

# CLARKSVILLE MONTGOMERY COUNTY

2026 COMMUNITY DATA PROFILE



## QUICK FACTS

County Seat	Clarksville
Year Incorporated	1807
Land Area in Square Miles (County)	539
Water Area in Square Miles (County)	5
Latitude	N36° 31.81'
Longitude	W87° 21.56'
Elevation	549'
Market Region	Nashville
Distance From Nashville	45 miles
Time Zone	Central
City Website	<a href="http://www.cityofclarksville.com">www.cityofclarksville.com</a>
County Website	<a href="http://www.mcgtm.org">www.mcgtm.org</a>
Economic Development	<a href="http://www.clarksvilletned.com">www.clarksvilletned.com</a>
Additional Incorporated Cities within the County	None
Unincorporated Cities	Cunningham, Palmyra, Saint Bethlehem, Southside, Woodlawn.

## POPULATION

	City	County
2020 (Census)	166,722	220,069
2025 Population	188,618	250,759
2025 Median Age	31.6	32.7
2030 Population Projection	206,825	274,787
Annual Growth Rate (2025-2030 Projected)	1.86%	1.85%

Source: ESRI

## CLIMATE

Annual Average Temperature	59.1° F
Average High Temperature	70.2° F
Average Low Temperature	48.0° F
Annual Average Precipitation	50.98"
Annual Average Snowfall	3"
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

## TAX STRUCTURE

LOCAL	City	County
<b>Property Taxes (2025)</b>		
• Rate per \$100 value	\$0.92	\$2.10
<b>Ratio of Assessment</b>		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
<b>Total Local Assessment (2024)</b>	\$6,299,089,339	\$9,037,716,716
<b>Hotel-Motel Occupancy Tax</b>	2.75%	8.0%
<b>Motor Vehicle Wheel Tax Rate</b>		\$74.00

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments  
Source: Tennessee Department of Revenue

## STATE

<b>Sales Tax</b>
• 4% tax on food and food ingredients
• 7% on all other tangible personal property unless specifically exempted
<b>Local Sales Tax Rate</b>
• 2.50%
<b>Local and State Sales Tax Collected (FY2025)</b>
• \$413,801,123
<b>Income Tax</b>
• <b>Personal:</b> Repealed beginning January 1, 2021
• <b>Corporate Excise Tax:</b> 6.5% of Tennessee taxable income
• <b>Franchise Tax:</b> .25% of the greater of the Tennessee portion of net worth or the book value of real and tangible property in Tennessee. The minimum tax is \$100
• <b>Unemployment Tax:</b> New employers is typically 2.7% (based on occupation) of first \$7,000

Source: Tennessee Department of Revenue



Clarksville-Montgomery County Corporate Business Park South (75 acres) is among several industrial sites in Middle Tennessee to be certified as a Select TN Certified Site. For complete information about the site and the certified program, please visit [www.tnecd.com/sites/certified-sites/](http://www.tnecd.com/sites/certified-sites/)

## EDUCATION

District Name	Montgomery County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	44
Number of Classroom Teachers	2,190
Student to Teacher Ratio	18:1
Additional Staff	498
Total Number of Students	38,646
Number of Private Schools	19
Total Number of Students	1,984
Number of Teachers	189

Number of High School Graduates (2025)	2,833
Graduation Rate	95.4%
Educational Attainment with a Degree (Adults Age 25+)	47.3%

Source: Tennessee Department of Education

### REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 30 miles)

- Austin Peay State University      Clarksville
- North Central Institute            Clarksville
- Nashville State Community College    Clarksville
- TN College of Applied Technology      Clarksville

Source: National Center for Education Statistics

FastTrack Job Training Assistance Program Available	Yes
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Source: Tennessee Department of Economic and Community Development

## GOVERNMENT

### GOVERNING BODY

City	Mayor and City Council Meets 1st Thursday at 6:00 p.m. and last Thursday at 6:00 p.m. Council Chambers
County	Mayor and County Commissioners Meets 1st & 2nd Monday at 6:00 p.m. County Courthouse

<b>Fire Department</b>	
• Full-time fire fighters in city	253
• City volunteers	0
• Full-time fire fighters in county	0
• County volunteers	165
• Fire stations in city	12
• City fire trucks	19
• Fire stations in county	7
• County fire trucks	19

<b>Law Enforcement</b>	
• Full-time police officers in city	321
• Full-time police officers in county & sheriff	358
• City patrol cars	321
• County patrol cars	160

	<u>City</u>	<u>County</u>
Insurance Rating	2	9
Zoning Regulations	Yes	Yes
Planning Commission	Yes	Yes
Industrial Development Corp.	Yes	Yes

