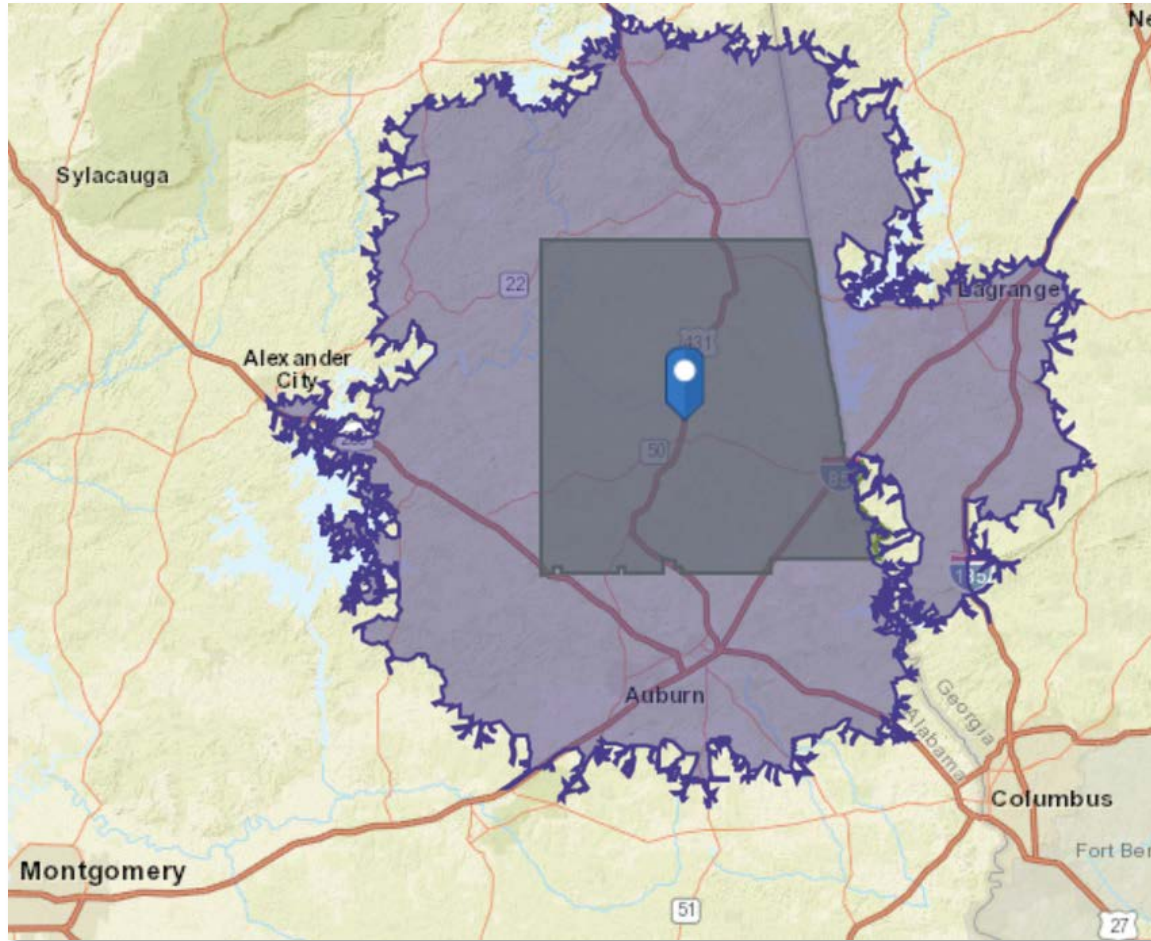




Chambers County, AL



45-Minute Drive-Time Analysis

244,274
Population

34.7
Median Age

111,710
Labor Force

103,780
Average Employed

7.1%
Unemployment Rate

18%
Percent Manufacturing Employment

Source: ESRI, 2017 data, Garner Economics



Population

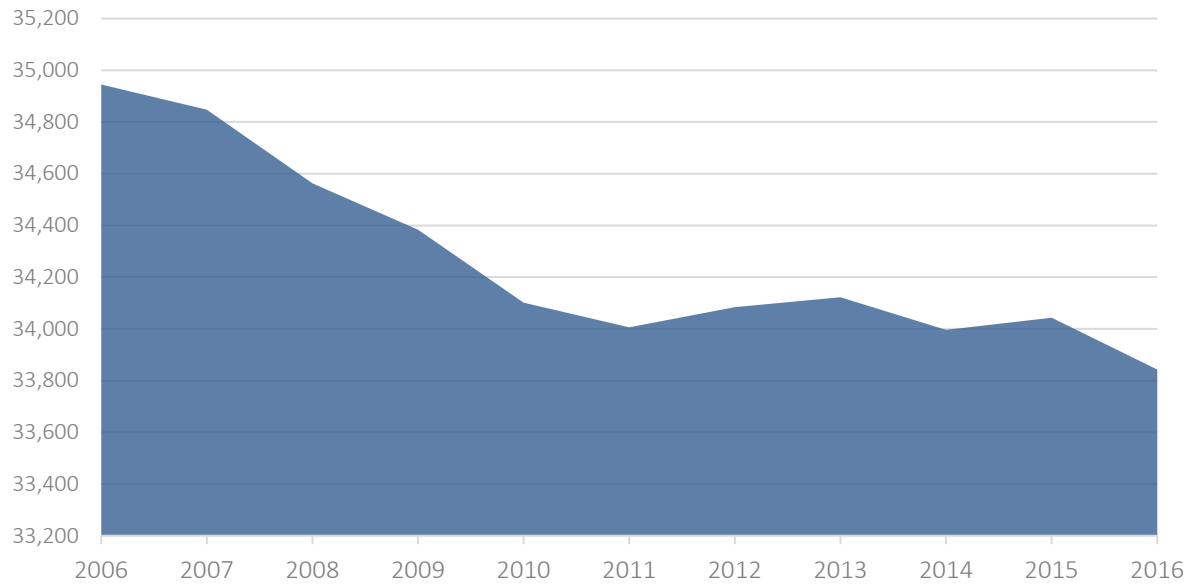
Net Population Change
Highest Relative Figure Shaded

	2016 Population	2011-16 Change	5-Year % Change	2006-2016 Change	10-Year % Change
Chambers County	33,843	-163	-0.5%	-1,102	-3.2%
Alabama	4,863,300	63,382	1.3%	234,319	5.1%
United States	323,127,513	11,464,155	3.7%	24,747,601	8.3%

