

A - Community Overview

Regional Setting

Chandler is located on flat to rolling terrain in the northeastern corner of Henderson County and contains approximately 5.5 square miles or 3,514 acres of land. It is roughly bounded on the north by the Van Zandt County line, on the east by the Neches River, on the south by Lake Palestine, and on the west by the Kickapoo and Battle Creeks. Chandler is at the head waters of Lake Palestine on the north end of the lake between the east and west branches.

Located on State Highway 31 Chandler is 8 miles west of Tyler, 20 miles east of Athens and about 100 miles east by southeast of downtown Dallas.



Chandler is 7 miles from the Tyler Regional airport providing both commuter and commercial services. The new Armed Forces Reserve Center, as well as, the proposed Park of East Texas are located 7 to 8 miles from Chandler. Canton, with its First Monday Trade Days bringing in anywhere from 100,000 to 400,000 people monthly, is located 32 miles to the west.

History of Chandler

The following history of Chandler is taken from the book, The Chandler Area its History and People – 1880 – 1980. The earliest documented inhabitants of the area known as Chandler were Delaware, Cherokee and Kickapoo Indians. These Native Americans led by Chief Bowles were defeated at Battle Creek in 1839. The battleground is located north of the Chandler city limits.

The first record of a white family in the Chandler area is that of Alphonso H. Chandler and his wife, the former Mary A. Brooks and their seven children. They came to the area in 1859 and settled about one mile north of the present day downtown Chandler. They lived on the road

leading from Athens to Tyler. He named the place Stillwater. In 1872, he began the operation of a general store at his farm home. The US Government issued a certificate for a post office in April 17, 1873. Mr. Chandler was the postmaster.



In the year 1880, the Cotton Belt Railroad was being built through the area. Mr. Chandler was very interested in having this railroad go through or near his property and so he made the Texas & St. Louis Railroad a gift of the land if they would establish a depot permanently on the property. The railroad company named the new town Chandler. Land was also donated for schools, churches and a cemetery. The railroad brought new businesses, and the town quickly grew.

Mr. Chandler built a two-story brick building across the road from the depot at the corner of Broad and Main Street. He made his home on the second floor and the first floor was used as retail. The building burned in the 1920's. Mr. Chandler owned all the lots on the north side of the railroad and he divided it up into town lots. He named the streets and started selling and building a town.

The modern-day government of the city of Chandler began in 1960. At the time the first modern day mayor was Herman Cade. Chandler's first early day Board of Alderman was led by his father John Cade.

From the very beginning, Chandler has been known for its community pride. Its citizens have always wanted to move forward, making progress. The leaders of the Town have always had a vision for the future. For this reason, Chandler enjoys many advantages and services that are unique for a community of its size.

