QUICK FACTS

County Seat: Manchester
Year Incorporated: 1838
Land Area in Square Miles (County): 429
Water Area in Square Miles (County): 6
Latitude: N35° 28.90'
Longitude: W86° 05.31'
Elevation: 1,063'
Market Region: Nashville
Distance From Nashville: 64 miles
Distance From Chattanooga: 69 miles
Time Zone: Central
City Website: www.cityofmanchestertn.com
County Website: www.co.coffee.tn.org
Additional Incorporated Cities within the County: Tullahoma
Unincorporated Cities: Arnold AFB, Beechgrove, Hillsboro, Summitville

TAX STRUCTURE

LOCAL
Property Taxes (2018)
- Rate per $100 value: $1.9316 in City, $2.6481 in County
- Outside Corporate limits: $2.9324
- Interstate Industrial Park & Special District: $3.186

Ratio of Assessment
- Residential and Farm: 25% in City, 25% in County
- Commercial/Industrial: 40% in City, 40% in County
- Personal (Equipment): 30% in City, 30% in County

Bonded Debt (2018): $30,358,683 in City, $77,436,062 in County
Total Local Assessment (2017): $208,835,299 in City, $1,022,522,362 in County
Hotel-Motel Tax: 6% in City, 0% in County
Motor Vehicle Tax Rate: $0.00

STATE
Sales Tax: 4% 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 (FY2018): $84,819,725
Income Tax:
- Personal: 2% on Interest & Dividends for the 2019 tax year
- 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 Comptroller of the Treasury, Division of Property Assessments
Source: County Technical Assistance Service, UTIPS

COFFEE COUNTY

2019 COMMUNITY DATA PROFILE

POPULATION

2010 (Census): 10,137 in City, 52,796 in County
2018 Population: 10,686 in City, 55,279 in County
2018 Median Age: 37.1 in City, 41.2 in County
2023 Population Projection: 11,052 in City, 57,107 in County
Annual Growth Rate: 0.68% in City, 0.65% in County
(2018-2023 Projected)

CLIMATE

Annual Average Temperature: 57.2° F
Average High Temperature: 69.2° F
Average Low Temperature: 45.2° F
Annual Average Precipitation: 56.33".
Annual Average Snowfall: 5".
Prevailing Winds: Southerly
Mean Length of Freeze-Free Period (days): 180-220

Coffee County Joint Industrial Park (48.62 acres) and Tullahoma Airport Business Park (102 acres) are 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/
EDUCATION

District Name: Coffee County and Manchester
Type of Public School System: County and City
District Grades Served: Pre-K-12
Number of Schools: 12
Number of Classroom Teachers: 393
Number of Administrators: 36
Additional Teachers and Staff: 78
Total Number of Students: 5,668

GRADES
- Pre-K-5: 2,608
- 6-8: 1,363
- 9 only (Coffee County Raider Academy): 452
- 10-12: 1,245
Number of High School Graduates (2017-18): 410
Graduation Rate: 92.8%

Educational Attainment with a Degree (Adults Age 25+): 26.8%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS

Graduates 2016-2017
- Motlow Community College Tullahoma 971
- Middle TN State University Murfreesboro 5,060
- TN College of Applied Technology Shelbyville 536

Source: Tennessee Higher Education Commission

FastTrack Job Training Assistance Program Available: Yes

Source: Tennessee Department of Economic and Community Development

GOVERNMENT

GOVERNING BODY
City: Mayor and Board of Aldermen
Meet 1st and 3rd Tuesday at 6:30 p.m.
City Hall

County: Mayor and County Commissioners
Meets Tuesday at 6:00 p.m.
Coffee County Administrative Plaza

Fire Department
- Full-time fire fighters in city: 31
- City volunteers: 5
- Full-time fire fighters in county: 0
- County volunteers: 91
- Fire stations in city: 2
- City fire trucks: 4
- Fire stations in county: 9
- County fire trucks: 30

Law Enforcement
- Full-time police officers in city: 34
- Full-time police officers in county & sheriff: 45
- City patrol cars: 34
- County patrol cars: 42

Insurance Rating: City 4 County 6/10
Zoning Regulations: Yes Yes
Planning Commission: Yes Yes
Industrial Development Corp. No Yes

TRANSPORTATION

AIR SERVICE
Nearest General Aviation: Tullahoma Regional/William Northern Field
Location Identifier: THA
Distance from Manchester: 15 miles
Runway Length (3): 5,501 feet, 4,200 feet and 2,693 feet turf
Surface: Asphalt/Concrete
Lighting: MIRL/PAPI
Fuel: 100LL/Jet A
Repairs: Major
Storage: Hangar, Tie Down
Transportation: Taxi and Rental Car
Nearest Commercial Service: Nashville International Airport
Location Identifier: BNA
Distance from Manchester: 59 miles

Nashville International Airport (BNA) serves approximately 16 million total passengers annually. BNA is currently served by 15 airlines, including international carriers Air Canada, WestJet and British Airways. BNA offers 460 daily flights and provides nonstop air service to more than 65 destinations.