## TRANSPORTATION

### AIR SERVICE

Nearest General Aviation	Outlaw Field
Location Identifier	CKV
Distance from City	6 miles
Runway Length	6,000 feet; 4,004 feet
Surface	Asphalt/Asphalt
Lighting	MIRL/VASI
Fuel	100LL/Jet A
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Taxi, Rental and Courtesy Car
<b>*Extensive Military Ops within Airport Area</b>	
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Clarksville	55 miles

### HIGHWAYS

U.S. Highways	79 and 41A
State Highways	12, 13, 48, 76, 149, 374, 112, 236 and 237
Nearest Interstate	Interstate 24

### COMMON CARRIERS

Air Freight Companies	None
Motor Freight Companies	51
Terminal Facilities	5
Bus Services	
Inter-City	Yes
Local	Yes
Carrier Service	Yes

### RAILROADS SERVED BY

R.J. Corman Railroad (Shortline)	CSX Transportation (Mainline)
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### NAVIGABLE WATERWAYS

River	Cumberland
Channel Depth	9 feet
Nearest Port Facility	Clarksville
Miles from Port	Local
Nearest Port Facility	Nashville
Miles from Port	45

## COMMUNICATIONS

Newspapers	The Leaf Chronicle The Tennessean
Telephone Companies	CDE Lightband, Charter Communications, AT&T, and Cumberland Connect
Radio Stations	9 local
Television Networks	7 (Nashville and 1 local)
Cable Service Available	Yes
Channels	170
Provider	CDE Lightband, Charter Communications, Cumberland Connect
Internet Service Available	Yes
Provider	CDE Lightband, Charter Communications, and Cumberland Connect
Fiber Optics Available	Yes
Provider	CDE Lightband, Charter Communications and Cumberland Connect

## COMMUNITY FACILITIES

### Health Care

Doctors	300
Dentists	100
Hospitals	2
Beds	278
Clinics	1
Beds	46
Nursing Homes	13
Beds	752
Retirement Homes	3
Beds	
Residential/ Assisted Living	9
Beds	

### Religious Organizations

Protestant	78
Catholic	2
Jehovah's Witness	2
Seventh Day Adventist	2
Latter Day Saints	2
Other	

<b>Day Care Centers</b>	95
<b>Day Care Homes</b>	40

### Recreation

Libraries	2
Parks	39
Golf Courses (Public & Private)	9
Swimming Pools (Public & Private)	10
Country Clubs	1
Theaters	1
Bowling Alleys	4
Dog Parks	3
Community Centers	10

<b>Hotels &amp; Motels</b>	41
Rooms	3,100
Bed & Breakfasts	1

<b>Largest Meeting Room</b>	
Capacity	600

<b>Restaurants</b>	305
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**Other**  
10+ miles of walking trails,  
and pavilions or picnic  
shelters.

## FINANCIAL INSTITUTIONS

Banks:	Total Number of Institutions	12
	Total Number of Offices	43
	Deposits	4,046,000,000
Credit Unions:	Total Number of Branches	5
	Total Number of Offices	11
	Deposits	17,084,284,995

Countywide Combined Deposits \$21,130,284,995  
(Deposits for June 30, 2025)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

## INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Local	
Heat Treating	Local	
Foundry	Local	
Heavy Hardware	Local	
Sheet Metal	Local	
Lubricants	Local	
Welding Supplies	Local	
Abrasives	Local	

## SELECTED ECONOMIC INDICATORS

### 2025 ANNUAL AVERAGES (AGE 16+)

Labor Force	County	Labor Market Area*
Population	191,492	313,567
Employed	100,907	165,894
Unemployed	5,174	9,050
Unemployment Rate	4.9%	5.2%

\*Drive Time: 45 minute radius from Clarksville (County seat)

Source: ESRI

### 2025 EMPLOYED POPULATION 16+ BY INDUSTRY

Agriculture/Mining	0.6%
Construction	6.7%
Manufacturing	11.3%
Wholesale Trade	1.5%
Retail Trade	10.7%
Transportation/Utilities	5.9%
Information	1.8%
Finance/Insurance/Real Estate	5.0%
Services	48.0%
Public Administration	8.5%

### MANUFACTURING IN AREA (Annual Averages 2024)

Number of Units	135
Ann. Avg. Employment	6,767
Ann. Avg. Weekly Wage	\$1,290

Source: U.S. Bureau of Labor Statistics

### PER CAPITA PERSONAL INCOME

Year	2025
Amount	\$34,557

Source: ESRI

### MEDIAN HOUSEHOLD INCOME

Year	2025
Amount	\$78,657

Source: ESRI

### AVERAGE HOME SALES

Year	2025
Median Value	\$324,738
Average Value	\$354,126
Housing Affordability Index	92
Percent of Income to Mortgage	25.8%