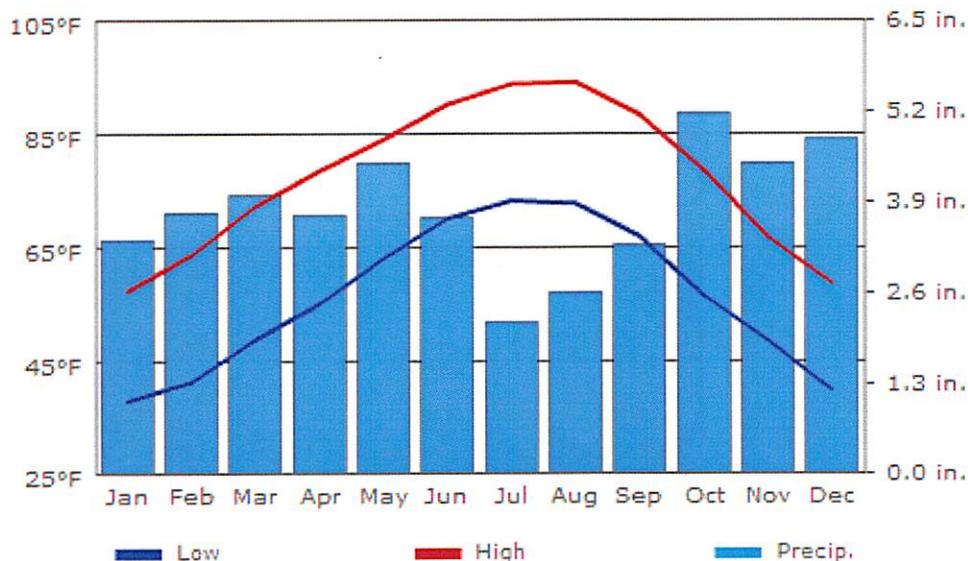
Chandler's Environment and Climate

Chandler is located on flat to rolling terrain with Oak and Shortleaf Pine comprising the majority of the forest vegetation. Chandler is located at the headwaters to Lake Palestine which is a man-made 25,560 acre lake and fed by the Neches River. Lake Palestine offers many diverse forms of outdoor recreation. Chandler is located on the more naturally preserved north end of the lake offering public boat ramps and excellent hunting and fishing.



Various waterfowl inhabit this area and during the cooler season it becomes home to many migratory species. The Tyler Audubon Society has counted over 100 varieties of birds that frequent the area. Bald eagles can often be seen soaring in the skies and diving for fish. Deer are prolific in the area.

Average temperature and rainfall in Chandler.



Chandler's Water

All of the city's wells pull water from the Carrizo-Wilcox aquifer. This aquifer extends from the Rio Grande in South Texas northeastward into Arkansas and Louisiana, providing water to all or parts of 60 counties. Municipal and irrigation pumpage account for about 35 percent and 51 percent, respectively, of total pumpage. The largest metropolitan areas dependent on ground water from the Carrizo-Wilcox aquifer are Bryan-College Station, Lufkin-Nacogdoches, and Tyler.

The following is a list of Chandler's wells:

Well #	Gallons per minute capacity	Depth
#1	150 gpm capacity	520'
#2	150 gpm capacity	520'
#3	180 gpm capacity	520'
#4	500 gpm capacity	520'
#5	150 gpm capacity	710'

Chandler's Government

In 2004, the city of Chandler hired a City Administrator and began operating under a Council/Administrator form of government. Prior to this time the City was run by the Mayor and Council. The Council is made up of the mayor and 5 council members. All the positions are elected at large for a two-year term. The mayor and city council provide leadership in setting and achieving policy and community goals; determining the tax rate; establishing the budget and hiring the administrator and city department heads.

The day-to-day operations of city government are handled by a professional staff headed by the City Administrator. The city administrator ensures the city is run efficiently, responds to citizen complaints, hires staff, recommends candidates for all department head positions; supervises department heads; recommends the annual budget; and implements, through staff, the policies adopted by the governing body.

