

research in brief

Industrial Parks

Based on the experience of the 33 east Tennessee counties reported in this article, industrial parks apparently represent a good investment for communities, especially smaller ones, seeking jobs for residents. The number of new jobs created in communities of under 30,000 that had parks in the period of 1965-69 was nearly twice the number added in similar-sized communities without industrial parks.

The study shows no particular advantage of industrial parks in cities over 40,000. In fact, it shows that the number of new jobs decreases as the size of the community increases. The range for communities studied was from 334 new jobs per 1,000 population in communities under 1,000 to 23.1 new jobs per 1,000 population in communities of 30,000 to 40,000.

Wages were higher for industries inside industrial parks than for industries outside. The percentage of low-wage jobs was lower inside parks than outside and the percentage of high-wage jobs inside was higher than out.

Not all industries are located in the industrial parks. Those with large land and utility needs often locate outside the park unless there's room for future expansion or immediate land acquisition to meet the firm's needs. According to Good, manufacturers located in or near industrial parks because of: lower site development costs; low unit operating costs for water, electricity, and solid waste disposal; construction moves more rapidly on prepared sites; zoning and other protective covenants add security to the investment; and citizens will be more likely to welcome and support the new industry.

Editor's Note

East Tennessee isn't unlike many geographic areas around the country. Industrial parks can help. Parks themselves don't ensure increased development. There's more to successful industrial development programs than the presence of an industrial park. The park, as this study shows, can make the job of attracting potential industries a lot easier.

"Industrial Parks: How to Succeed in Business by Really Trying." Daniel Good. *Appalchia*, VIII (October-November, 1974), 54-68.

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