HIGHWAYS
U.S. Highways: 41
State Highways: 53 and 55
Nearest Interstate: Interstate 24; four exits

COMMON CARRIERS
Air Freight Companies: None
Motor Freight Companies: 25
Terminal Facilities: 1
Bus Services
- Inter-City: No
- Local: No
- Carrier Service: Yes

RAILROADS SERVED BY
CSX Transportation and Caney Fork & Western

NAVIGABLE WATERWAYS
River: Cumberland and Tennessee
Channel Depth: 9 feet
Nearest Port Facility: South Pittsburgh
Miles from Port: 40

COMMUNICATIONS
Newspapers
- Manchester Times Weekly
- USA Today Daily
- The Tennessean Daily

Telephone Companies
AT&T, Ben Lomand Telephone Coop.

Radio Stations
2 (1 AM and 1 FM)

Television Networks
5

Cable Service Available Channels
Yes
Provider
Charter Communications, AT&T, Comcast

Internet Service Available Provider
Charter Communications, AT&T, Ben Lomand

Fiber Optics Available Provider
Yes
Ben Lomand Telephone Coop.
### Community Facilities

**Health Care**
- Doctors: 16
- Dentists: 7
- Hospitals: 1
- Beds: 49
- Clinics: 0
- Nursing Homes: 2
- Beds: 187
- Retirement Homes: 0
- Beds: 0
- Residential Care/Assisted Living: 3
- Beds: 111
- Supportive Enhanced Living/Mental Illness Patients: 1
- Beds: 50

**Religious Organizations**
- Protestant: 46
- Catholic: 1
- Jehovah's Witness: 1
- Seventh Day Adventist: 0
- Latter Day Saints: 0
- Other: 0

**Day Care Centers**: 20
**Day Care Homes**: 0

**Recreation**
- Libraries: 1
- Parks: 2
- Golf Courses (Public & Private): 2
- Swimming Pools (Public & Private): 2
- Country Clubs: 0
- Theaters: 0
- Bowling Alleys: 0

**Hotels & Motels**: 20
- Rooms: 1,251
- Bed & Breakfasts: 0

**Largest Meeting Room**
- Capacity: 500

**Restaurants**: 47

**Other**
- Recreation Complex with indoor/outdoor swimming pools, fitness rooms, track, etc. Ball fields, tennis courts, Community Theatre, skating rink (12 miles), 3 lakes, fishing & water sports, wildlife management area.

### Selected Economic Indicators

**2017 Annual Averages**

<table>
<thead>
<tr>
<th>Labor Force</th>
<th>County</th>
<th>Labor Market Area*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civilian Labor Force</td>
<td>25,040</td>
<td>267,220</td>
</tr>
<tr>
<td>Employment</td>
<td>24,120</td>
<td>258,590</td>
</tr>
<tr>
<td>Unemployment</td>
<td>910</td>
<td>8,600</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>3.6%</td>
<td>3.7%</td>
</tr>
</tbody>
</table>

* Labor Market Area is defined as Bedford, Cannon, Coffee, Franklin, Grundy, Moore, Rutherford and Warren Counties in Tennessee.

**2018 Employed Population (Age 16+) by Industry**

- Agriculture/Mining: 1.7%
- Construction: 4.4%
- Manufacturing: 22.4%
- Wholesale Trade: 2.5%
- Retail Trade: 12.0%
- Transportation/Utilities: 4.2%
- Information: 0.9%
- Finance/Insurance/Real Estate: 3.7%
- Services: 43.1%
- Public Administration: 5.1%

