

# DOVER

## STEWART COUNTY

### 2026 COMMUNITY DATA PROFILE



## QUICK FACTS

County Seat	Dover
Year Incorporated	1805
Land Area in Square Miles (County)	459
Water Area in Square Miles (County)	34
Latitude	N36° 29.28'
Longitude	W87° 50.30'
Elevation	475'
Market Region	Nashville
Distance From Nashville	77 miles
Distance From Clarksville	18 miles
Time Zone	Central
City Website	<a href="http://www.dovertn.com">www.dovertn.com</a>
County Website	<a href="http://www.stewartcogov.com">www.stewartcogov.com</a>
Additional Incorporated Cities within the County	Cumberland City
Unincorporated Cities	Big Rock, Bumpus Mills, Indian Mound

## POPULATION

	City	County
2020 (Census)	1,826	13,657
2025 Population	1,860	14,163
2025 Median Age	45.5	45.5
2030 Population Projection	1,883	14,468
Annual Growth Rate (2025-2030 Projected)	0.25%	0.43%

Source: ESRI

## CLIMATE

Annual Average Temperature	58.0° F
Average High Temperature	68.4° F
Average Low Temperature	47.7° F
Annual Average Precipitation	52.69"
Annual Average Snowfall	5.3
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	\$0.7727	\$1.4862
<b>Ratio of Assessment</b>		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
<b>Total Local Assessment (2024)</b>	\$61,161,957	\$488,144,493
<b>Hotel-Motel Occupancy Tax</b>	0.0%	5.0%
<b>Motor Vehicle Wheel Tax Rate</b>		\$35.00

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>
• 2.75%
<b>Local and State Sales Tax Collected (FY2025)</b>
• \$12,227,108
<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 Repealed beginning January 1, 2021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

## EDUCATION

District Name	Stewart County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	6
Number of Classroom Teachers	107
Student to Teacher Ratio	18:1
Additional Staff	23
Total Number of Students	1,883
Number of Private Schools	0
Total Number of Students	0
Number of Teachers	0

Number of High School Graduates (2025)	143
Graduation Rate	95.8%
Educational Attainment with a Degree (Adults Age 25+)	25.8%

Source: Tennessee Department of Education

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

- Austin Peay State University      Clarksville
- Hussain College-Daymar College      Clarksville
- TN College of Applied Technology      Dickson

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 Aldermen Meets 2nd Monday at 6:00 p.m. Town Hall
County	Mayor and County Commissioners Meets 1st Monday, Feb/Apr/Jun/Aug/Oct/Dec at 7:00 p.m. Stewart County Visitor Center

### Fire Department

- Full-time fire fighters in city      1
- City volunteers      40
- Full-time fire fighters in county      0
- County volunteers      75
- Fire stations in city      2
- City fire trucks      4
- Fire stations in county      9
- County fire trucks      20
- Fire rescue boats      3
- Fire rescue ATVs      2

### Law Enforcement

- Full-time police officers in city      5
- Full-time police officers in county & sheriff      25
- City patrol cars      7
- County patrol cars      32
- School resource officers      5

	City	County
Insurance Rating	5	6
Zoning Regulations	Yes	No
Planning Commission	Yes	No
Industrial Development Corp.	Yes	Yes

## TRANSPORTATION

### AIR SERVICE

Nearest General Aviation	Outlaw Field (Clarksville)
Location Identifier	CKV
Distance from City	32 miles
Runway Length	6,000 feet
Surface	Asphalt
Lighting	HIRL/N/VASI
Fuel	100LL/Jet A
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Taxi, Rental and Courtesy Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Dover	86 miles

### HIGHWAYS

U.S. Highways	79
State Highways	46, 149, 2334
Nearest Interstate	32 miles to I-24 and I-40

### COMMON CARRIERS

Air Freight Companies	0
Motor Freight Companies	1
Terminal Facilities	0
Bus Services	
Inter-City	No
Local	No
Carrier Service	No

### RAILROADS SERVED BY

None

### NAVIGABLE WATERWAYS

River	Tennessee & Cumberland Rivers
Channel Depth	50 feet; 20 feet
Nearest Port Facility	So. Pittsburgh, TN ; Clarksville
Miles from Port	50 and 47

## COMMUNICATIONS

Newspapers	Stewart-Houston Times Clarksville Leaf Chronicle The Tennessean Stewart County Standard
Telephone Companies	Cumberland Connect, AT&T
Radio Stations	WTPR-101.7; WCVQ-107.9
Television Networks	4 network + independent
Cable Service Available	Yes
Channels	25+
Provider	Mediacom
Internet Service Available	Yes
Provider	Cumberland Connect, Mediacom, AT&T, HughesNet, Exede
Fiber Optics Available	Yes
Provider	Cumberland Connect and AT&T

## COMMUNITY FACILITIES *(countywide)*

### Health Care

Doctors	0
Dentists	2
Hospitals	0
Beds	0
Clinics	4
Nursing Homes	1
Beds	70
Retirement Homes	0
Beds	0
Residential Care/ Assisted Living	1
Beds	12

