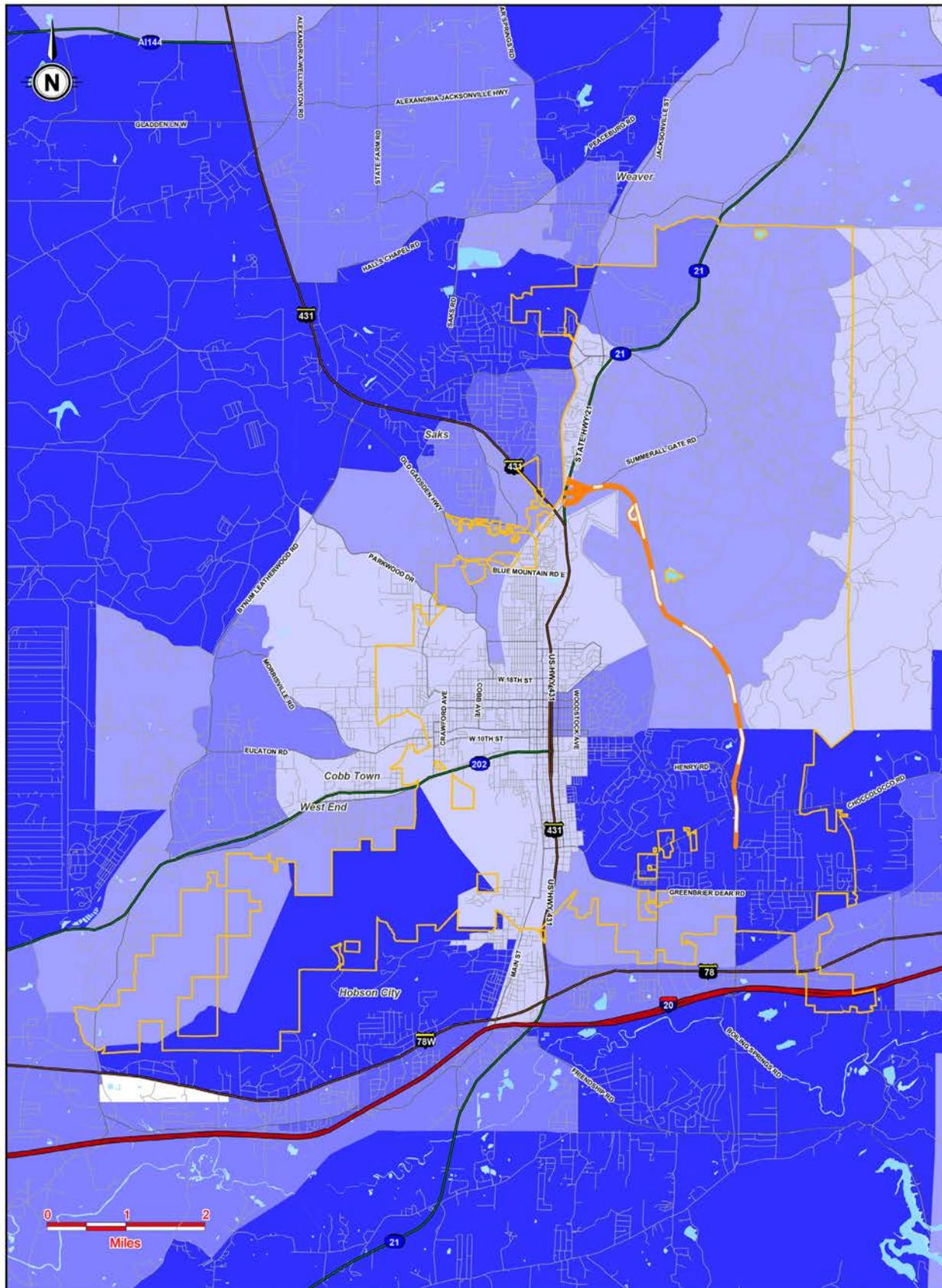
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Median Household Income



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Anniston, Alabama

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- Median HH Income
By Block Groups**
- \$50,000 or more
 - \$45,000 to \$50,000
 - \$35,000 to \$45,000
 - \$25,000 to \$35,000
 - Less than \$25,000



Anniston
City Limits

Veterans Memorial Pkwy
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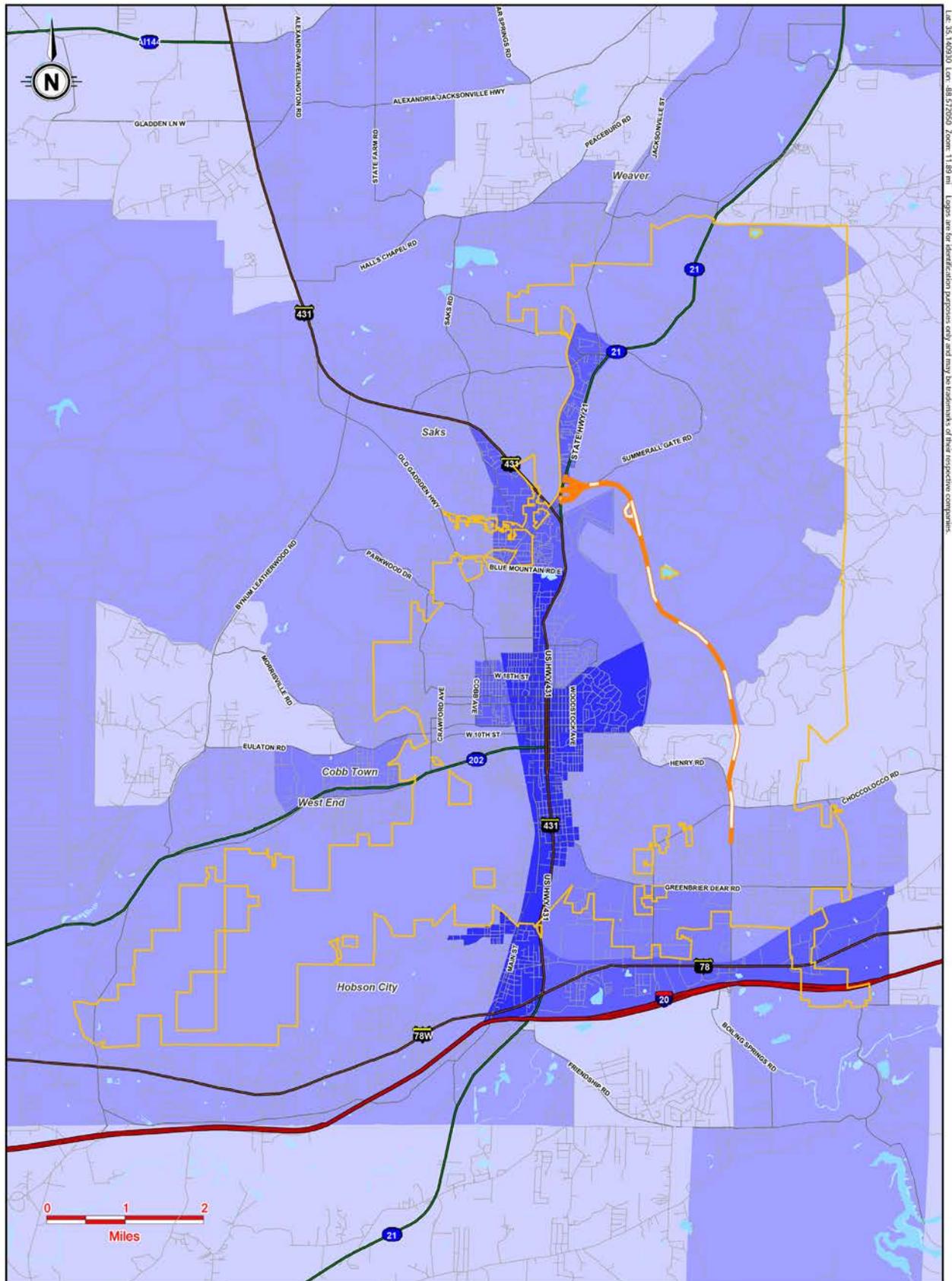
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Employment Density