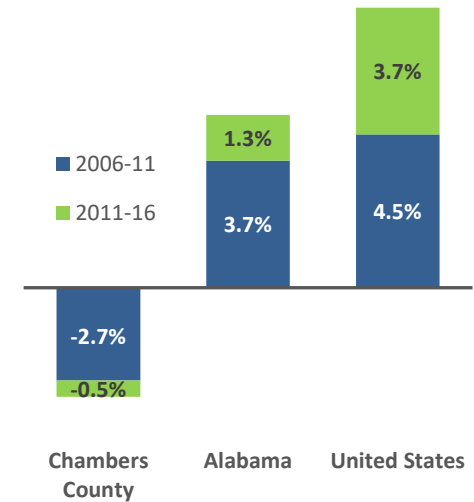


-1,102
Net Population Change
2006-2016

Chambers County Population Trends 2006-2016



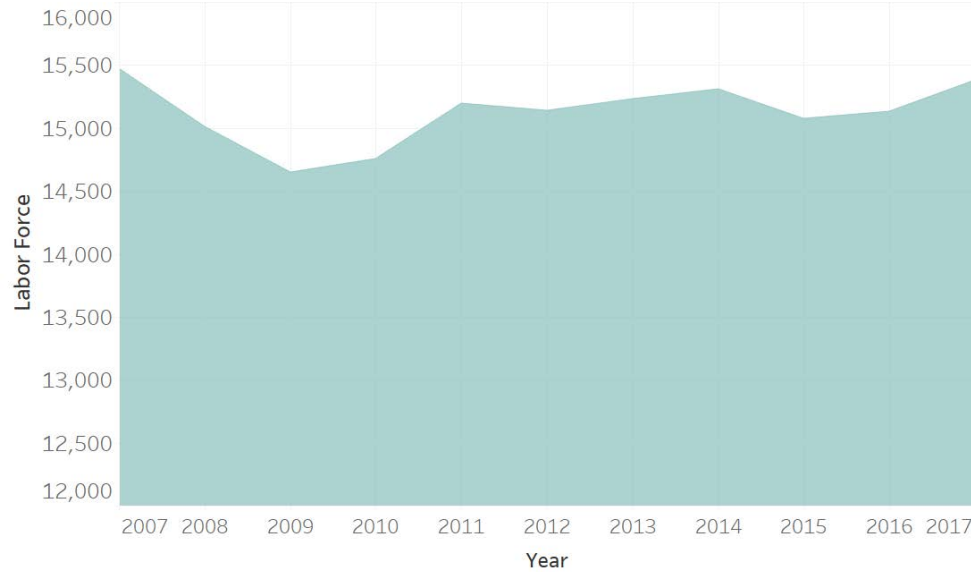
Population Change



Source: U.S. Census Bureau, Population Estimates, Garner Economics

Labor Force

Chambers County
Labor Force Trend 2007-2017



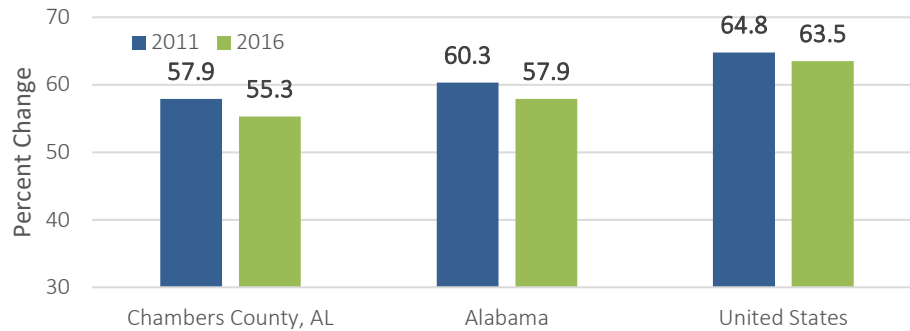
Source: U.S. Bureau of Labor Statistics, Garner Economics

Labor Force Comparison
Highest Relative Change Shaded

Labor Force	2017 Annual Average	2012-17 Change	2012-2017 % Change
Chambers County	15,140	240	1.6%
Alabama	2,168,444	-7,893	-0.4%
United States	160,320,000	5,345,000	3.4%
