

GAINESBORO JACKSON COUNTY

2026 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Gainesboro
Year Incorporated	1817
Land Area in Square Miles (County)	308
Water Area in Square Miles (County)	11
Latitude	N36° 21.33'
Longitude	W85° 39.53'
Elevation	565'
Market Region	Cookeville
Distance From Nashville	75 miles
Distance From Cookeville	22 miles
Time Zone	Central
City Website	None at this time
County Website	www.jacksoncotn.com/
Additional Incorporated Cities within the County	None
Unincorporated Cities	Granville, Whitleyville

POPULATION

	City	County
2020 (Census)	920	11,617
2025 Population	988	12,299
2025 Median Age	44.4	47.8
2030 Population Projection	1,016	12,756
Annual Growth Rate (2025-2030 Projected)	0.56%	0.73%

Source: ESRI

CLIMATE

Annual Average Temperature	58.05° F
Average High Temperature	69.9° F
Average Low Temperature	46.1° F
Annual Average Precipitation	55.99"
Annual Average Snowfall	6.0"
Prevailing Winds	Southwesterly
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

LOCAL	City	County
Property Taxes (2025)		
• Rate per \$100 value	\$0.80	\$2.55
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2024)	\$18,636,713	\$217,379,526
Hotel-Motel Occupancy Tax	4.0%	5.0%
Motor Vehicle Wheel Tax Rate		\$40.50

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

STATE

Sales Tax
• 4% tax on food and food ingredients
• 7% on all other tangible personal property unless specifically exempted
Local Sales Tax Rate
• 2.75%
Local and State Sales Tax Collected (FY2025)
• \$6,177,406
Income Tax
• Personal: Repealed beginning January 1, 2021
• Corporate Excise Tax: 6.5% of Tennessee taxable income
• Franchise Tax: .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
• Unemployment Tax: New employers is typically 2.7% (based on occupation) of first \$7,000

Source: Tennessee Department of Revenue

EDUCATION

District Name	Jackson County
Type of Public School System	Consolidated
District Grades Served	Pre-K-12
Number of Schools	4
Number of Classroom Teachers	90
Student to Teacher Ratio	15:1
Additional Staff	16
Total Number of Students	1,315
Number of Private Schools	0
Total Number of Students	0
Number of Teachers	0

Number of High School Graduates (2025)	83
Graduation Rate	96.4%
Educational Attainment with a Degree (Adults Age 25+)	22.6%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 30 miles)

- TN College of Applied Technology Livingston
- Tennessee Technology University Cookeville
- TN College of Applied Technology Hartsville

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 1st Thursday at 7:00 p.m. Town Hall
County	Mayor and County Commissioners Meets 1st Monday at 7:00 p.m. Jackson County Courthouse

Fire Department

• Full-time fire fighters in city	0
• City volunteers	17
• Full-time fire fighters in county	0
• County volunteers	100
• Fire stations in city	1
• City fire trucks	2
• Fire stations in county	9
• County fire trucks	25

Law Enforcement

• Full-time police officers in city	4
• Full-time police officers in county & sheriff	18
• City patrol cars	4
• County patrol cars	17

	City	County
Insurance Rating	6	8-10
Zoning Regulations	Yes	No
Planning Commission	Yes	No
Industrial Development Corp.	Yes	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Jackson County Airport
Location Identifier	1A7
Distance from City	3.5 miles
Runway Length	3,500 feet
Surface	Asphalt
Lighting	None
Fuel	None
Repairs	None
Storage	None
Transportation	Courtesy Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Gainesboro	71 miles

HIGHWAYS

U.S. Highways	
State Highways	53 and 56
Nearest Interstate	18 miles to Interstate 40

COMMON CARRIERS

Air Freight Companies	None
Motor Freight Companies	None (Cookeville, 25 miles)
Terminal Facilities	None (Cookeville, 25 miles)
Bus Services	
Inter-City	No
Local	No
Carrier Service	No

RAILROADS SERVED BY

Nashville & Eastern Railroad (Cookeville, 25 miles)

NAVIGABLE WATERWAYS

River	Cumberland
Channel Depth	37 feet
Nearest Port Facility	Nashville, TN
Miles from Port	75

COMMUNICATIONS

Newspapers	Jackson County Sentinel The Tennessean
Telephone Companies	Twin Lakes Telephone Corporation
Radio Stations	WLIV AM-FM local
Television Networks	5
Cable Service Available	No. Internet TV available.
Channels	160
Provider	Twin Lakes Telephone
Internet Service Available	Yes
Provider	Twin Lakes Telephone Corporation
Fiber Optics Available	Yes
Provider	Twin Lakes Telephone Corporation