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Anniston, Alabama

Employment Density
By Block Groups

- 2,000 or more
- 1,000 to 2,000
- 500 to 1,000
- 50 to 500
- Less than 50

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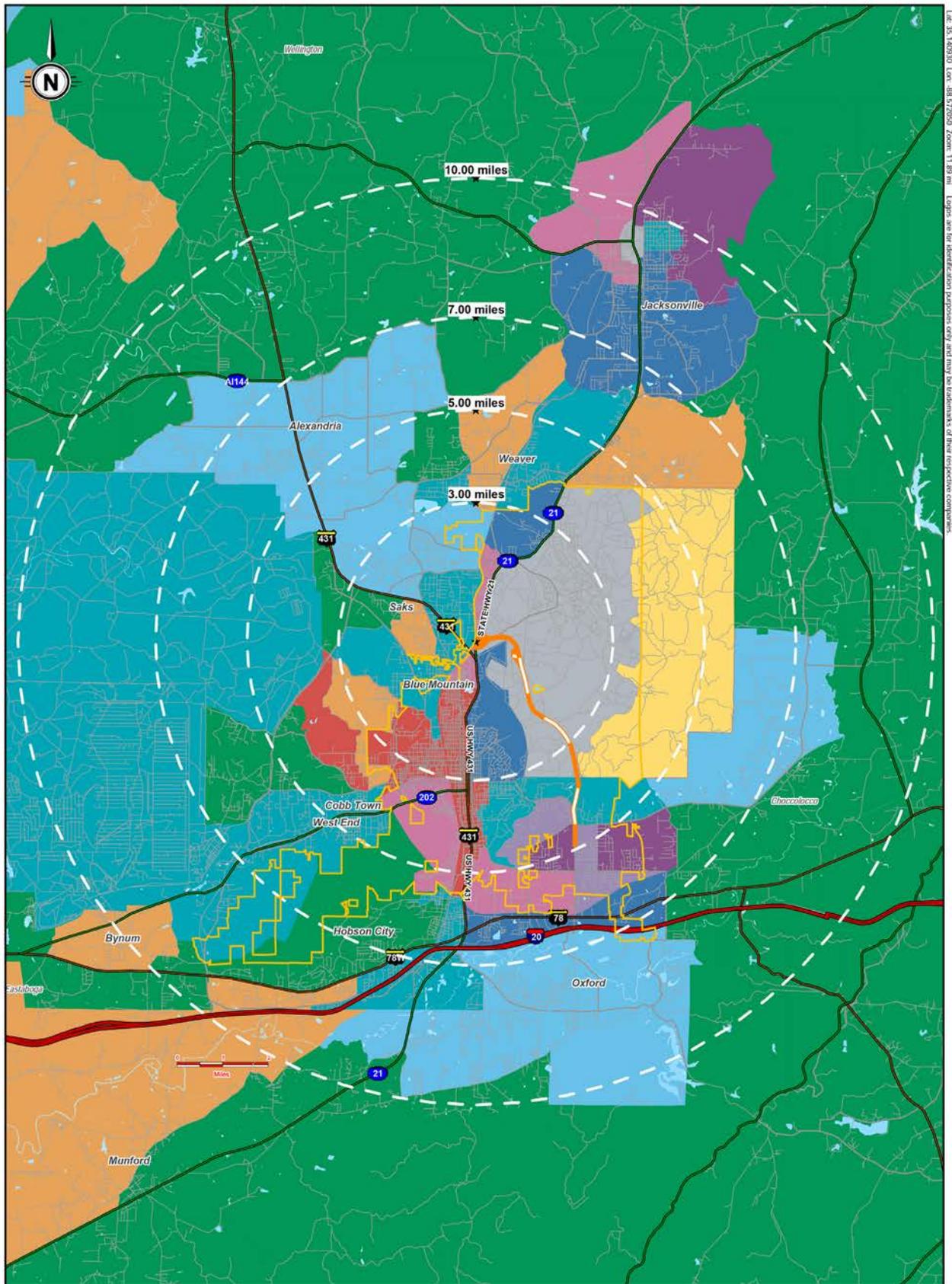
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Lifestyle Groups



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MOSAIC Lifestyle Groups

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- Group A: Affluent Suburbia
- Group B: Upscale America
- Group C: Small-town Contentment
- Group D: Blue-collar Backbone
- Group E: American Diversity
- Group F: Metro Fringe
- Group G: Remote America
- Group H: Aspiring Contemporaries
- Group I: Rural Villages and Farms
- Group J: Struggling Societies
- Group K: Urban Essence
- Group L: Varying Lifestyles

Anniston, Alabama



Anniston City Limits



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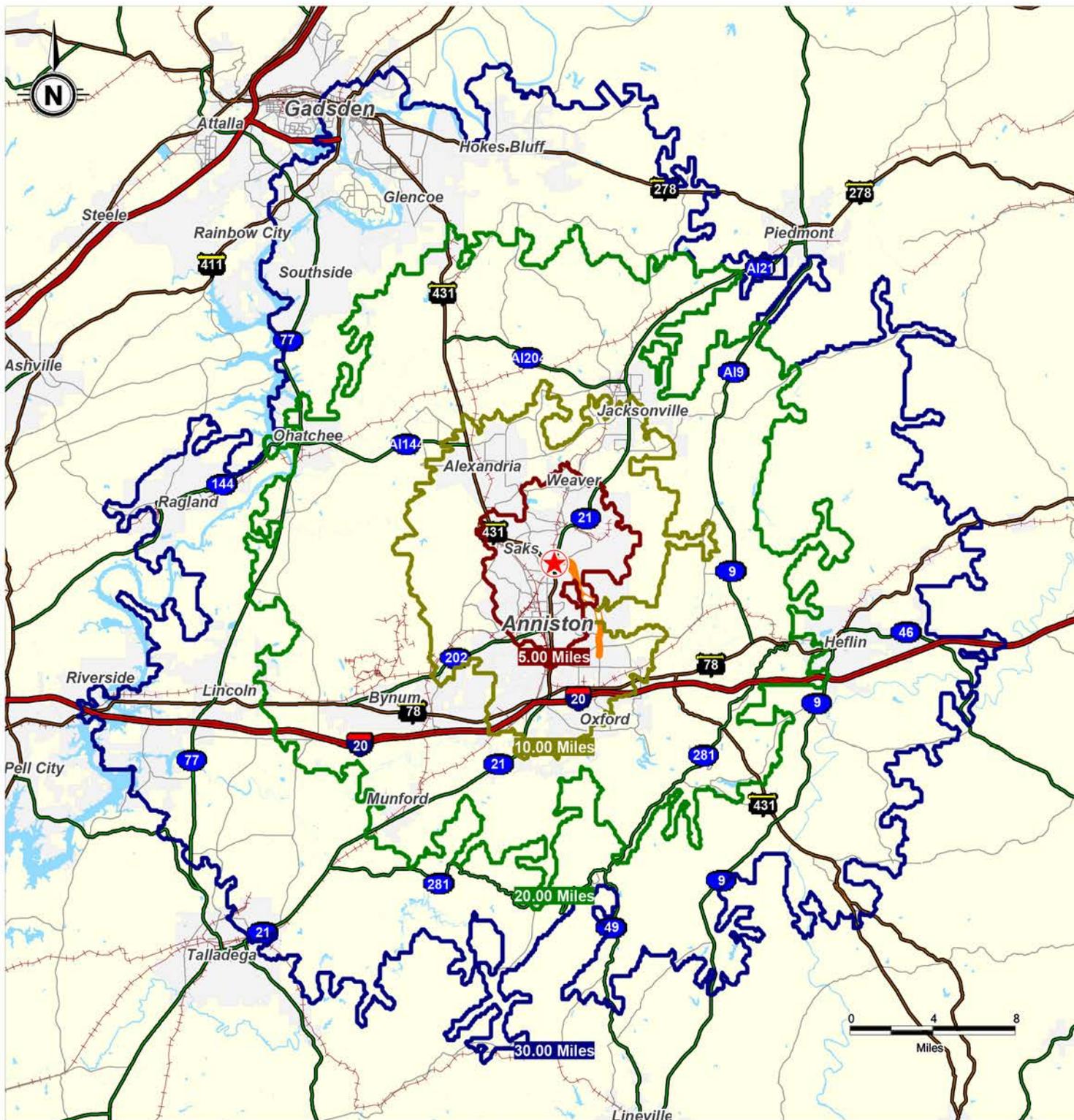
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Drive Distances