Demographics

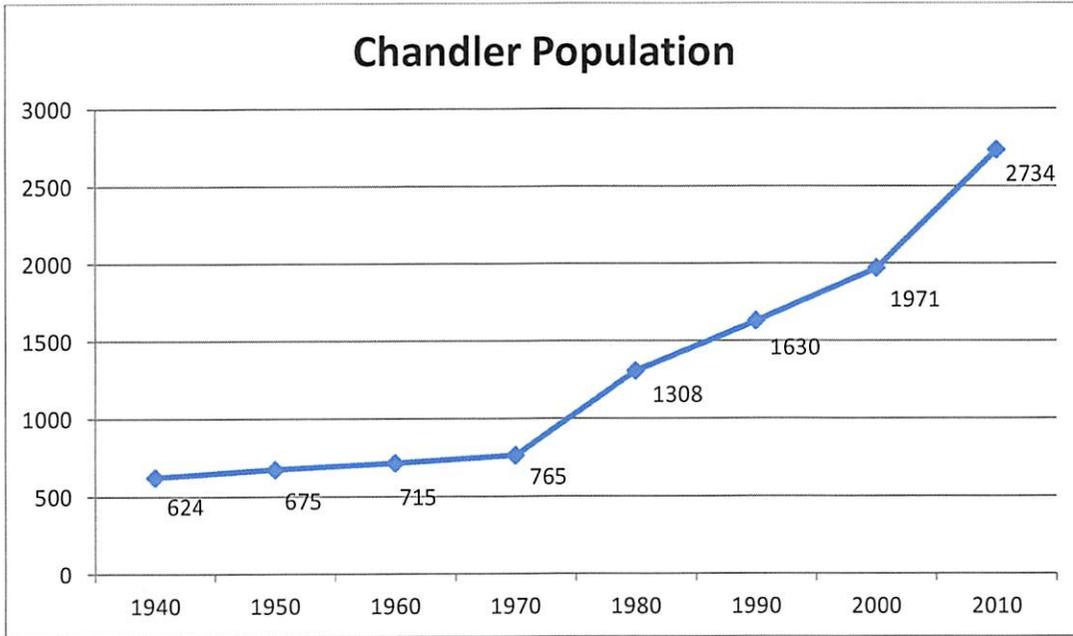
Population

According to the U.S. Census, Chandler has grown 38.7 percent since the 2000 census. The 2010 Census cites a Chandler population of 2,734 compared to 1,971 for the year 2000. According to the Census, Chandler grew at a faster rate than the state and Henderson County. Texas grew from 20,851,820 people in 2000 to 25,145,561 in 2010; reflecting a 20.6 percent increase. During this same time period, Henderson County had a 7.2 percent increase from 73,277 persons to 78,532 persons.

Chandler population growth

<u>Year</u>	<u>Population</u>	<u>% change</u>
1940	624	----
1950	675	8.2
1960	715	5.9
1970	765	7.0
1980	1,308	71.0
1990	1,630	24.6
2000	1,971	20.9
2010	2,734	38.7

Chandler Population Growth by Decade - Graph



Chandler’s rapid increase in population began in the 70’s and the city has experienced a steady growth over the past 4 decades averaging about a 5% annual growth rate. Over the past ten years the growth rate has averaged 3% per year. However, over the past 5 years this average growth rate has dropped to less than 1% per year.

2010 Census Data on Chandler Population

(2010 Census Redistricting Data (Public Law 94-171) Summary File, Tables P1, P2, P3, P4, H1)

Subject	Total		18 years and over	
	Number	%	Number	%
POPULATION				
Total population	2,734	100.0	2,083	100.0
RACE				
One race	2,694	98.5	2,062	99.0
White	2,370	86.7	1,818	87.3
Black or African American	255	9.3	200	9.6
American Indian and Alaska Native	13	0.5	6	0.3
Asian	29	1.1	22	1.1
Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0
Some Other Race	27	1.0	16	0.8
Two or More Races	40	1.5	21	1.0

Subject	Total		18 years and over	
	Number	%	Number	%
HISPANIC OR LATINO AND RACE				
Hispanic or Latino (of any race)	73	2.7	45	2.2
Not Hispanic or Latino	2,661	97.3	2,038	97.8
One race				
White	2,326	85.1	1,791	86.0
Black or African American	253	9.3	200	9.6
American Indian and Alaska Native	8	0.3	3	0.1
Asian	29	1.1	22	1.1
Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0
Some Other Race	7	0.3	2	0.1
Two or More Races	38	1.4	20	1.0
HOUSING UNITS				
Total Housing Units	1,175	100.0		
OCCUPANCY STATUS				
Occupied housing units	1,090	92.8		
Owner Occupied	804	73.8		
Renter Occupied	286	26.2		
Vacant housing units	85	7.2		

Population by Age

The age distribution of an area can provide valuable insight into the region’s economic composition and income potential. By national standards, Texas has a relatively young population (33.7 years). However, Chandler and Henderson County’s population are older than the statewide population as a whole with median ages 37.7 and 39.8 years respectively. More than 40 percent of Chandler and Henderson County’s population are aged 45 and older while only 34 percent of the State’s population is aged 45 and older.

Another way to view the population by age is to consider the median age of individuals. This information is illustrated in the following table.