Employment	2017 Annual Average	2012-17 Change	2012-2017 % Change
Chambers County	14,732	1,086	8.0%
Alabama	2,073,106	69,816	3.5%
United States	153,337,000	10,868,000	7.6%
Unemployment	2017 Annual Average	2012-2017 Change	
Chambers County	4.2%		-5.7%
Alabama	4.4%		-3.6%
United States	4.4%		-3.7%

Labor Force Participation

Labor Force Participation

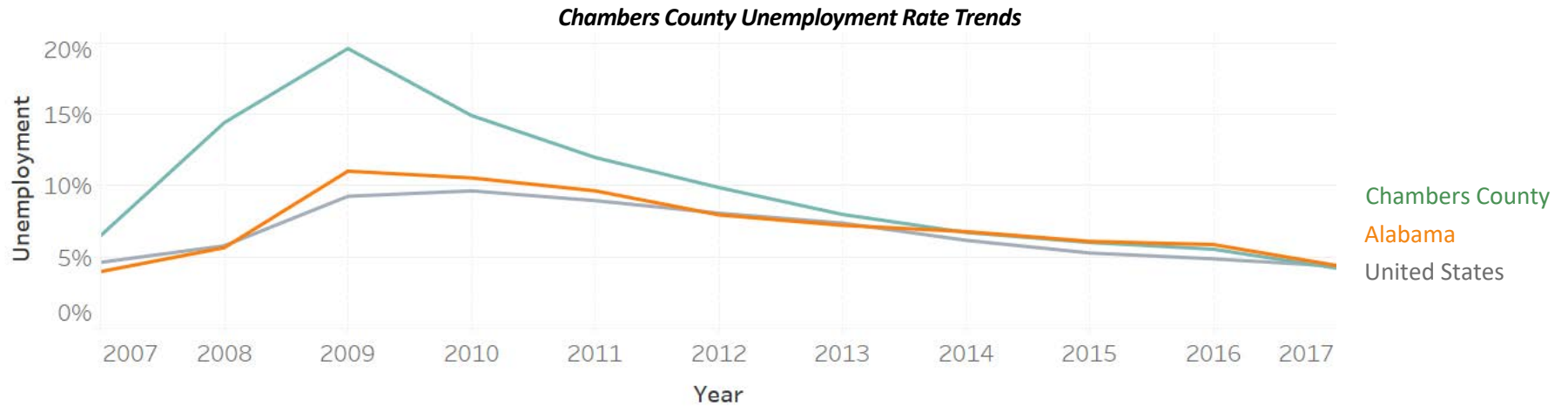


Source: U.S. Census Bureau, 5-year averages, Garner Economics

Labor Force Participation Comparison
Highest Relative Figure Shaded

	2011	2016	2011-2016 Change
Chambers County	57.9%	55.3%	-2.6%
Alabama	60.3%	57.9%	-2.4%
United States	64.8%	63.5%	-1.3%