US Hwy 431* & AL 21 (McClellan Blvd)

Anniston, Alabama

Prepared for:



2012

Prepared by:



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* The existing US Highway 431 will continue via the future Veterans Memorial Parkway to I-20. The Parkway has a 2013 completion date.

- Veterans Memorial Pkwy (Under Construction)
- Railroad

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2012 Estimates & 2017 Projections - as of 2nd Qtr / 12

Calculated using Proportional Block Groups



Lat/Lon: 33.7005/-85.8345

US Hwy 431 & AL 21 (McClellan Blvd) Anniston, Alabama		5.00 mi drive distance	10.00 mi drive distance	20.00 mi drive distance	30.00 mi drive distance
POPULATION	2012 Estimated Population	28,350	71,171	117,554	190,878
	2017 Projected Population	28,487	72,444	120,491	195,484
	2010 Census Population	28,817	71,714	118,086	191,079
	2000 Census Population	30,279	70,333	110,301	179,877
	1990 Census Population	36,534	75,771	112,662	177,718
	Historical Annual Growth 2000 to 2012	-0.5%	0.1%	0.5%	0.5%
	Projected Annual Growth 2012 to 2017	0.1%	0.4%	0.5%	0.5%
	2012 Male Population	47.0%	47.7%	48.2%	48.4%
	2012 Female Population	53.0%	52.3%	51.8%	51.6%
	2012 Average Age	39.3	39.4	38.7	39.2
2012 Median Age	34.1	34.3	33.8	34.5	
HOUSEHOLDS	2012 Estimated Households	11,691	28,816	46,587	76,307
	2017 Projected Households	11,739	29,318	47,763	78,133
	2010 Census Households	11,883	29,043	46,809	76,388
	2000 Census Households	12,696	28,846	44,327	72,517
	1990 Census Households	13,690	28,103	41,220	66,218
	Historical Annual Growth 2000 to 2012	-0.7%	-0.0%	0.4%	0.4%
Projected Annual Growth 2012 to 2017	0.1%	0.3%	0.5%	0.5%	
POPULATION BY RACE	2012 Estimated White	54.1%	67.6%	74.0%	74.9%
	2012 Estimated Black or African American	41.7%	27.3%	21.4%	20.7%
	2012 Estimated Asian	0.6%	0.9%	0.8%	0.8%
	2012 Estimated Other Races	3.6%	4.2%	3.8%	3.7%
	2012 Estimated Hispanic	2.9%	3.8%	3.4%	3.2%
INCOME	2012 Estimated Average Household Income	\$ 43,617	\$ 50,551	\$ 52,018	\$ 52,963
	2012 Estimated Median Household Income	\$ 33,988	\$ 40,810	\$ 42,108	\$ 42,751
	2012 Estimated Per Capita Income	\$ 18,311	\$ 20,810	\$ 20,937	\$ 21,482
EDUCATION (AGE 25+)	2012 Elementary	8.1%	7.8%	7.6%	6.8%
	2012 Some High School	16.0%	14.2%	14.0%	13.4%
	2012 High School Graduate	33.5%	33.0%	33.5%	33.7%
	2012 Some College	21.4%	21.6%	21.2%	22.3%
	2012 College Degree	20.9%	23.4%	23.8%	23.8%
BUSINESS	Number of Businesses	981	2,030	2,629	4,356
	Total Number of Employees	18,301	37,102	50,235	80,210
	Avg Employee Population per Business	18.7	18.3	19.1	18.4
	Avg Residential Population per Business	28.9	35.1	44.7	43.8

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EXPANDED DEMOGRAPHIC PROFILE

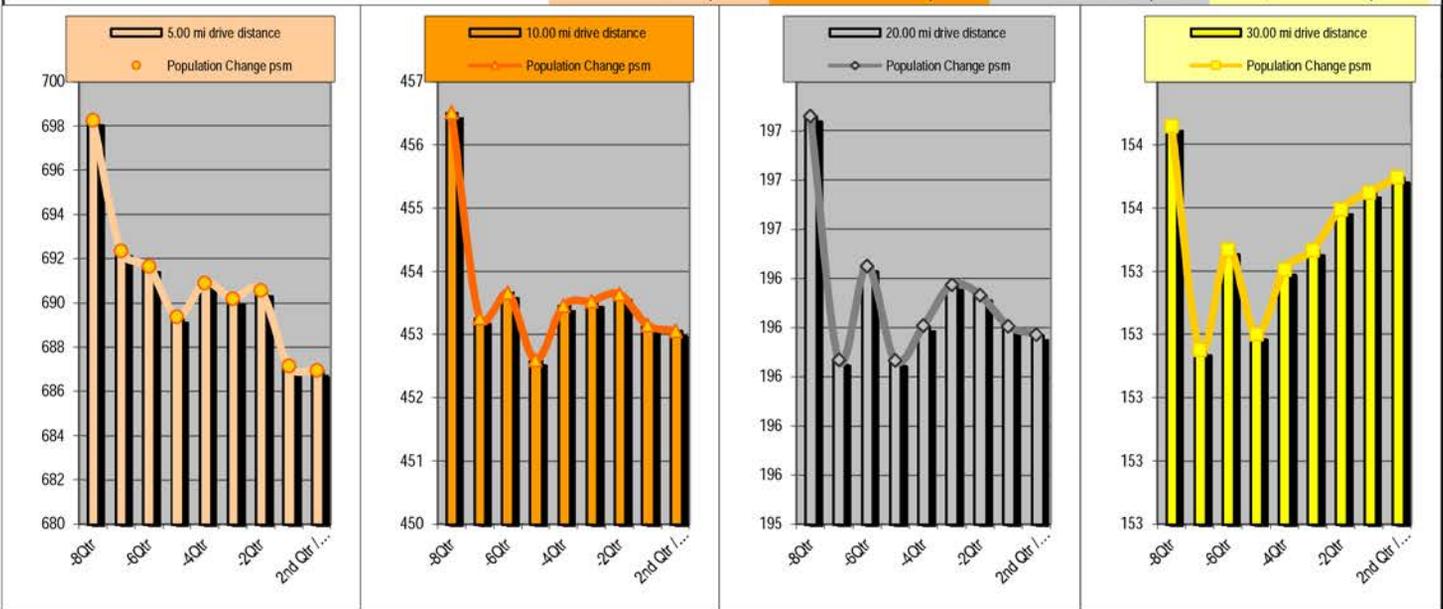
1990 - 2000 Census, 2012 Estimates & 2017 Projections - as of 2nd Qtr / 12