City, County and State Population by Age: 2009 and 2014 Estimate

Age	Chandler % 2009	Henderson County % 2009	Texas % 2009	Chandler % 2014	Henderson County % 2014	Texas % 2014
Age 0-4	7.5%	6.7%	8.0%	7.8%	7.1%	7.6%
Age 5-14	12.6%	12.3%	15.0%	12.8%	12.3%	15.0%
Age 15-19	5.6%	6.9%	7.3%	5.3%	6.4%	7.0%
Age 20-24	5.6%	6.4%	7.2%	6.0%	6.7%	7.0%
Age 25-34	15.3%	12.9%	14.3%	15.2%	12.9%	13.7%
Age 35-44	11.6%	11.0%	14.1%	11.8%	11.0%	13.5%
Age 45-54	13.0%	14.0%	13.5%	11.5%	12.3%	13.3%
Age 55-64	9.0%	11.4%	10.0%	10.0%	12.7%	11.2%
Age 65-74	8.8%	9.7%	5.8%	8.9%	9.8%	6.9%
Age 75-84	6.1%	6.0%	3.4%	6.3%	6.2%	3.5%
Age 85+	4.8%	2.8%	1.4%	4.4%	2.6%	1.3%
Median Age	37.7	39.8	33	37	38.9	34.8

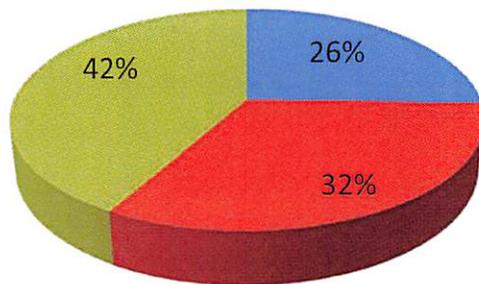
Source: Texas Workforce Commission's <http://www.sitesontexas.com>

Chandler's largest population group is the people age 45 and older. Individuals in this age group are generally working or retired and contributing to the city's wellbeing. The second largest group, ages 20 – 44, holds the greatest share of the labor force. This is a group to watch as decreases over time in this group, can be an indication that people are moving out of an area they consider to be a poor labor market. The population group ages 0 – 19 are the up and coming workforce and tax payers that are of great value to Chandler. The need to retain and attract businesses that cater to youth as well as the elderly is very important as Chandler grows over the next few years.

Age Distribution of Chandler Pie Chart, 2009

Age Distribution

■ Age 0-19 ■ Age 20-44 ■ Age 45-older



Source: Texas Workforce Commission's <http://www.sitesontexas.com>

Income

Per capita personal income is: “the income that is received by persons from all sources. This measure of income is calculated as the personal income of the residents of a given area divided by the resident population of the area.

Per capita personal income (PCPI) is summarized below for the U.S., Texas, and Henderson County. The per capita personal income for Henderson County is less than the state and national average. The average growth rate for the East Texas Region was 4.3 percent for years 1997 – 2007 with Henderson County having a 3.6 growth rate.

Per Capita Personal Income

Area	2007 PCPI	PCPI % Increase 2006-2007	1997 PCPI	1997-2007 Avg. Annual Growth rate of PCPI
United States	38,615	4.9	25,654	4.3
Texas	37,083	5.5	23,812	4.6
Henderson	27,627	5.3	19,334	3.6

