

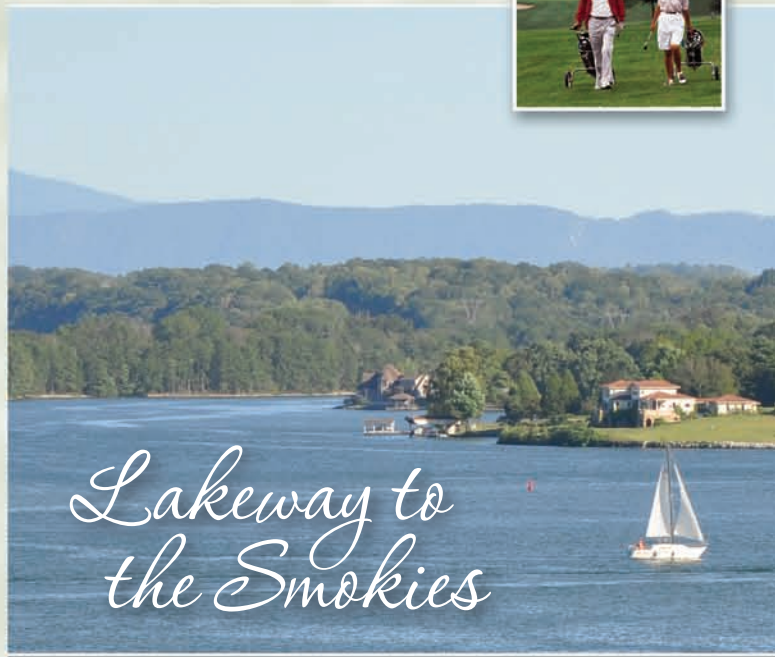


one of the fastest growing retirement communities in the State of Tennessee. Our natural resources, scenic beauty, convenient location, low cost of living, mild climate, low crime rate, and lifestyle amenities make Loudon County a desirable place to call home. This is why it was voted one of the TOP 100 PLACES TO RETIRE by Where to Retire magazine. Loudon County is comprised of four municipalities: Loudon (county seat), Lenoir City, Greenback, and Philadelphia.

WELCOME TO Loudon County...



Retire LOUDON COUNTY TENNESSEE



Greenback • Lenoir City
Loudon • Philadelphia

877.318.6780

www.retireloudoncountyttn.com

Loudon County is proud to be the home of Ft. Loudoun Medical Center located in Lenoir City. With a team of more than 200 doctors specializing in over 29 specialty areas, this 87,000 sq. ft. facility features advanced technology including state-of-the-art MRI, CT, ultrasound, Diagnostic X-Ray, Women's Imaging Services, as well as Nuclear Medicine technology unique to the 16 surrounding counties.

Nearby hospitals in West Knoxville within easy access include Parkwest Medical Center, Mercy Medical and Surgery Centers West, the University of Tennessee Medical Center, and Fort Sanders Regional Hospital, all within a 30-minute drive of Loudon County.

HEALTHCARE



Our temperate climate makes it an attractive place to live with four distinct mild seasons. The average annual high temperature in Loudon County is 68.9° with an average low of 46.3°. We are one of the lowest cost communities to live in the State of Tennessee with one of the lowest property tax rates. The cost of living in Loudon County is 89.3% of the national average. Tennessee is one of the few states that does not have a state income tax, making it a low tax state. Check out the Cost of Living Calculator on our website at www.RetireLoudonCountyTN.com to compare our community with other retirement communities.

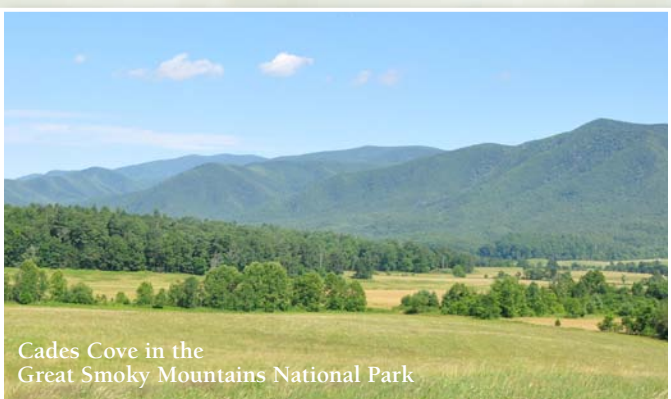
CLIMATE & COST OF LIVING

The prime commercial corridor in Loudon County lies within Lenoir City along Highway 321. This corridor continues to grow with new shopping and dining opportunities and includes national commercial businesses such as Wal-Mart Supercenter, Home Depot, Chilis, and Cracker Barrel, to name a few. Located adjacent to Loudon County in Knox County and within a very short drive are the Town of Farragut and the popular Turkey Creek commercial development. If you prefer a more upscale shopping experience, The Pinnacle at Turkey Creek is the areas premier lifestyle center with boutique shops, retailers including Ann Taylor Loft and Liz Claiborne Shoes, and upscale restaurants including Flemings Steak House.

SHOPPING & DINING

Roane State Community College, located in downtown Lenoir City, offers both credit and non-credit classes, and provides associate degree programs along with career and developmental programs. The University of Tennessee, located just 30 minutes away in downtown Knoxville, is one of the nation's top 100 research universities and offers more than 300 degree programs in both undergraduate and graduate studies. Pellissippi State Technical Community College in Knoxville offers many professional certificate programs, continuing education courses, and technical and industrial training.