COMMUNITY FACILITIES

Health Care

Doctors	2
Dentists	2
Hospitals	0
Beds	0
Clinics	2
Nursing Homes	1
Beds	120
Retirement Homes	0
Beds	0
Residential Care/ Assisted Living	1
Beds	32

Religious Organizations

Protestant	45
Catholic	0
Jehovah's Witness	0
Seventh Day Adventist	0
Latter Day Saints	0
Other	

Day Care Centers 4

Day Care Homes 9

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

Rooms	40
Bed & Breakfasts	40

Largest Meeting Room

Capacity	200
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Restaurants 9

FINANCIAL INSTITUTIONS

Banks:	Total Number of Institutions	2
	Total Number of Offices	2
	Deposits	215,000,000
Credit Unions:	Total Number of Branches	0
	Total Number of Offices	0
	Deposits	0.00
Countywide Combined Deposits		\$215,000,000

(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	Cookeville	22
Foundry	Cookeville	22
Heavy Hardware	Nashville	75
Sheet Metal	Cookeville	22
Lubricants	Local	
Welding Supplies	Local	
Abrasives	Local	

SELECTED ECONOMIC INDICATORS

2025 ANNUAL AVERAGES (AGE 16+)

Labor Force	County	Labor Market Area*
Population	10,311	128,714
Employed	4,698	67,562
Unemployed	262	3,036
Unemployment Rate	5.3%	4.3%

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

Source: ESRI

2025 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	2.9%
Construction	13.2%
Manufacturing	18.8%
Wholesale Trade	1.6%
Retail Trade	11.3%
Transportation/Utilities	5.7%
Information	1.9%
Finance/Insurance/Real Estate	2.7%
Services	38.2%
Public Administration	3.8%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2024)

Number of Units	16
Ann. Avg. Employment	186
Ann. Avg. Weekly Wage	\$805

Source: U.S. Bureau of Labor Statistics

PER CAPITA PERSONAL INCOME

Year	2025
Amount	\$27,784

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2025
Amount	\$47,912

Source: ESRI

AVERAGE HOME SALES

Year	2025
Median Value	\$225,271
Average Value	\$257,739
Housing Affordability Index	79
Percent of Income to Mortgage	29.4%

Source: ESRI

RETAIL SALES

Year	2024
Amount	\$57,098,127

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Oil and Gas

Timber: Oak, Hickory and Ash

AGRICULTURAL

Crops: Corn, soybeans, hay, and tobacco

Livestock: Cattle, goats, sheep

UTILITIES

WATER

Water Supplier Jackson County Utility District
 Phone 931.268.2880
 Website www.jcutilitydistrict.com/
 Source Cumberland River
 Capacity 1,000,000 GPD
 Current Consumption 350,000 GPD
 Storage Capacity 1,000,000 Gallons

SEWER

Sewer Provider City of Gainesboro
 Phone 931.268.9315
 Website None at this time
 Type of Treatment Contact stabilization
 Capacity 250,000 GPD
 Current Usage 180,000 GPD
 City Sewer Coverage 90%
 Storm Sewer Coverage 0%
 Solid Waste Disposal Type Sanitary landfill-Moss, TN

ELECTRICITY

Source Company Tennessee Valley Authority

LOCAL POWER COMPANY (City and County)

Upper Cumberland Electric Membership Corp.

General Manager Jennifer Brogdon
 District Office 1085 N. Grundy Quarles Hwy.
 Post Office Box 188
 Gainesboro, Tennessee 38560
 Phone 931.268.2123
 Outages 931.268.5866
 Website www.ucemc.com

LOCAL GAS COMPANY (City and County)

Middle Tennessee Natural Gas Utility District

Executive VP/CEO Mike Davidson
 Local Address 453 N. Spring Street
 Sparta, Tennessee 38583
 Phone 931.836.2825
 Website www.mtng.com
 Source Company East TN Natural Gas Company
 Fuel Oil Suppliers 3
 Suppliers of LP Gas 4

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

Firm	Product or Service	Total Employees	Union	Phone Number
Nielsen & Bainbridge LLC	Aluminum picture frames	80	None	931.858.7548
Ansei America, Inc.	Mechanical auto parts	60	None	931.268.6080
Synergy Magnetics	Transformers	40	None	931.322.2090
T.C. Remanufacturing	Torque convertors	38	None	931.201.4302
Dutch Craft Mattress	Integrity foam solutions	17	None	931.268.4425
Rogers Group	Rock quarry		None	

For information on industrial sites and available industrial buildings contact:

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 Middle TN Industrial
 Development Association
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 Jackson County
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MTIDA represents the Local Electric Power and Natural Gas Distributors located in the 40 county region of Middle Tennessee.

The information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors or change in information.