



Some People Visit Paradise

Others Choose to Live, Work, and Play There

Discover Affordable Family Living



Historic Homes



Family Homes with Acreage



Luxurious Lake Homes



Starter Homes

Discover Low Housing Costs and Taxes

- **Tax Rate**

- Winchester -
\$0.9733
- Franklin
County -
\$2.8786

- **Population**

- Winchester –
7,329
- Franklin
County –
43,233

Franklin County School System

- ❖ Twelve schools serve a population in grades Pre-K through twelve that exceeds over 6,000 students.
- ❖ Franklin County High School offers Advanced Placement courses in English, Calculus, Biology, and Statistics.
- ❖ Franklin County High School offers dual enrollment classes at Motlow State Community College.
- ❖ Franklin County High School offers Air Force ROTC.
- ❖ Average Class Size - 16



Franklin County High School



Discover Private Schools

St. Andrews-Sewanee School is a private, coeducational, Episcopal, boarding and day college preparatory school serving 250+ students in grades six through twelve.



Discover World Renowned Universities



University of South –Sewanee

A national liberal arts university with an outstanding undergraduate College of Arts and Sciences, a respected graduate School of Theology of the Episcopal Church, and an innovative Master's Degree program in English and Creative Writing on a 13,000 acre campus.



A graduate education & research institution adjacent to U. S. Air Force Engineering Development Center. Internationally recognized for graduate study and research in engineering, physics, math, and aviation systems.

Discover International Industry in the Tennessee Valley Corridor

Franklin County Industrial Park

One of six sites in Middle Tennessee that meet criteria to be a “Deal Ready Certified Industrial Site”. To be certified a site must be free of ownership & environmental issues and meet or exceed the infrastructure requirements .



Four International Industries

- **Nissan**- Japanese automotive engine and powertrain facility.
- **Tepro** -Japanese automotive weather stripping manufacturer.
- **Zanni** - Spanish producer of plastic automotive wheel covers.
- **Hamilton Kent**- Canadian rubber gasket manufacturer.

Arnold Engineering Development Center is the most advanced and largest complex of flight simulation test facilities in the world.

Discover Office Space at Affordable Prices



5,678 square feet, 2nd floor, \$3,500 per month with utilities included, owner will subdivide into smaller units

770 square feet plush office space \$850 per month with utilities included

2,183 square feet, 2nd floor, \$2,200 per month
1,253 square feet, 2nd floor, \$1,200 per month



Discover Easy Accessible Transportation

Winchester Municipal Airport – 5,000 foot of runway with jet fuel services. Air charter and freight service available.

Nashville International Airport – 90 miles
Huntsville International Airport – 60 miles



Twenty motor freight terminals within a 30 mile radius of Winchester.



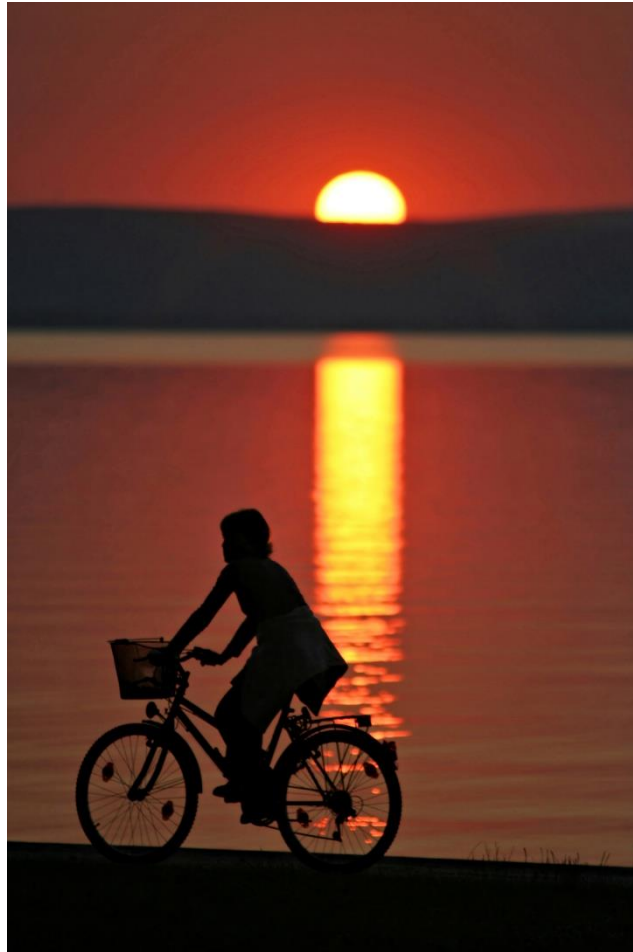
CSX Railroad mainline runs throughout Franklin County.



U. S. Highway 64 is a four lane highway that connects to Interstate 24 and Interstate 65 with easy access to Huntsville, Nashville, Chattanooga, and Oak Ridge.

Discover Winchester City Park

- Baseball/Softball Fields
- Batting Cages
- Indoor Swimplex
- Outdoor Swimplex
- Bicycling
- Boating
- Frisbee Golf
- Miniature Golf



- Children's Playgrounds
- Indoor Rental Facilities
- Pavilion Rentals
- Staging Area
- Walking Trails
- Campground
- Fishing Pier

Discover Tims Ford Lake

A 10,700 acre lake with 246 miles of shoreline.



Aquatic life abounds with crappie, large and small mouth bass, rockfish, bream, catfish, and muskellunge.

Three marinas with cabins, boat slips, fuel, restaurants, boat rentals, boat launch, and bait.

Tims Ford State Park offers 400 acres of family fun with bicycling, cabins, campground, swimming pool, snack bar, and marina.

Bear Trace Golf Course is one of five courses designed by Jack Nicklaus with 18 holes with a par of 71.



Discover the Mountains



The Walls of Jericho is 21,453 acres of impressive geological features owned the by Nature Conservancy. Hiking and horseback riding permitted.



Discover Downtown Winchester



Stroll, shop, dine
and relax in
historic
downtown
Winchester.
Casual to fine
dining offered.
Antique shops,
and fine art
galleries should
be visited while
viewing the
living
architecture of
the historic
buildings.



Why Choose Winchester?

1. Lower Business Cost
2. Location, Location, Location
3. Affordable Family Living
4. Quality of Life – Live and work in Paradise
5. Technology Driven Talent-educated and available workforce
6. Tennessee Valley Corridor is an international leader in research, innovation and scientific application.