

# ALMOST NASHVILLE, KY IS LOCATED WITHIN 50 MILES OF THE NASHVILLE METROPOLITAN AREA.

The great part about Almost Nashville, KY is that you can have all of the amenities of Nashville and reap the benefits of being in a less expensive area.



[www.almostnashvilleky.com](http://www.almostnashvilleky.com)

## FOOD AND VALUE ADDED AGRICULTURAL PRODUCTS

### MARKET PROXIMITY

- ▶ Major population centers (Atlanta, Memphis and St. Louis) are all within a four or five hour drive of the Almost Nashville, KY region.
- ▶ Approximately 87% of the population in the Eastern United States can be reached within a 600 mile radius.
- ▶ Region has valuable resources in place to support the industry with companies that operate food processing or value-added agricultural products manufacturing facilities including:
  - Continental Mills - Bakery Products
  - Cal-Maine Foods, Inc. - Eggs
  - US Smokeless Tobacco Mfg. - Tobacco Product Mfg.
  - Siemer Milling - Flour Milling
  - Hampton Meat Processing - Meat Processing

### ACCESSIBLE TRANSPORTATION INFRASTRUCTURE

- ▶ **Interstate 24** - runs through the region and connects to Nashville, TN
- ▶ **United States Highways** - Hwy 68/80, Hwy 41, Hwy 41A and Hwy 79; All major transportation routes
- ▶ **Rail Service** - mainline rail provided by CSX; Short-line Rail provided by RJ Corman
- ▶ **Navigable Rivers** - The Cumberland River and The Tennessee River
- ▶ **Nashville International Airport** - within a one hour's drive



### SKILLED AND AVAILABLE WORKFORCE

- ▶ Region attracts workers from a 60-mile radius
- ▶ Total labor pool of more than 189,000 workers
- ▶ Over 20% of Military Spouses at Fort Campbell hold a Bachelor's Degree

### AVAILABLE BUILDINGS AND SITES

- ▶ The Almost Nashville, KY region has a number of affordable and available buildings and sites.

### EDUCATIONAL RESOURCES

- ▶ Hopkinsville Community College, Murray State University, and MSU regional campus located in Hopkinsville

### LOW COST OF DOING BUSINESS

- ▶ CNBC's 2009 "Top States For Doing Business" report ranked Kentucky as the state with the 8th lowest cost of doing business.
- ▶ According to the 2007 Milken Institute Cost of Doing Business Index, Kentucky has a score of 87.3 and is tied for 15th overall - only 14 states have a cost of doing business lower than in KY.

### AFFORDABLE AND RELIABLE ELECTRICITY

- ▶ TVA is the largest public power provider in the United States and provides first class reliability and competitive rate options. reliability rate of 99.999 percent.