Unemployment Trends



Chambers County Unemployment Rate 2007-2017

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Chambers County	6.5%	14.4%	19.6%	14.9%	12.0%	9.9%	8.0%	6.7%	6.0%	5.5%	4.2%
Alabama	4.0%	5.7%	11.0%	10.5%	9.6%	8.0%	7.2%	6.8%	6.1%	5.9%	4.4%
United States	4.6%	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%	6.2%	5.3%	4.9%	4.4%

Source: U.S. Bureau of Labor Statistics, Garner Economics

Net Employment Change

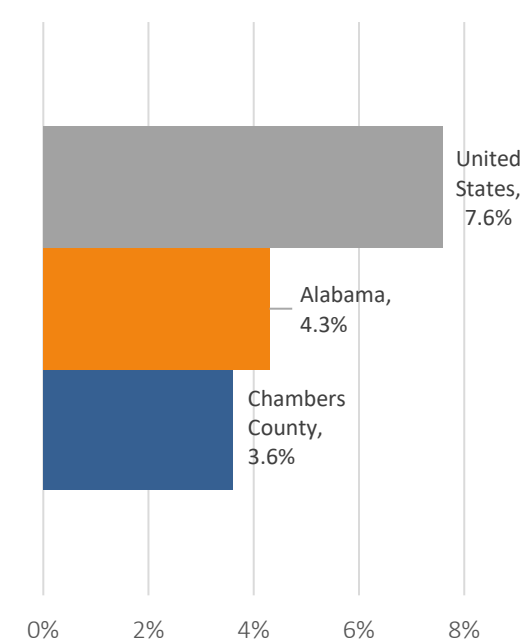
Net Employment Change by Industry 2012-2017

Sorted by Employment Change

Description	2012 Jobs	2017 Jobs	Change 2012-17	% Change 2012-17
Manufacturing	1,343	2,124	782	58.2%
Government	1,525	1,960	435	28.5%
Accommodation and Food Services	747	858	112	14.9%
Professional, Scientific, and Technical Services	162	246	84	52.1%
Agriculture, Forestry, Fishing and Hunting	192	245	53	27.6%
Arts, Entertainment, and Recreation	39	49	10	26.6%
Utilities	78	83	5	6.1%
Real Estate and Rental and Leasing	45	42	-4	-7.9%
Construction	426	417	-8	-2.0%
Educational Services	97	82	-16	-16.1%
Other Services	601	585	-17	-2.8%
Information	89	71	-18	-19.9%
Finance and Insurance	161	141	-20	-12.2%
Wholesale Trade	84	52	-32	-37.7%
Retail Trade	1,174	1,085	-89	-7.6%
Transportation and Warehousing	334	208	-126	-37.8%
Administrative & Support, Waste Management & Remediation	867	541	-326	-37.6%
Health Care and Social Assistance	1,305	812	-493	-37.8%
TOTAL	9,269	9,601	333	3.6%