Calculated using Proportional Block Groups



Lat/Lon: 33.7005/-85.8345

US Hwy 431 & AL 21 (McClellan Blvd) Anniston, Alabama	5.00 mi drive distance		10.00 mi drive distance		20.00 mi drive distance		30.00 mi drive distance	
Population								
Estimated Current Population (2012)	28,350		71,171		117,554		190,878	
Census Population (2010)	28,817		71,714		118,086		191,079	
Census Population (2000)	30,279		70,333		110,301		179,877	
Census Population (1990)	36,534		75,771		112,662		177,718	
Projected Population (2017)	28,487		72,444		120,491		195,484	
Low to High End 5yr Projection Bounds	26,382 to 28,698		67,563 to 73,309		112,722 to 122,692		184,610 to 202,140	
Forecasted Population (2022)	26,382		74,042		123,567		199,966	
Historical Annual Growth (1990 to 2000)	-6,255	-1.7%	-5,438	-0.7%	-2,362	-0.2%	2,159	0.1%
Historical Annual Growth (2000 to 2012)	-1,929	-0.5%	838	0.1%	7,253	0.5%	11,001	0.5%
Projected Annual Growth (2012 to 2017)	136	0.1%	1,273	0.4%	2,937	0.5%	4,606	0.5%
Forecasted Annual Growth (2017 to 2022)	-2,104	-1.5%	1,598	0.4%	3,076	0.5%	4,482	0.5%
Transient Population (2012)	111		766		842		1,355	
Seasonal Population (2012)	102		226		579		2,064	
Population Estimate year ago (2nd Qtr / 2011)	28,513		71,233		117,575		190,515	
Births in past 4 Qtrs	+355		+875		+1,469		+2,309	
Deaths in past 4 Qtrs	-313		-764		-1,179		-1,978	
Migration in past 4 Qtrs	-194		-156		-296		+54	
Components of Change (past 4 Qtrs)	-152	-0.6%	-44	-0.1%	-6	0.0%	+385	0.2%
Growth Stability Index (0 stable, -1 or +1 change)	-0.24		-0.12		0.00		0.07	
Est. Population Density (2012)	686.94 <i>psm</i>		453.06 <i>psm</i>		196.17 <i>psm</i>		153.70 <i>psm</i>	
Trade Area Size	41.27 <i>sq mi</i>		157.09 <i>sq mi</i>		599.24 <i>sq mi</i>		1,241.91 <i>sq mi</i>	



Population Past 8 Qtrs 10-Q2	28,817		71,714		118,086		191,079	
Population Past 7 Qtrs 10-Q3	28,573	-0.8%	71,202	-0.7%	117,492	-0.5%	190,201	-0.5%
Population Past 6 Qtrs 10-Q4	28,545	-0.1%	71,265	0.1%	117,720	0.2%	190,595	0.2%
Population Past 5 Qtrs 11-Q1	28,451	-0.3%	71,099	-0.2%	117,490	-0.2%	190,261	-0.2%
Population Past 4 Qtrs 11-Q2	28,513	0.2%	71,233	0.2%	117,575	0.1%	190,515	0.1%
Population Past 3 Qtrs 11-Q3	28,485	-0.1%	71,245	0.0%	117,675	0.1%	190,592	0.0%
Population Past 2 Qtrs 11-Q4	28,500	0.1%	71,262	0.0%	117,650	-0.0%	190,753	0.1%
Population Past 1 Qtrs 12-Q1	28,359	-0.5%	71,184	-0.1%	117,574	-0.1%	190,819	0.0%

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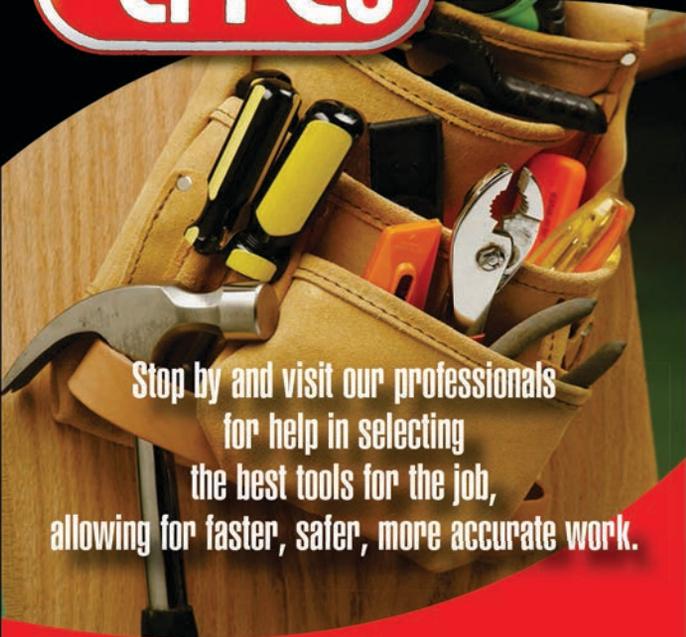
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EXPANDED DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2012 Estimates & 2017 Projections - as of 2nd Qtr / 12

Calculated using Proportional Block Groups



Lat/Lon: 33.7005/-85.8345

US Hwy 431 & AL 21 (McClellan Blvd) Anniston, Alabama	5.00 mi drive distance		10.00 mi drive distance		20.00 mi drive distance		30.00 mi drive distance	
Age Distribution (2012)								
Age Under 5 years	1,898	7%	4,522	6%	7,188	6%	11,533	6%
Age 5 to 14 years	3,259	11%	8,180	11%	13,279	11%	21,399	11%
Age 14 to 18 years	1,468	5%	3,726	5%	6,288	5%	10,262	5%
Age 18 to 22 years	1,427	5%	3,608	5%	7,261	6%	11,209	6%
Age 22 to 25 years	1,105	4%	2,814	4%	5,358	5%	7,977	4%
Age 25 to 30 years	1,897	7%	4,715	7%	7,863	7%	12,145	6%
Age 30 to 35 years	1,886	7%	4,587	6%	7,264	6%	11,523	6%
Age 35 to 40 years	1,701	6%	4,368	6%	7,198	6%	11,862	6%
Age 40 to 45 years	1,649	6%	4,348	6%	7,332	6%	12,333	6%
Age 45 to 50 years	1,874	7%	4,707	7%	7,817	7%	12,950	7%
Age 50 to 55 years	2,068	7%	5,063	7%	8,288	7%	13,594	7%
Age 55 to 60 years	1,952	7%	4,944	7%	8,029	7%	13,178	7%
Age 60 to 65 years	1,676	6%	4,360	6%	7,130	6%	11,959	6%
Age 65 to 70 years	1,366	5%	3,475	5%	5,662	5%	9,581	5%
Age 70 to 75 years	1,086	4%	2,672	4%	4,194	4%	7,126	4%
Age 75 to 80 years	868	3%	2,195	3%	3,298	3%	5,471	3%
Age 80 to 85 years	672	2%	1,635	2%	2,359	2%	3,891	2%
Age 85 years plus	499	2%	1,251	2%	1,747	1%	2,886	2%
Average Age	39.3 yrs		39.4 yrs		38.7 yrs		39.2 yrs	
Median Age	34.1 yrs		34.3 yrs		33.8 yrs		34.5 yrs	
Age 0 to 18	6,625	23%	16,428	23%	26,754	23%	43,194	23%
Age 18 to 65 years	17,235	61%	43,514	61%	73,540	63%	118,730	62%
Age 65 years plus	4,490	16%	11,229	16%	17,259	15%	28,955	15%
Age Distribution (2012)								
Male Population	13,315		33,921		56,694		92,296	
Age Under 5 years	970	7%	2,313	7%	3,683	6%	5,897	6%
Age 5 to 14 years	1,669	13%	4,166	12%	6,822	12%	11,004	12%
Age 14 to 18 years	754	6%	1,900	6%	3,228	6%	5,293	6%
Age 18 to 22 years	719	5%	1,850	5%	3,606	6%	5,662	6%
Age 22 to 25 years	526	4%	1,383	4%	2,647	5%	3,962	4%
Age 25 to 30 years	887	7%	2,289	7%	3,856	7%	5,970	6%
Age 30 to 35 years	903	7%	2,245	7%	3,561	6%	5,632	6%
Age 35 to 40 years	829	6%	2,128	6%	3,501	6%	5,778	6%
Age 40 to 45 years	765	6%	2,093	6%	3,572	6%	6,041	7%
Age 45 to 50 years	886	7%	2,276	7%	3,845	7%	6,356	7%
Age 50 to 55 years	995	7%	2,431	7%	4,025	7%	6,619	7%
Age 55 to 60 years	911	7%	2,340	7%	3,846	7%	6,320	7%
Age 60 to 65 years	761	6%	2,043	6%	3,391	6%	5,654	6%
Age 65 to 70 years	598	4%	1,572	5%	2,619	5%	4,464	5%
Age 70 to 75 years	465	3%	1,177	3%	1,882	3%	3,212	3%
Age 75 to 80 years	323	2%	845	2%	1,328	2%	2,241	2%
Age 80 to 85 years	225	2%	559	2%	837	1%	1,411	2%
Age 85 years plus	127	1%	311	1%	446	1%	781	1%
Average Age	37.4 yrs		37.7 yrs		37.3 yrs		37.8 yrs	
Median Age	32.0 yrs		32.5 yrs		32.3 yrs		33.0 yrs	
Age 0 to 18	3,393	25%	8,379	25%	13,733	24%	22,194	24%
Age 18 to 65 years	8,183	61%	21,078	62%	35,849	63%	57,993	63%
Age 65 years plus	1,739	13%	4,464	13%	7,113	13%	12,109	13%