### Religious Organizations

Protestant	45
Catholic	1
Jehovah's Witness	1
Seventh Day Adventist	1
Latter Day Saints	1
Korean (Doalnara)	1
Islamic	1

### Day Care Centers

Day Care Homes	4
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### Recreation

Libraries	1
Parks	5
Golf Courses (Public & Private)	0
Swimming Pools (Public & Private)	0
Country Clubs	0
Theaters	0
Bowling Alleys	0

### Hotels & Motels

Beds	33
Cabin Rentals	3
Beds	15

### Airbnb

Beds	40
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### Bed & Breakfasts

	1
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### Largest Meeting Room

Capacit	275
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### Restaurants

	25
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## FINANCIAL INSTITUTIONS

Banks:	Total Number of Institutions	3
	Total Number of Offices	4
	Deposits	352,000,000
Credit Unions:	Total Number of Branches	1
	Total Number of Offices	1
	Deposits	58,618,783
Countywide Combined Deposits		\$410,618,783
(Deposits for June 30, 2025)		

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

## INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Clarksville	32
Heat Treating	Local	
Foundry	Clarksville	32
Heavy Hardware	Clarksville	32
Sheet Metal	Clarksville	32
Lubricants	Clarksville	32
Welding Supplies		
Abrasives		

## SELECTED ECONOMIC INDICATORS

### 2025 ANNUAL AVERAGES (AGE 16+)

Labor Force	County	Labor Market Area*
Population	11,773	181,861
Employed	6,387	88,911
Unemployed	278	5,162
Unemployment Rate	4.2%	5.5%

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

Source: ESRI

### 2025 EMPLOYED POPULATION 16+ BY INDUSTRY

Agriculture/Mining	2.0%
Construction	11.4%
Manufacturing	15.0%
Wholesale Trade	0.5%
Retail Trade	10.3%
Transportation/Utilities	8.3%
Information	1.1%
Finance/Insurance/Real Estate	3.0%
Services	44.5%
Public Administration	3.9%

Source: ESRI

### MANUFACTURING IN AREA (Annual Averages 2024)

Number of Units	19
Ann. Avg. Employment	576
Ann. Avg. Weekly Wage	\$1,094

Source: U.S. Bureau of Labor Statistics

### PER CAPITA PERSONAL INCOME

Year	2025
Amount	\$30,319

Source: ESRI

### MEDIAN HOUSEHOLD INCOME

Year	2025
Amount	\$61,633

Source: ESRI

### AVERAGE HOME SALES

Year	2025
Median Value	\$219,444
Average Value	\$275,110
Housing Affordability Index	106
Percent of Income to Mortgage	22.3%

Source: ESRI

### RETAIL SALES

Year	2024
Amount	\$109,666,929

Source: Tennessee Department of Revenue

## NATURAL RESOURCES

Minerals: None

Timber: Hardwoods and pine

## AGRICULTURAL

Crops: Corn, tobacco, hay and soybeans

Livestock: Cattle

## UTILITIES

### **GAS**

Local Distributor	None
Source Company	East Tennessee Gas Transmission
Fuel Oil Suppliers	6
Suppliers of LP Gas	4

### **WATER**

Water Supplier	City of Dover
Phone	931.232.6592
Website	<a href="http://www.dovertn.com">www.dovertn.com</a>
Source	Cumberland River
Capacity	1,000,000 GPD
Current Consumption	325,000 GPD
Storage Capacity	900,000 Gallons

### **SEWER**

Sewer Provider	City of Dover
Phone	931.232.5817
Website	<a href="http://www.dovertn.com">www.dovertn.com</a>
Type of Treatment	Sequential batch reactor
Capacity	1,000,000 GPD
Current Usage	200,000 GPD
City Sewer Coverage	100%
Storm Sewer Coverage	25%
Solid Waste Disposal Type	Dumpster/Bi-County (City-household pickup)

### **ELECTRICITY**

Source Company	Tennessee Valley Authority
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### **LOCAL POWER COMPANY (City and County)**

Cumberland Electric Membership Corporation/  
Cumberland Connect

General Manager	Chris Davis
Local Address	420 Spring Street Dover, Tennessee 37058
Phone	931.232.5153 (800) 987-CEMC (2362)
Website	<a href="http://www.cemc.org">www.cemc.org</a>

## MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

Firm	Product or Service	Total Employees	Union	Phone Number
Nashville Wire Products Corporation	Wire display racks	125	None	888.743.2680
Williams Cabinet & Woodworking	Cabinetry	19	None	931.232.5863
Milton Lumber Company	Sawmill	15	None	931.232.6646
Tractor Supply Company	Home and garden store	14	None	931.348.0004
DDT Concrete	Ready-mixed concrete	12	None	
Swift Sawmill	Sawmill	9	None	931.232.8871
IMI South LLC	Septic tanks & ready-mixed concrete	3	None	931.232.7001

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

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

**Robert S. Beecham**  
**County Mayor**  
Stewart County Mayor's Office  
Post Office Box 487  
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**City Mayor**  
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MIDDLE TENNESSEE INDUSTRIAL  
DEVELOPMENT ASSOCIATION

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

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