Source: EMSI, Garner Economics

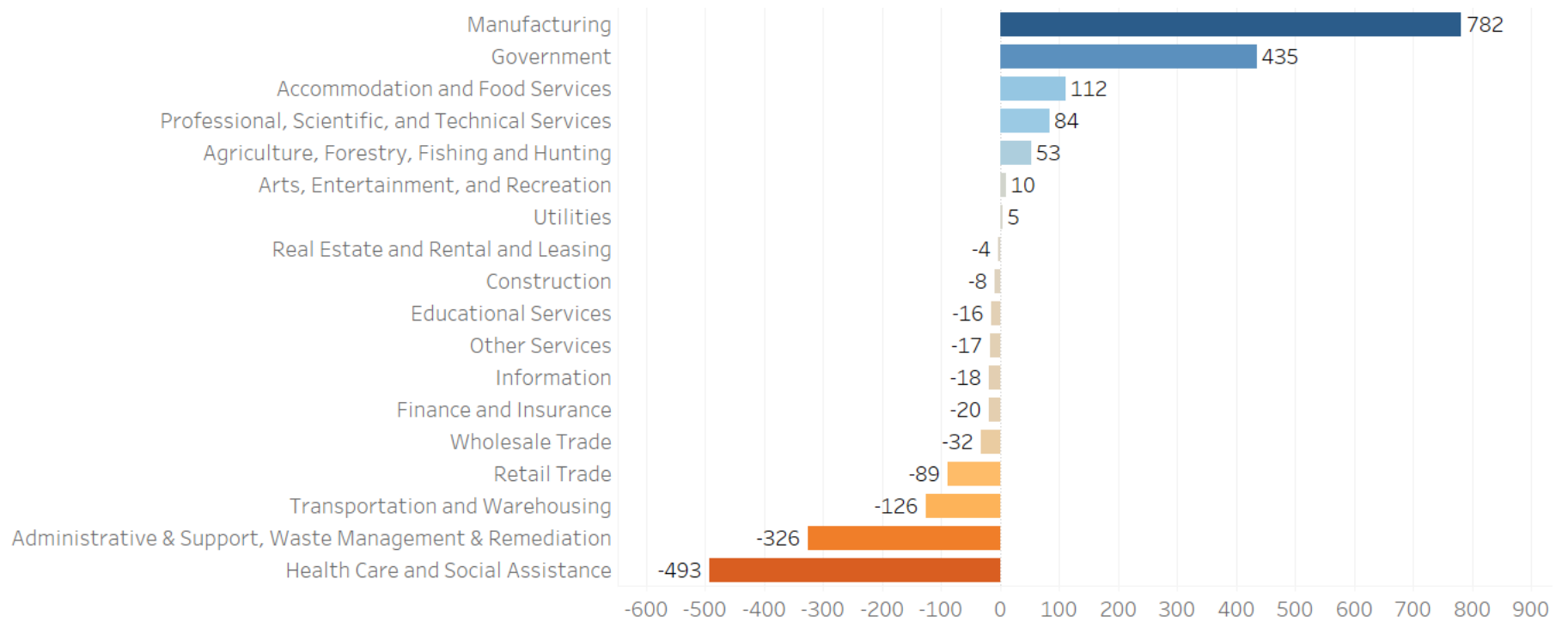
Employment Change Comparison Percent Change 2012-2017



Source: EMSI, Garner Economics



Net Employment Change by Industry 2012-2017
Sorted by Employment Change



Source: EMSI, Garner Economics

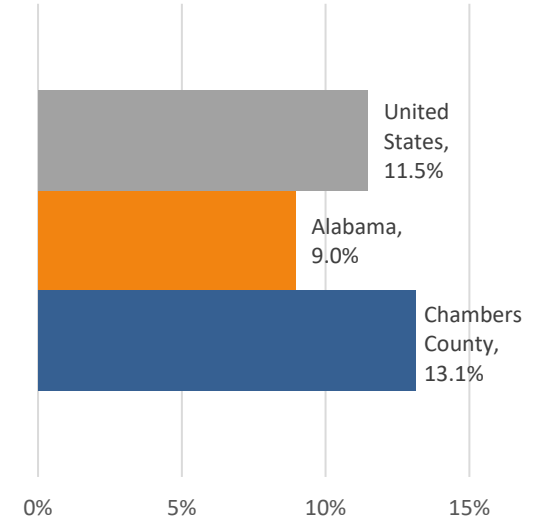
Wage Growth

Change in Average Wages by Industry 2012-2017
Sorted by Highest Wage Change

Description	2012 Wages	2017 Wages	Change 2012-17	% Change 2012-17
Wholesale Trade	\$33,056	\$55,510	\$22,454	67.9%
Real Estate and Rental and Leasing	\$22,960	\$32,754	\$9,794	42.7%
Transportation and Warehousing	\$36,447	\$45,145	\$8,698	23.9%
Administrative & Support, Waste Management & Remediation	\$26,617	\$33,987	\$7,370	27.7%
Construction	\$25,664	\$32,021	\$6,357	24.8%
Manufacturing	\$42,242	\$47,372	\$5,130	12.1%
Government	\$32,017	\$36,332	\$4,314	13.5%
Finance and Insurance	\$36,706	\$40,981	\$4,275	11.6%
Agriculture, Forestry, Fishing and Hunting	\$34,613	\$38,018	\$3,405	9.8%
Information	\$36,723	\$39,598	\$2,875	7.8%
Retail Trade	\$21,575	\$24,444	\$2,869	13.3%
Utilities	\$59,541	\$61,161	\$1,619	2.7%
Arts, Entertainment, and Recreation	\$14,405	\$15,983	\$1,578	11.0%
Accommodation and Food Services	\$13,664	\$13,105	(\$559)	-4.1%
Professional, Scientific, and Technical Services	\$34,967	\$34,179	(\$788)	-2.3%
Other Services	\$19,925	\$18,979	(\$946)	-4.7%
Health Care and Social Assistance	\$34,003	\$32,707	(\$1,297)	-3.8%
Educational Services	\$24,006	\$22,273	(\$1,733)	-7.2%
TOTAL	\$30,166	\$34,123	\$3,957	13.1%