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EXPANDED DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2012 Estimates & 2017 Projections - as of 2nd Qtr / 12

Calculated using Proportional Block Groups



Lat/Lon: 33.7005/-85.8345

US Hwy 431 & AL 21 (McClellan Blvd) Anniston, Alabama	5.00 mi drive distance		10.00 mi drive distance		20.00 mi drive distance		30.00 mi drive distance	
Age Distribution (2012)								
Female Population	15,035		37,250		60,859		98,582	
Age Under 5 years	928	6%	2,209	6%	3,505	6%	5,635	6%
Age 5 to 14 years	1,590	11%	4,014	11%	6,456	11%	10,395	11%
Age 14 to 18 years	714	5%	1,826	5%	3,060	5%	4,970	5%
Age 18 to 22 years	707	5%	1,758	5%	3,655	6%	5,547	6%
Age 22 to 25 years	578	4%	1,431	4%	2,711	4%	4,015	4%
Age 25 to 30 years	1,010	7%	2,427	7%	4,006	7%	6,175	6%
Age 30 to 35 years	983	7%	2,343	6%	3,702	6%	5,892	6%
Age 35 to 40 years	871	6%	2,239	6%	3,697	6%	6,084	6%
Age 40 to 45 years	884	6%	2,255	6%	3,761	6%	6,291	6%
Age 45 to 50 years	988	7%	2,431	7%	3,972	7%	6,594	7%
Age 50 to 55 years	1,073	7%	2,632	7%	4,263	7%	6,976	7%
Age 55 to 60 years	1,041	7%	2,604	7%	4,183	7%	6,859	7%
Age 60 to 65 years	915	6%	2,317	6%	3,740	6%	6,304	6%
Age 65 to 70 years	767	5%	1,903	5%	3,043	5%	5,117	5%
Age 70 to 75 years	621	4%	1,495	4%	2,311	4%	3,913	4%
Age 75 to 80 years	545	4%	1,350	4%	1,970	3%	3,230	3%
Age 80 to 85 years	447	3%	1,076	3%	1,522	3%	2,480	3%
Age 85 years plus	372	2%	940	3%	1,301	2%	2,105	2%
Average Age	40.9 yrs		40.9 yrs		40.0 yrs		40.5 yrs	
Median Age	36.0 yrs		36.1 yrs		35.3 yrs		35.9 yrs	
Age 0 to 18	3,232	21%	8,049	22%	13,021	21%	21,000	21%
Age 18 to 65 years	9,052	60%	22,436	60%	37,691	62%	60,736	62%
Age 65 years plus	2,751	18%	6,765	18%	10,147	17%	16,846	17%
Males per 100 Females, Male % Pop								
Age 0 to 5 years	105	51.1%	105	51.2%	105	51.2%	105	51.1%
Age 5 to 14 years	105	51.2%	104	50.9%	106	51.4%	106	51.4%
Age 14 to 18 years	106	51.3%	104	51.0%	105	51.3%	106	51.6%
Age 18 to 25 years	97	49.2%	101	50.4%	98	49.5%	101	50.2%
Age 25 to 35 years	90	47.3%	95	48.7%	96	49.0%	96	49.0%
Age 35 to 45 years	91	47.6%	94	48.4%	95	48.7%	96	48.9%
Age 45 to 55 years	91	47.7%	93	48.2%	96	48.9%	96	48.9%
Age 55 to 65 years	85	46.1%	89	47.1%	91	47.7%	91	47.6%
Age 65 to 75 years	77	43.4%	81	44.7%	84	45.7%	85	45.9%
Age 75 years plus	50	33.1%	51	33.7%	55	35.3%	57	36.2%
Future Age Population								
Projected Population (2017)	28,487		72,444		120,491		195,484	
Average Age Median Age	39.7 34.4 yrs		40.0 35.0 yrs		39.4 34.7 yrs		39.9 35.3 yrs	
Male Population (2017)	13,442	47.2%	34,609	47.8%	58,154	48.3%	94,545	48.4%
Average Age Median Age	37.7 32.0 yrs		38.2 32.9 yrs		38.0 32.9 yrs		38.5 33.5 yrs	
Female Population (2017)	15,045	52.8%	37,834	52.2%	62,337	51.7%	100,939	51.6%
Average Age Median Age	41.4 36.6 yrs		41.5 37.0 yrs		40.8 36.3 yrs		41.2 36.9 yrs	
Forecasted Population (2022)	28,933		74,042		123,567		199,966	
Average Age Median Age	40.1 34.7 yrs		40.5 35.5 yrs		40.1 35.3 yrs		40.5 35.9 yrs	
Male Population (2022)	13,702	47.4%	35,433	47.9%	59,648	48.3%	96,693	48.4%
Female Population (2022)	15,231	52.6%	38,609	52.1%	63,918	51.7%	103,273	51.6%

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EXPANDED DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2012 Estimates & 2017 Projections - as of 2nd Qtr / 12