EDUCATION/LIFE SKILLS



Lifestyle Amenities

Loudon County is designated the "Lakeway to the Smokies." Situated in the foothills of The Great Smoky Mountains National Park, Loudon County is the scenic and more peaceful route to the nation's most visited park with five major waterways flowing through the county. The Tennessee River flows through Loudon County in addition to the Fort Loudoun, Melton Hill, Tellico, and Watts Bar lakes. Loudon County is blessed with some of the most pristine waterfront properties in East Tennessee.



Also known as the "Linkways to the Smokies," Loudon County has eight championship golf courses located within our borders.

Whether you are a novice or more advanced player, Loudon County's eight golf courses are designed to meet any golfer's skill level. Loudon County has signature courses designed by pro golfers and golf architects Greg Norman, Bob Cupp, D.J. DeVictor, Peter Langham, and Joseph Lee.

THANK YOU FOR YOUR INTEREST IN LOUDON COUNTY, TENNESSEE. WE HOPE TO HAVE YOU AS A NEIGHBOR SOON.

www.retireloudoncountyttn.com
877.318.6780



www.RetireTennessee.org

Recreation & Culture

Loudon County is blessed with East Tennessee's rich heritage, vast cultural amenities, and numerous recreational activities. From art and music to the natural environment of the Great Smoky Mountains National Park, the variety and quality of the area's cultural resources are many and offer numerous opportunities for enjoyment.

AREA RECREATIONAL OPPORTUNITIES:

Golfing, Hiking, Biking, Boating, Fishing, Camping, Climbing, Rafting, Canoeing, Kayaking, Sailing

CULTURE

• Historic Lyric Theatre - Downtown Loudon

Knoxville has the following venues to offer within a 30-minute drive:

- Bijou Theatre
- Knoxville Zoo
- Clarence Brown Theatre
- Frank McClung Museum
- Tennessee Theater
- East Tennessee History Center
- Knoxville Museum of Art - dedicated to bringing the fine arts to East Tennessee.
- Great Smoky Mountains National Park - America's most visited national park with over 9 million visitors a year.



A place to call "Home"

Whether you desire to live in an upscale gated waterfront golf community or in a more rural pastoral setting, Loudon County has a diverse inventory of properties that appeal to every taste. We are home to the following five master-planned golf communities that are popular for relocating retirees.

AVALON

Avalon Golf Community is well suited for an active lifestyle of leisure. A 430-acre community, Avalon inspires with classic, traditional homes woven around the Landmark 18-hole golf course designed by Joe Lee and featuring mature hardwoods, streams, lakes, and spectacular views of the Cumberland and Smoky Mountains. www.avalon-tn.com

RARITY BAY

Rarity Bay, a master-planned resort-style community is the ultimate representation of beautiful East Tennessee real estate, homes with French Country architecture, amenities for a healthy and active life and community activities. Sitting on 960 acres along Lake Tellico, it offers spectacular waterfront, water view and golf course home sites, custom estate homes, villas and condominiums. At the heart of this golf community is the Clubhouse, a stacked stone, copper and granite facility that has three dining areas, private meeting rooms, a pro shop, swimming pool and tennis courts. The Rarity Bay Championship golf course was designed by D.J. DeVictor and Peter Langham and features 18 holes of unbelievable play. It's a par-72 course with a putting green course and driving range. Near the entrance to Rarity Bay



is the impressive Equestrian Center. See Rarity Bay in the best possible way by taking the trails located throughout the community for walking and biking. www.raritybay.com

RARITY POINTE

Nestled along the shores of Lake Tellico in Lenoir City resides some prime Tennessee real estate property with breathtaking lake and mountain views. Rarity Pointe is a golf and waterfront community with home sites, custom homes and villas for your choosing. All with English Manor architecture, these homes are built by the premier builders in our area and represent the dignity and grace that is Rarity Pointe. The Championship golf course at Rarity Pointe designed by Bob Cupp is Tennessee's first Audubon Signature course. Cupp said about this course, "I think the long views on this golf course are absolutely striking. The views over a distance are miles and miles, so that you never forget where you are." At the heart of the community are the miles of walking trails. www.raritypointe.com

TELLICO VILLAGE

Tellico Village is a well established master-planned Cooper Community located on Tellico Lake and encompassing nearly 5,000 acres with over 6,700 residents. Village amenities include three championship golf courses, yacht and country club with dining services, and recreational facilities that

include both indoor and outdoor swimming pools and a marina. The development offers a variety of homes at various price points located on Tellico Lake, the golf course or with mountain views. Tellico Village's natural beauty, world class amenities and friendly people have attracted owners from around the world. www.tvpoa.net www.hoatv.org

TENNESSEE NATIONAL

If you are passionate about golf you will enjoy the spectacular 18-hole, par 72 signature golf course created by the legendary Greg Norman. This private gated residential golf-waterfront community with over 1,000 acres is located on spectacular Watts Bar Lake. Playing a round of golf is the only way to believe the beauty of this magnificent course which meanders through the natural landscape and the banks of Watts Bar Lake. Tennessee National features a number of custom homes, villas, cottages and condominiums with lake view sites, fairway view sites, and private wooded sites. www.tennesseernational.com; www.tngolfclub.com