Source: EMSI, Garner Economics

Wage Change Comparison
Percent Change 2012-2017



2017 Average Wages

\$34,123
County

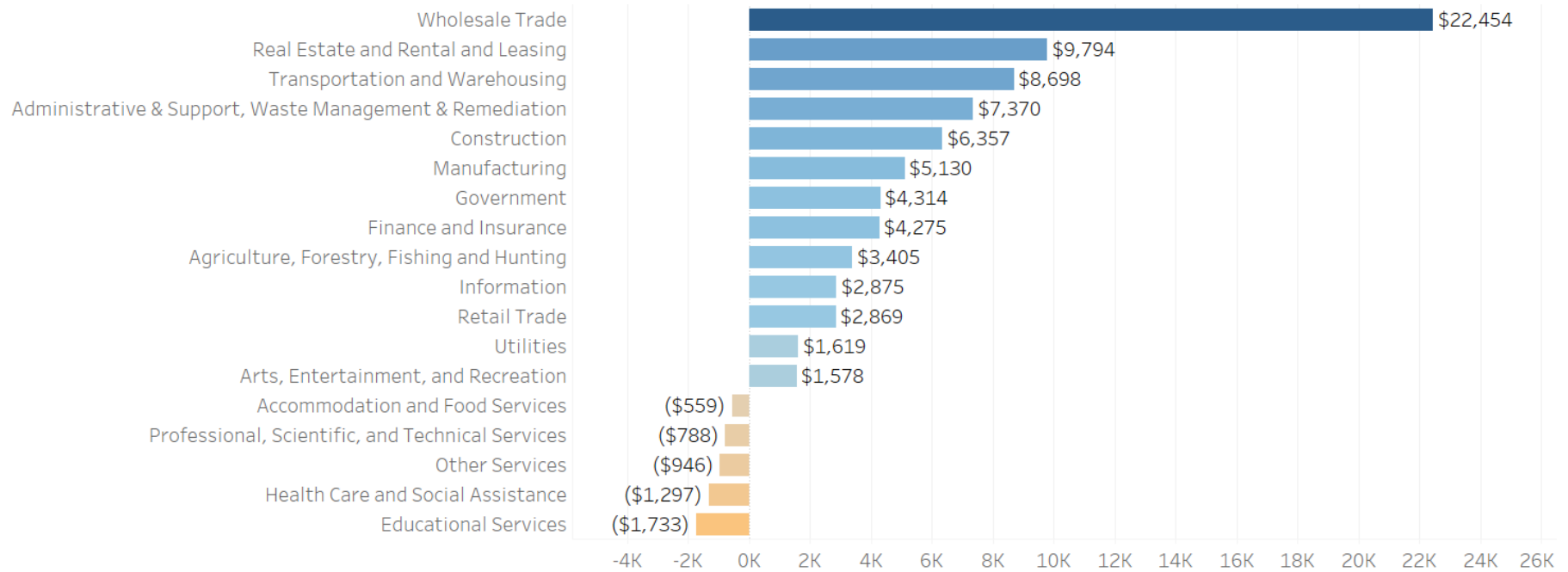
\$43,655
Alabama

\$52,284
United States

Source: EMSI, Garner Economics



Wage Change by Industry 2012-2017
Sorted by Wage Change



Average Manufacturing Wages 2012-2017

	2012	2017	Change	Percent Change
Chambers County	\$42,242	\$47,372	\$5,130	12.1%
Alabama	\$50,278	\$54,572	\$4,294	8.5%
United States	\$60,029	\$65,962	\$5,933	9.9%

Source: EMSI, Garner Economics