

# MANCHESTER COFFEE COUNTY

2024 COMMUNITY DATA PROFILE



## 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	<a href="http://www.cityofmanchestertn.com">www.cityofmanchestertn.com</a>
County Website	<a href="http://www.coffeecountytn.gov">www.coffeecountytn.gov</a>
Additional Incorporated Cities within the County	Tullahoma
Unincorporated Cities	Arnold AFB, Beechgrove, Hillsboro, Summitville

## POPULATION

	City	County
2020 (Census)	12,212	57,889
2023 Population	12,539	59,831
2023 Median Age	38.6	42.1
2028 Population Projection	12,879	61,567
Annual Growth Rate (2023-2028 Projected)	0.54%	0.57%

Source: ESRI

## 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

## TAX STRUCTURE

LOCAL	City	County
<b>Property Taxes (2023)</b>		
• Rate per \$100 value	\$1.5221	\$2.1078
• Outside Corporate limits		\$2.331
• Interstate Industrial Park & Special District		\$2.5497
<b>Ratio of Assessment</b>		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
<b>Total Local Assessment (2022)</b>	\$327,631,803	\$1,578,370,171
Industrial Park	\$117,817,403	
<b>Hotel-Motel Tax</b>	6%	2.5%
<b>Motor Vehicle Wheel Tax Rate</b>		\$0.00

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments  
Source: County Technical Assistance Service, UTIPS

## 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 (FY2023)</b>
• \$130,031,941
<b>Income Tax</b>
• Personal: Repealed beginning January 1, 2021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



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/](http://www.tnecd.com/sites/certified-sites/)

## EDUCATION

District Name	Coffee County and Manchester	
Type of Public School System	<u>County</u>	<u>City</u>
District Grades Served	Pre-K-12	Pre-K-12
Number of Schools	11	3
Number of Classroom Teachers	291	114
Student to Teacher Ratio	14:1	13:1
Additional Staff	69	17
Total Number of Students	4,130	1,426
Number of Private Schools	1	
Total Number of Students	89	
Number of Teachers	9	

Number of High School Graduates (2023)	406
Graduation Rate	93.1%
Educational Attainment with a Degree (Adults Age 25+)	33.9%

Source: Tennessee Department of Education

### REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 35 miles)

- Motlow Community College Tullahoma
- TN College of Applied Technology Shelbyville
- The University of the South Sewanee
- Middle TN State University Murfreesboro
- TN College of Applied Technology McMinnville
- TN College of Applied Technology Murfreesboro
- TN College of Applied Technology Murfreesboro
- TCAT Satellite Campus Manchester

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 Board of Aldermen Meets 1st Tuesday at 6:30 p.m. City Hall
County	Mayor and County Commissioners Meets 2nd Tuesday at 6:00 p.m. Coffee County Administrative Plaza

<b>Fire Department</b>	
• 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	3
• Fire stations in county	10
• County fire trucks	32

<b>Law Enforcement</b>	
• Full-time police officers in city	35
• Full-time police officers in county & sheriff	56
• City patrol cars	38
• County patrol cars	46

	<u>City</u>	<u>County</u>
Insurance Rating	4	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 17 million total passengers annually. BNA is currently served by 22 major carriers, including international carriers. BNA offers 585+ daily flights and provides nonstop air service to more than 101 destinations.

### HIGHWAYS

U.S. Highways	41
State Highways	53 and 55
Nearest Interstate	Interstate 24; six 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 USA Today The Tennessean
Telephone Companies	AT&T, Ben Lomand Telephone Coop.
Radio Stations	2 (1 AM and 1 FM)
Television Networks	5
Cable Service Available	Yes
Channels	900
Provider	Charter Communications, AT&T, Comcast
Internet Service Available	Yes
Provider	Charter Communications, AT&T, Ben Lomand
Fiber Optics Available	Yes
Provider	Ben Lomand Telephone Coop.

## COMMUNITY FACILITIES (citywide)

### Health Care

Doctors	14
Dentists	9
Hospitals	1
Beds	49
Walk-In Clinics	4
Nursing Homes	2
Beds	187
Retirement Homes	0
Beds	0
Residential Care/ Assisted Living	4
Beds	211
Supportive Enhanced Living/Mental Illness Patients	1
Beds	50

### Religious Organizations

Protestant	40
Catholic	1
Jehovah's Witness	1
Seventh Day Adventist	0
Latter Day Saints	0
Other	0

### Day Care Centers

Day Care Homes	20
	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

Rooms	20
Bed & Breakfasts	1,251
	0

### Largest Meeting Room

Capacity	500
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### Restaurants

	51
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### 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.