Source: Bureau of Economic Analysis

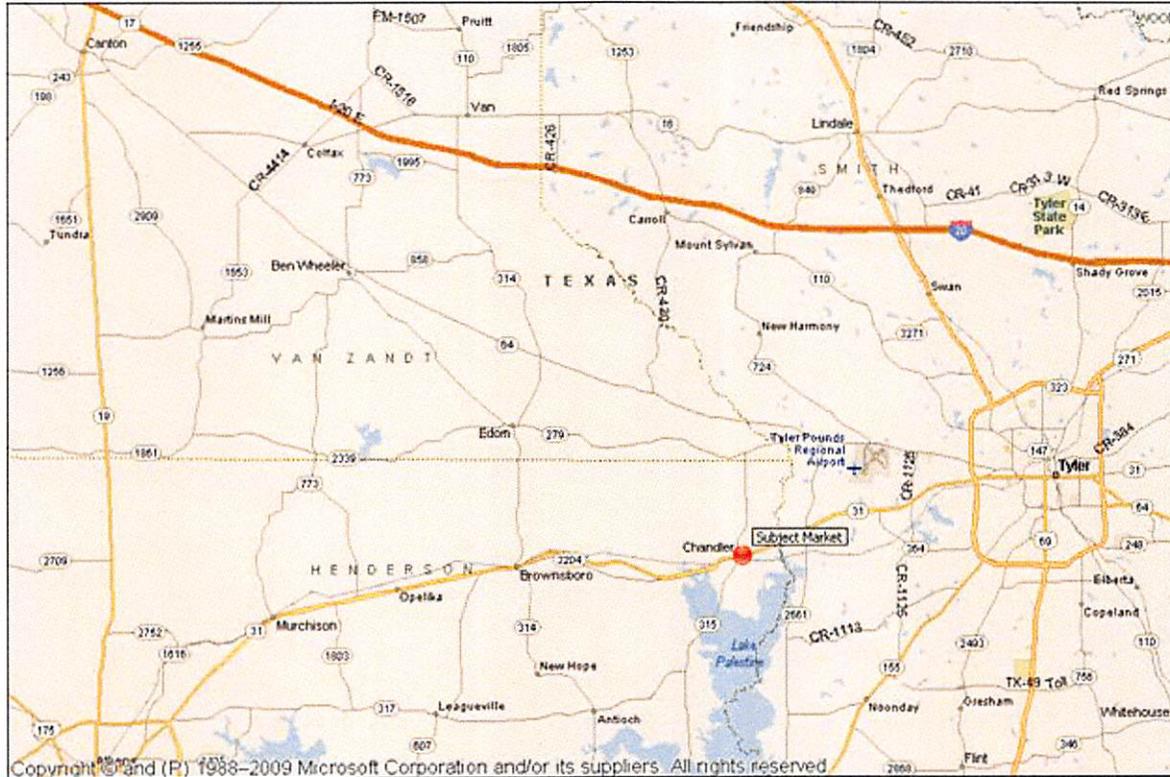
In 2007, Henderson County had a per capita personal income (PCPI) of \$27,627. This PCPI ranked 153rd in the state and was 75 percent of the state average, \$37,083, and was 72 percent of the national average, \$38,615. Henderson County’s 2007 PCPI reflected an increase of 5.3 percent from 2006. The 2006-2007 state change was 5.5 percent and the national change was 4.9 percent. In 1997 the PCPI of Henderson County was \$19,334 and ranked 112th in the state. The 1997–2007 average annual growth rate of PCPI for Henderson County was 3.6 percent. The average annual growth rate of the state was 4.6 percent and for the nation was 4.3 percent.

Positioned for Growth

Chandler is strategically located to benefit from not only its own business and tourism, but from the tourism and commerce from surrounding areas.

The Army National Guard has built a new training facility on 49 acres about seven miles east of Chandler in Smith County. The Tyler newspaper reported in April 2009 that 800 military and civilian personnel will be trained at the site during assigned training times¹. The training personnel will require lodging, food, supplies and other goods. With its close proximity to Chandler, businesses stand to benefit greatly from this new training facility.

¹ Tyler Morning Telegraph



In addition, the East Texas State Fair Association has purchased 240 acres to be developed as The Park of East Texas. The Park is less than eight miles from Chandler. Phase I will be the development of an equestrian park. Later phases include an amphitheater, indoor arena, event center, and other entertainment facilities. Eventually the site may include the building of a hotel and boardwalk. The Park of East Texas will be the new home to a larger East Texas State Fair. When completed, this Park will boost the economy in and around Chandler.

The extension of Toll Road 49 will provide drivers a fast moving and convenient method of traveling east and north of Chandler and around the south and west sides of Tyler as well as quick access to I-20. The section connecting to SH 31 will be open in the fall of 2012 and the section connecting to I-20 will be open in the spring of 2014.

The city of Tyler continues to grow to the west toward Chandler with both residential and business development. Tyler Pounds Regional Airport is located only 8 miles northeast of Chandler and is very accessible on State Hwy 64. Wal-Mart and a Sam's Club are only 9 to 10 miles from Chandler.

Several new residential housing areas are being built in and around the city. In partnership with the Texas Department of Housing and Community Affairs, SilverLeaf of Chandler is being built. This is a senior citizen income-adjusted apartment complex that will provide 74 housing units when completed. A number of single family residential areas are under construction with varying lot sizes and price levels.