Source: ESRI

### RETAIL SALES

Year	2024
Amount	\$4,449,461,883

Source: Tennessee Department of Revenue

## NATURAL RESOURCES

Minerals: Crushed stone  
Timber: Hardwood

## AGRICULTURAL

Crops: Hay, soybeans, corn, wheat and tobacco  
Livestock: Cattle

## UTILITIES

### LOCAL GAS COMPANY

**City of Clarksville Gas & Water**  
**Gas Manager** Troy Jones  
**District Address** 2215 Madison Street  
 Clarksville, Tennessee 37043-3300  
**Phone** 931.645.27400  
**Website** [www.clarksvilletn.gov](http://www.clarksvilletn.gov)  
**Source Company** Tennessee Gas Pipeline  
**Fuel Oil Suppliers** 6  
**Suppliers of LP Gas** 3

### WATER

**Water Supplier** City of Clarksville  
**Phone** 931.645.7400  
**Website** [www.clarksvillegw.com/](http://www.clarksvillegw.com/)  
**Source** Cumberland River  
**Capacity** 28,000,000 GPD  
**Current Consumption** 14,000,000 GPD  
**Storage Capacity** 24,750,000 Gallons

### SEWER

**Sewer Provider** City of Clarksville  
**Phone** 931.645.7400  
**Website** [www.clarksvillegw.com/](http://www.clarksvillegw.com/)  
**Type of Treatment** Conventional activated sludge  
**Capacity** 25,000,000 GPD  
**Current Usage** 10,000,000 GPD  
**City Sewer Coverage** 90%

**Storm Sewer Coverage** 10%  
**Solid Waste Disposal Type** Bi-Co/Montgomery

### ELECTRICITY

**Source Company** Tennessee Valley Authority

### LOCAL POWER COMPANY (City)

**Clarksville Department of Electricity**  
**Superintendent** Brian Taylor  
**District Address** Post Office Box 31509  
 2021 Wilma Rudolph Blvd.  
 Clarksville, Tennessee 37040-0026  
**Phone** 931.648.8151  
**Website** [www.clarksvilledede.com](http://www.clarksvilledede.com)

### LOCAL POWER COMPANY (County)

**Cumberland Electric Membership Corp./  
 Cumberland Connect**  
**General Manager** Chris Davis  
**District Address** 1940 Madison Street  
 Clarksville, Tennessee 37043-3300  
**Phone** 931.645.2481  
**Website** [www.cemc.org](http://www.cemc.org)  
**Cumberland Connect** <https://cumberlandconnect.org/>

## MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (80+ employees)

Firm	Product or Service	Total Employees	Union	Phone Number
Trane US, Inc.	Air Conditioning/Heating Units	1,781	IAM	931.645.6471
Amazon	Distribution	1,500+	None	888-435-9287
Hankook Tire	Manufacturer auto tires	1,000	None	931.472.3479
LG Group	Small electrical appliance mfg.	720	None	888.865.3026
Jostens, Print & Publish Div.	Yearbooks/Commercial Printing	575	None	931.245.5800
Bridgestone Metalpha USA, Inc.	Steel Cord	466	None	931.552.2112
Florim USA	Ceramic/Porcelain Tile	312	None	931.645.5100
Nyrstar	Primary zinc smelter	330	None	931.552.4200
Hendrickson Trailer Suspension Sys.	Tractor Trailer Air-ride	286	None	931.221.3420
Graphic Packaging Int.	Plastic Cups	225	None	931.648.3600
Multi-Color	Metalized Paper Labels	206	None	931.920.9000
MW/MB LLC	Fiberglass Strands	105	None	931.245.5050
Orgain Building Supply Co.	Wooden trusses	96	None	931.647.1567

### For information on industrial sites and available industrial buildings contact:

**Kendrick J. Curtis, PhD, Executive Director**  
 Middle TN Industrial Development Association  
 2108 Westwood Avenue  
 Nashville, Tennessee 37212  
 Phone: 615.269.5233  
[mtida@mtida.org](mailto:mtida@mtida.org)  
[www.mtida.org](http://www.mtida.org)

**Josh Ward, Executive Director**  
 Clarksville-Montgomery County Industrial  
 Development Board  
 25 Jefferson St., Suite 300  
 Clarksville, Tennessee 37040  
 Phone: 931.245.4348  
[joshward@clarksville.tn.us](mailto:joshward@clarksville.tn.us)  
[www.clarksvilletned.com](http://www.clarksvilletned.com)



MTIDA represents the Local Electric Power and Natural Gas Distributors located in the 40 county region of Middle Tennessee.

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