Calculated using Proportional Block Groups



Lat/Lon: 33.7005/-85.8345

US Hwy 431 & AL 21 (McClellan Blvd) Anniston, Alabama	5.00 mi drive distance		10.00 mi drive distance		20.00 mi drive distance		30.00 mi drive distance	
Race & Ethnicity								
Total Population	28,350		71,171		117,554		190,878	
White (2012)	15,336	54%	48,115	68%	86,963	74%	142,929	75%
Black (2012)	11,815	42%	19,455	27%	25,199	21%	39,483	21%
Asian (2012)	167	1%	639	1%	930	1%	1,460	1%
Other Race (2012)	1,032	4%	2,962	4%	4,462	4%	7,006	4%
Population: Hispanic (2012)	815	3%	2,720	4%	3,958	3%	6,104	3%
<i>White: Hispanic</i>	308	1%	1,049	1%	1,613	1%	2,327	1%
<i>Black: Hispanic</i>	95	0%	154	0%	199	0%	278	0%
<i>Asian: Hispanic</i>	3	0%	9	0%	16	0%	34	0%
<i>Other Race: Hispanic</i>	408	1%	1,509	2%	2,131	2%	3,466	2%
Population: Non Hispanic (2012)	27,536	97%	68,451	96%	113,595	97%	184,774	97%
<i>White: Non Hispanic</i>	15,028	53%	47,067	66%	85,349	73%	140,602	74%
<i>Black: Non Hispanic</i>	11,721	41%	19,301	27%	25,001	21%	39,205	21%
<i>Asian: Non Hispanic</i>	164	1%	631	1%	914	1%	1,426	1%
<i>Other Race: Non Hispanic</i>	623	2%	1,453	2%	2,331	2%	3,540	2%
Population: Hispanic (2000)	785	2.6%	1,555	2.2%	1,870	1.7%	2,804	1.6%
Population: Hispanic (1990)	545	1.5%	1,044	1.4%	1,212	1.1%	1,551	0.9%
Hist. Hispanic Ann Growth (1990 to 2000)	240	4.4%	511	4.9%	658	5.4%	1,253	8.1%
Hist. Hispanic Ann Growth (2000 to 2012)	30	0.3%	1,165	6.2%	2,089	9.3%	3,300	9.8%
Population: Non Hispanic (2000)	29,494	97.4%	68,778	97.8%	108,431	98.3%	177,073	98.4%
Population: Non Hispanic (1990)	35,989	98.5%	74,727	98.6%	111,451	98.9%	176,167	99.1%
Hist. Non Hispanic Ann Growth (1990 to 2000)	-6,495	-1.8%	-5,949	-0.8%	-3,020	-0.3%	906	0.1%
Hist. Non Hispanic Ann Growth (2000 to 2012)	-1,958	-0.6%	-327	0.0%	5,165	0.4%	7,701	0.4%
Language Spoken at home (Age 5+) (2012)								
Total Population Age 5 and above	26,452		66,649		110,366		179,346	
Speak English Only	25,338	96%	63,047	95%	105,065	95%	171,759	96%
Spanish or Spanish Creole	666	3%	2,394	4%	3,604	3%	5,238	3%
European/Indo-European	246	1%	772	1%	1,072	1%	1,332	1%
<i>French or French Creole</i>	50	0%	101	0%	196	0%	293	0%
<i>Italian</i>	22	0%	54	0%	76	0%	90	0%
<i>Portuguese or Portuguese Creole</i>	19	0%	23	0%	35	0%	35	0%
<i>German</i>	155	1%	483	1%	599	1%	714	0%
<i>Yiddish or Hebrew</i>	0	0%	0	0%	0	0%	0	0%
<i>Other Slavic languages</i>	0	0%	29	0%	60	0%	74	0%
<i>Other Indic languages</i>	0	0%	74	0%	97	0%	115	0%
<i>Other Indo-European Languages</i>	0	0%	9	0%	11	0%	12	0%
Asian/Pacific	106	0%	308	0%	468	0%	728	0%
<i>Chinese</i>	15	0%	25	0%	59	0%	147	0%
<i>Japanese</i>	16	0%	21	0%	73	0%	118	0%
<i>Korean</i>	43	0%	152	0%	190	0%	243	0%
<i>Vietnamese</i>	0	0%	0	0%	0	0%	15	0%
<i>Other Asian languages</i>	5	0%	48	0%	65	0%	69	0%
<i>Tagalog and Other Pacific Languages</i>	27	0%	61	0%	81	0%	137	0%
Other Languages	97	0%	128	0%	156	0%	288	0%
<i>Arabic</i>	76	0%	88	0%	89	0%	121	0%
<i>Other and unspecified languages</i>	21	0%	40	0%	67	0%	167	0%

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EXPANDED DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2012 Estimates & 2017 Projections - as of 2nd Qtr / 12

Calculated using Proportional Block Groups



Lat/Lon: 33.7005/-85.8345

US Hwy 431 & AL 21 (McClellan Blvd) Anniston, Alabama	5.00 mi drive distance		10.00 mi drive distance		20.00 mi drive distance		30.00 mi drive distance	
Population by Ancestry (2012)								
America	4,029	14%	13,206	19%	24,579	21%	40,229	21%
<i>Native American (Indian/Eskimo)</i>	111	0%	265	0%	463	0%	677	0%
<i>Hawaiian/Pacific Islander</i>	17	0%	57	0%	90	0%	117	0%
<i>American</i>	3,901	14%	12,884	18%	24,027	20%	39,434	21%
Hispanic	815	3%	2,720	4%	3,958	3%	6,104	3%
<i>Mexican</i>	378	1%	1,644	2%	2,136	2%	2,911	2%
<i>Puerto Rican</i>	164	1%	316	0%	476	0%	616	0%
<i>Cuban</i>	44	0%	98	0%	142	0%	226	0%
<i>Dominican</i>	2	0%	15	0%	19	0%	44	0%
<i>Central American</i>	56	0%	106	0%	140	0%	603	0%
<i>South American</i>	32	0%	62	0%	96	0%	236	0%
<i>Other Hispanic</i>	139	0%	478	1%	950	1%	1,469	1%
Asian	164	1%	631	1%	914	1%	1,426	1%
<i>Chinese</i>	17	0%	80	0%	124	0%	231	0%
<i>Japanese</i>	11	0%	58	0%	100	0%	157	0%
<i>Korean</i>	59	0%	147	0%	205	0%	255	0%
<i>South Central Asian (e.g. Indian)</i>	9	0%	134	0%	175	0%	323	0%
<i>South East Asian (e.g. Vietnamese)</i>	59	0%	193	0%	259	0%	364	0%
<i>Other Asian</i>	10	0%	19	0%	51	0%	96	0%
European	5,217	18%	15,410	22%	27,012	23%	43,675	23%
<i>British</i>	1,450	5%	4,419	6%	7,463	6%	12,485	7%
<i>Dutch</i>	179	1%	412	1%	736	1%	1,220	1%
<i>French</i>	184	1%	495	1%	855	1%	1,347	1%
<i>German</i>	930	3%	2,648	4%	4,543	4%	7,177	4%
<i>Italian</i>	308	1%	649	1%	1,122	1%	1,716	1%
<i>Polish</i>	88	0%	224	0%	354	0%	517	0%
<i>Scandinavian</i>	111	0%	403	1%	736	1%	1,060	1%
<i>Scotch Irish</i>	1,790	6%	5,623	8%	10,180	9%	16,443	9%
<i>Other European (e.g. Greek/Russian)</i>	177	1%	537	1%	1,023	1%	1,709	1%
Middle Eastern	27	0%	38	0%	50	0%	90	0%
Other	10,747	38%	19,436	27%	26,426	22%	40,613	21%
Unclassified	7,352	26%	19,729	28%	34,614	29%	58,742	31%
Educational Attainment (2012)								
Elementary (0 to 8)	1,556	8%	3,746	8%	5,927	8%	8,790	7%
Some High School (9 to 11)	3,079	16%	6,885	14%	10,923	14%	17,280	13%
High School Graduate (12)	6,437	34%	15,943	33%	26,200	34%	43,240	34%
Some College (13 to 16)	4,116	21%	10,417	22%	16,536	21%	28,598	22%
Associates Degree	1,289	7%	3,270	7%	5,547	7%	9,473	7%
Bachelors Degree	1,460	8%	4,913	10%	7,968	10%	12,917	10%
Masters Degree	951	5%	2,205	5%	3,661	5%	6,000	5%
Professional/Doctorate	306	2%	942	2%	1,417	2%	2,201	2%
College Degree+ (Bachelor Degree or higher)	2,718	14%	8,060	17%	13,047	17%	21,118	16%
Enrollments (2012)								
Nursery school/preschool	399	1%	864	1%	1,542	1%	2,552	1%
Kindergarten/Elementary School	3,293	12%	8,259	12%	13,965	12%	22,951	12%
High School	1,457	5%	3,508	5%	5,956	5%	10,009	5%
College/Graduate/Professional school	1,304	5%	3,822	5%	8,699	7%	11,879	6%
Not enrolled	21,896	77%	54,718	77%	87,392	74%	143,487	75%

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EXPANDED DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2012 Estimates & 2017 Projections - as of 2nd Qtr / 12