## FINANCIAL INSTITUTIONS

Banks:	Total Number of Institutions	10
	Total Number of Offices	19
	Deposits	1,394,000,000
Credit Unions:	Total Number of Branches	1
	Total Number of Offices	2
	Deposits	338,281,200
Countywide Combined Deposits		\$1,732,281,200

(Deposits for June 30, 2023)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

## INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Local	
Heat Treating	Chattanooga	69
Foundry	Chattanooga	69
Heavy Hardware	Chattanooga	69
Sheet Metal	Local	
Lubricants	Local	
Welding Supplies	Local	

## SELECTED ECONOMIC INDICATORS

### 2023 ANNUAL AVERAGES (AGE 16+)

Labor Force	County	Labor Market Area*
Population	48,282	372,604
Employed	25,810	223,636
Unemployed	1,040	8,816
Unemployment Rate	3.9%	3.8%

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

Source: ESRI

### 2023 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	1.5%
Construction	8.7%
Manufacturing	24.3%
Wholesale Trade	1.6%
Retail Trade	10.0%
Transportation/Utilities	5.4%
Information	1.1%
Finance/Insurance/Real Estate	4.6%
Services	38.8%
Public Administration	4.1%

Source: ESRI

### MANUFACTURING IN AREA (Annual Averages 2022)

Number of Units	95
Ann. Avg. Employment	5,077
Ann. Avg. Weekly Wage	\$1,087

Source: Tennessee Department of Labor and Workforce Development

### PER CAPITA PERSONAL INCOME

Year	2023
Amount	\$29,198

Source: ESRI

### MEDIAN HOUSEHOLD INCOME

Year	2023
Amount	\$55,370

Source: ESRI

### AVERAGE HOME SALES

Year	2023
Number of Homes Sold	399
Average Cost	\$311,960
2023 Median Home Value	\$298,900

Source: Realtor.com

### RETAIL SALES

Year	2022
Amount	\$1,386,205,048

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

### NATURAL GAS

Local Distributor	Elk River Public Utility District
Phone	931.455.9311
Website	<a href="http://www.erpud.com">www.erpud.com</a>
Source Company	Enbridge

### WATER

Water Supplier	City of Manchester
Phone	931.728.7171 or 931.728.4652
Website	<a href="http://www.cityofmanchestertn.com">www.cityofmanchestertn.com</a>
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	<a href="http://www.cityofmanchestertn.com">www.cityofmanchestertn.com</a>
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
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### LOCAL POWER COMPANY (City and County)

Duck River Electric Membership Corporation

President/CEO	Scott Spence
Local Address	209 East Fort Street Manchester, Tennessee 37355
Phone	931.728.7547
Emergency	931.728.7548
Website	<a href="http://www.dremc.com">www.dremc.com</a>

## MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (50+ employees)

Firm	Product or Service	Total Employees	Union	Phone Number
Kasai N.A.	Interior auto trim	705	None	931.728.4122
Viam (TN) LP	Auto floor mats	540	None	931.461.2300
Great Lake Cheese	Pkg. of cheese	400	None	931.450.1300
Batesville Caskets Co., Inc.	Steel caskets	380	USWA	931.728.2231
Kirchhoff Van-Rob Manchester fischer, USA	Metal stampings	275	None	931.461.8556
Ravago Mfg. Americas, LLC	Stainless steel tubing	260	None	931.596.3566
Schmiede Corporation	Nylon/ABS compounding	187	None	931.728.7009
JSP International	Machinery	170	None	931.455.4801
U.S. Display Group	Engineered plastic foams	150	None	931.393.5000
	Promotional displays	125	None	931.455.9585

### 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  
[mtida@mtida.org](mailto:mtida@mtida.org)  
[www.mtida.org](http://www.mtida.org)

**Anne Hosea Majors, Director of Operations**  
Industrial Board of Coffee County  
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MTIDA represents the Local Electric Power and Natural Gas Distributors located in the 40 county region of Middle Tennessee.

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