Source: ESRI

**Manufacturing in Area** (Annual Averages 2017)

- Number of Units: 95

Source: Tennessee Department of Labor and Workforce Development

**Per Capita Personal Income**

- Year: 2018
- Amount: $23,682

Source: ESRI

**Median Household Income**

- Year: 2018
- Amount: $44,191

Source: ESRI

**Average Home Sales**

- Year: 2017
- Number of Homes Sold: 872
- Average Cost: $149,954

Source: Tennessee Housing Development Agency

**Retail Sales**

- Year: 2017
- Amount: $1,002,407,858

Source: Tennessee Department of Revenue

**Natural Resources**

- Minerals: N/A
- Timber: N/A

**Agricultural**

- Crops: Soybean, Corn, Wheat, Hay and Nursery Crops
- Livestock: Cattle, Poultry, and Swine
UTILITIES

GAS
Local Distributor: Elk River Public Utility District
Phone: 931.728.3332
Website: www.erpud.com
Source Company: East TN Natural Gas Company
Fuel Oil Suppliers: 2
Suppliers of LP Gas: 2

WATER
Water Supplier: City of Manchester
Phone: 931.728.7171 or 931.728.4652
Website: www.cityofmanchestertn.com
Source: Normandy Lake
Capacity: 10,000,000 GPD
Current Consumption: 6,000,000 GPD
Storage Capacity: 2,875,000 Gallons

SEWER
Sewer Provider: City of Manchester
Phone: 931.728.7171 or 931.728.4652
Website: www.cityofmanchestertn.com
Type of Treatment: Activated Sludge
Capacity: 4,300,000 GPD
Current Usage: 1,700,000 GPD
City Sewer Coverage: 99%
Storm Sewer Coverage: 4%
Solid Waste Disposal Type: BFI

ELECTRICITY
Source Company: Tennessee Valley Authority
LOCAL POWER COMPANY (City and County)
Duck River Electric Membership Corporation
President/CEO: Charles McDonald
District Office: Post Office Box 89
Shelbyville, Tennessee 37162-0089
Phone: 931.684.4621
Emergency: 931.684.4623
Fax: 931.680.5830
Website: www.dremc.com

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (50+ employees)

<table>
<thead>
<tr>
<th>Firm</th>
<th>Product or Service</th>
<th>Total Employees</th>
<th>Union</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kasai N.A.</td>
<td>Interior Auto Trim</td>
<td>1,115</td>
<td>None</td>
<td>931.728.4122</td>
</tr>
<tr>
<td>Batesville Caskets Co., Inc.</td>
<td>Steel Caskets</td>
<td>496</td>
<td>USWA</td>
<td>931.723.3053</td>
</tr>
<tr>
<td>Great Lake Cheese</td>
<td>Pkg. of cheese</td>
<td>390</td>
<td>None</td>
<td>931.450.1300</td>
</tr>
<tr>
<td>Viam (TN) LP</td>
<td>Auto Floor Mats</td>
<td>354</td>
<td>None</td>
<td>931.461.2300</td>
</tr>
<tr>
<td>fischer, USA</td>
<td>Stainless steel tubing</td>
<td>320</td>
<td>None</td>
<td>931.596.3566</td>
</tr>
<tr>
<td>Kirchhoff Van-Rob Manchester</td>
<td>Metal Stampings</td>
<td>264</td>
<td>None</td>
<td>931.461.8556</td>
</tr>
<tr>
<td>Ravago Mfg. Americas, LLC</td>
<td>Nylon/ABS Compounding</td>
<td>132</td>
<td>None</td>
<td>931.728.7009</td>
</tr>
<tr>
<td>Reliable Carriers</td>
<td>Trucking Warehousing</td>
<td>109</td>
<td>None</td>
<td>931.728.9995</td>
</tr>
<tr>
<td>Aspen Technologies</td>
<td>Molded polyurethane forms products</td>
<td>86</td>
<td>None</td>
<td>931.450.1200</td>
</tr>
<tr>
<td>MDS Foods</td>
<td>Dairy products</td>
<td>77</td>
<td>None</td>
<td>931.563.7890</td>
</tr>
</tbody>
</table>

For information on industrial sites and available industrial buildings contact:
Robert T. Bibb, Executive Director
Middle TN Industrial Development Association
2108 Westwood Avenue
Nashville, Tennessee 37212
Phone: 615.269.5233
Fax: 615.269.5184
mtida@mtida.org
www.mtida.org

Kimber Sharp, Executive Director
Industrial Board of Coffee County
1329 McArthur Street, Suite 4
Manchester, Tennessee 37355
Phone: 931.723.5120
Fax: 931.723.5121
ib@coffeetn.com
www.coffeetn.com

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.

Updated February 2019