Calculated using Proportional Block Groups



Lat/Lon: 33.7005/-85.8345

US Hwy 431 & AL 21 (McClellan Blvd) Anniston, Alabama	5.00 mi drive distance		10.00 mi drive distance		20.00 mi drive distance		30.00 mi drive distance		
Households									
Estimated Current Households (2012)	11,691		28,816		46,587		76,307		
Census Households (2010)	11,883		29,043		46,809		76,388		
Census Households (2000)	12,696		28,846		44,327		72,517		
Census Households (1990)	13,690		28,103		41,220		66,218		
Projected Households (2017)	11,739		29,318		47,763		78,133		
Low to High End Projection Bounds	10,853 to 11,833		27,299 to 29,669		44,542 to 48,755		73,596 to 81,083		
Forecasted Households (2022)	11,926		29,969		49,015		79,947		
Population Past 8 Qtrs 10-Q2	11,883		29,043		46,809		76,388		
Population Past 7 Qtrs 10-Q3	11,783		-0.8%	28,833	-0.7%	46,566	-0.5%	76,032	-0.5%
Population Past 6 Qtrs 10-Q4	11,765		-0.1%	28,857	0.1%	46,671	0.2%	76,203	0.2%
Population Past 5 Qtrs 11-Q1	11,730		-0.3%	28,792	-0.2%	46,578	-0.2%	76,064	-0.2%
Population Past 4 Qtrs 11-Q2	11,760		0.3%	28,851	0.2%	46,606	0.1%	76,150	0.1%
Population Past 3 Qtrs 11-Q3	11,747		-0.1%	28,851	-0.0%	46,642	0.1%	76,190	0.1%
Population Past 2 Qtrs 11-Q4	11,756		0.1%	28,861	0.0%	46,635	-0.0%	76,263	0.1%
Population Past 1 Qtrs 12-Q1	11,697		-0.5%	28,827	-0.1%	46,603	-0.1%	76,290	0.0%
Estimated Population in Households (2012)	27,666		98%	69,800	98%	114,537	97%	186,567	98%
Estimated Persons per Household (2012)	2.4			2.4		2.5		2.4	
Estimated Household Density (2012)	283		psm	183	psm	78	psm	61	psm
Projected Population in Households (2017)	27,798		97.6%	71,064	98.1%	117,464	97.5%	191,162	97.8%
Household Type (2012)									
Family Households	7,303		62%	18,987	66%	31,222	67%	51,436	67%
Married Couple Household	4,231		36%	12,730	44%	22,229	48%	37,084	49%
Married Couple Household With Children	1,226		10%	4,393	15%	8,147	17%	13,520	18%
Married Couple Household No Children	3,004		26%	8,336	29%	14,083	30%	23,564	31%
Male Householder	483		4%	1,298	5%	2,144	5%	3,575	5%
Male Householder With Children	135		1%	524	2%	917	2%	1,480	2%
Male Householder No Children	349		3%	774	3%	1,227	3%	2,095	3%
Female Householder	2,590		22%	4,960	17%	6,849	15%	10,777	14%
Female Householder With Children	1,252		11%	2,460	9%	3,657	8%	5,854	8%
Female Householder No Children	1,338		11%	2,500	9%	3,192	7%	4,923	6%
Non Family Households	567		5%	1,383	5%	2,590	6%	3,722	5%
One person households	3,821		33%	8,446	29%	12,775	27%	21,150	28%
Household Size (2012)									
1 Person Household	3,821		33%	8,446	29%	12,775	27%	21,150	28%
2 Person Households	3,709		32%	9,703	34%	15,958	34%	26,234	34%
3 Person Households	1,904		16%	4,819	17%	8,034	17%	13,052	17%
4 Person Households	1,279		11%	3,398	12%	5,840	13%	9,474	12%
5 Person Households	576		5%	1,548	5%	2,554	5%	4,127	5%
6 Person Households	240		2%	556	2%	906	2%	1,434	2%
7+ Person Households	161		1%	347	1%	521	1%	836	1%

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EXPANDED DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2012 Estimates & 2017 Projections - as of 2nd Qtr / 12

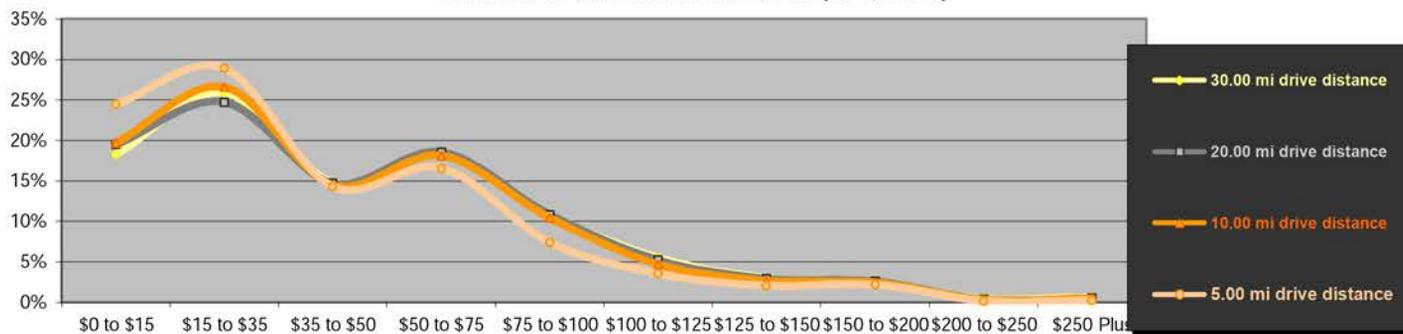
Calculated using Proportional Block Groups



Lat/Lon: 33.7005/-85.8345

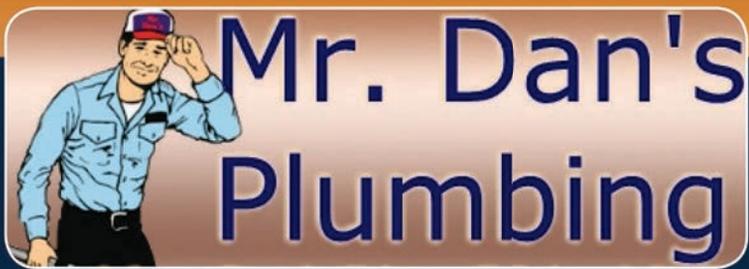
US Hwy 431 & AL 21 (McClellan Blvd) Anniston, Alabama	5.00 mi drive distance		10.00 mi drive distance		20.00 mi drive distance		30.00 mi drive distance	
Average Household Income								
Est. Average Household Income (2012)	\$43,617		\$50,551		\$52,018		\$52,963	
Census Average Hhld Income (2000)	\$38,699		\$43,448		\$43,080		\$43,006	
Average Income Change (2000 to 2012)	\$4,918	1.1%	\$7,104	1.4%	\$8,938	1.7%	\$9,957	1.9%
Median Household Income								
Est. Median Household Income (2012)	\$33,988		\$40,810		\$42,108		\$42,751	
Census Median Hhld Income (2000)	\$29,375		\$32,851		\$33,258		\$33,736	
Median Income Change (2000 to 2012)	\$4,613	1.3%	\$7,959	2.0%	\$8,850	2.2%	\$9,015	2.2%
Per Capita Income								
Est. Per Capita Income (2012)	\$18,311		\$20,809		\$20,937		\$21,482	
Census Per Capita Income (2000)	\$16,394		\$18,052		\$17,513		\$17,536	
Per Capita Income Change (2000 to 2012)	\$1,917	1.0%	\$2,757	1.3%	\$3,424	1.6%	\$3,946	1.9%
Household Income Distribution (2012)								
Hhld Income \$0 to 14,999	2,859	24%	5,668	20%	9,085	20%	13,911	18%
Hhld Income \$15,000 to 24,999	1,802	15%	4,207	15%	6,120	13%	10,540	14%
Hhld Income \$25,000 to 34,999	1,576	13%	3,455	12%	5,402	12%	9,223	12%
Hhld Income \$35,000 to 49,999	1,673	14%	4,175	14%	6,862	15%	11,332	15%
Hhld Income \$50,000 to 74,999	1,942	17%	5,221	18%	8,650	19%	13,880	18%
Hhld Income \$75,000 to 99,999	871	7%	3,011	10%	5,053	11%	8,233	11%
Hhld Income \$100,000 to 124,999	415	4%	1,355	5%	2,438	5%	4,215	6%
Hhld Income \$125,000 to 149,999	243	2%	771	3%	1,358	3%	2,285	3%
Hhld Income \$150,000 to 174,999	127	1%	370	1%	627	1%	987	1%
Hhld Income \$175,000 to 199,999	131	1%	340	1%	584	1%	874	1%
Hhld Income \$200,000 to 249,999	21	0%	98	0%	165	0%	330	0%
Hhld Income \$250,000 to 499,999	28	0%	135	0%	224	0%	454	1%
Hhld Income \$500,000 or More	3	0%	11	0%	19	0%	43	0%
Hhld Incomes Below Median Income	4,662	39.9%	13,330	46.3%	20,607	44.2%	33,675	44.1%
Hhld Incomes at the Median Income	1,576	13.5%	4,175	14.5%	6,862	14.7%	11,332	14.9%
Hhld Incomes Above Median Income	5,453	46.6%	11,311	39.3%	19,118	41.0%	31,301	41.0%

Household Income Distribution (in 1,000's)



Daytime Demos (2012)

Total Number of Businesses	981	2,030	2,629	4,356
Total Number of Employees	18,301	37,102	50,235	80,210
Employees per Business	18.7 to 1	18.3 to 1	19.1 to 1	18.4 to 1
Residential Population per Business	28.9 to 1	35.1 to 1	44.7 to 1	43.8 to 1



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EXPANDED DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2012 Estimates & 2017 Projections - as of 2nd Qtr / 12

Calculated using Proportional Block Groups



Lat/Lon: 33.7005/-85.8345

US Hwy 431 & AL 21 (McClellan Blvd) Anniston, Alabama	5.00 mi drive distance		10.00 mi drive distance		20.00 mi drive distance		30.00 mi drive distance	
Group Quarters								
Group Quarters Population (2012)	684		1,371		3,017		4,311	
Non-Institutionalized	110	16%	208	15%	1,647	55%	1,912	44%
College	0	0%	0	0%	1,406	47%	1,606	37%
Military	0	0%	0	0%	0	0%	0	0%
Other	110	16%	208	15%	241	8%	306	7%
Institutionalized (Correctional, Medical, Other)	573	84%	1,163	85%	1,370	45%	2,399	56%
Census Group Quarters Population (2000)	505		1,125		2,523		3,822	
Projected Group Quarters Population (2017)	689		1,379		3,027		4,322	
Forecasted Group Quarters Population (2022)	689		1,379		3,027		4,322	
Historical Annual Growth (2000 to 2012)	179	2.9%	247	1.8%	493	1.6%	489	1.1%
Projected Annual Growth (2012 to 2017)	5	0.1%	8	0.1%	11	0.1%	11	0.1%
Housing (2012)								
Total Housing Units	13,556		32,439		51,925		85,565	
Housing Units, Occupied	11,691	86.2%	28,816	88.8%	46,587	89.7%	76,307	89.2%
Housing Units, Owner-Occupied	7,266	53.6%	19,055	58.7%	32,139	61.9%	53,574	62.6%
Housing Units, Renter-Occupied	4,425	32.6%	9,761	30.1%	14,449	27.8%	22,733	26.6%
Housing Units, Vacant	1,865	13.8%	3,623	11.2%	5,338	10.3%	9,257	10.8%
Home Values (2012)								
Owner Occupied Housing	7,266		19,055		32,139		53,574	
Home Values \$0 to \$9,999	277	4%	697	4%	1,156	4%	1,533	3%
Home Values \$10,000 to \$14,999	103	1%	297	2%	582	2%	1,137	2%
Home Values \$15,000 to \$19,999	194	3%	387	2%	760	2%	1,375	3%
Home Values \$20,000 to \$24,999	213	3%	461	2%	637	2%	1,343	3%
Home Values \$25,000 to \$29,999	408	6%	789	4%	1,132	4%	1,533	3%
Home Values \$30,000 to \$34,999	363	5%	504	3%	758	2%	1,206	2%
Home Values \$35,000 to \$39,999	236	3%	420	2%	698	2%	1,475	3%
Home Values \$40,000 to \$49,999	515	7%	965	5%	1,453	5%	2,510	5%
Home Values \$50,000 to \$59,999	517	7%	976	5%	1,531	5%	2,642	5%
Home Values \$60,000 to \$69,999	597	8%	1,226	6%	2,056	6%	3,439	6%
Home Values \$70,000 to \$79,999	669	9%	1,376	7%	2,316	7%	3,598	7%
Home Values \$80,000 to \$89,999	766	11%	1,816	10%	2,837	9%	4,075	8%
Home Values \$90,000 to \$99,999	363	5%	1,103	6%	1,690	5%	2,710	5%
Home Values \$100,000 to \$124,999	799	11%	2,359	12%	3,834	12%	6,361	12%
Home Values \$125,000 to \$149,999	444	6%	1,871	10%	3,453	11%	5,683	11%
Home Values \$150,000 to \$174,999	192	3%	1,095	6%	1,982	6%	3,361	6%
Home Values \$175,000 to \$199,999	161	2%	772	4%	1,478	5%	2,516	5%
Home Values \$200,000 to \$249,999	166	2%	816	4%	1,704	5%	3,067	6%
Home Values \$250,000 to \$299,999	69	1%	371	2%	772	2%	1,472	3%
Home Values \$300,000 to \$399,999	82	1%	357	2%	650	2%	1,323	2%
Home Values \$400,000 to \$499,999	24	0%	100	1%	179	1%	374	1%
Home Values \$500,000 to \$749,999	57	1%	163	1%	270	1%	457	1%
Home Values \$750,000 to \$999,999	50	1%	135	1%	211	1%	384	1%
Home Values \$1,000,000 or More	0	0%	0	0%	0	0%	0	0%
Home Values Below Average Range	4,859	66.9%	11,017	57.8%	17,605	54.8%	28,577	53.3%
Home Values at the Average Range	363	5.0%	2,359	12.4%	3,834	11.9%	6,361	11.9%
Home Values Above Average Range	2,044	28.1%	5,679	29.8%	10,700	33.3%	18,637	34.8%
Owner Occupied Average Home Value	\$92,771		\$113,191		\$117,463		\$120,857	
Owner Occupied Median Home Value	\$78,166		\$93,946		\$98,173		\$99,191	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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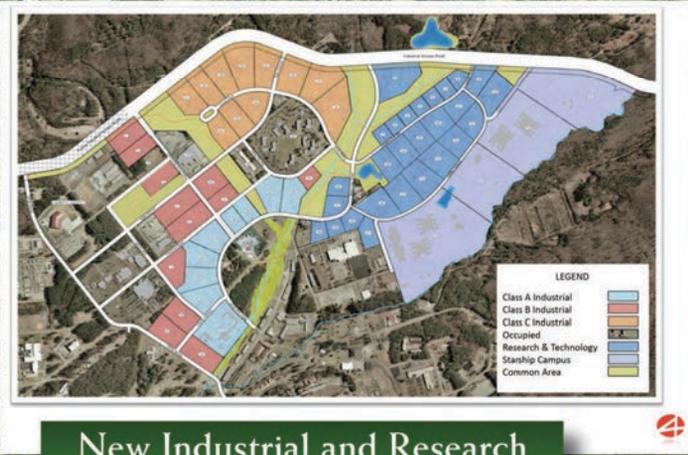
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