

MANCHESTER COFFEE COUNTY

2026 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	www.cityofmanchestertn.com
County Website	www.coffeecountytn.gov
Additional Incorporated Cities within the County	Tullahoma
Unincorporated Cities	Arnold AFB, Beechgrove, Hillsboro, Summitville

POPULATION

	City	County
2020 (Census)	12,212	57,889
2025 Population	13,029	61,320
2025 Median Age	38.3	41.3
2030 Population Projection	13,518	63,618
Annual Growth Rate (2025-2030 Projected)	0.74%	0.74%

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
Property Taxes (2025)		
• Rate per \$100 value	\$1.5221	\$2.1078
• Outside Corporate limits		\$2.331
• Interstate Industrial Park & Special District		\$2.5497

Ratio of Assessment	City	County
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%

Total Local Assessment (2024)	\$352,360,210	\$1,635,536,804
• Industrial Park	\$95,438,029	
Hotel-Motel Occupancy Tax	6.0%	2.5%
Motor Vehicle Wheel Tax Rate		\$0.00

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)	• \$133,211,536
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• Personal: Repealed beginning January 1, 2021	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



The Manchester Industrial Park (90 acres) and the Coffee County Joint Industrial Park (49 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	City
District Grades Served	Pre-K-12	Pre-K-12
Number of Schools	11	3
Number of Classroom Teachers	268	107
Student to Teacher Ratio	16:1	14:1
Additional Staff	65	28
Total Number of Students	4,159	1,528
Number of Private Schools	1	
Total Number of Students	86	
Number of Teachers	9	

Number of High School Graduates (2025)	399
Graduation Rate	92.5%
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 Manchester
- TN College of Applied Technology McMinnville
- 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

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	3
• Fire stations in county	10
• County fire trucks	32

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

	City	County
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

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	1,251
Bed & Breakfasts	0

Largest Meeting Room

Capacity	500
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Restaurants

51

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.
Bonnaroo Music & Arts Festival,
every June.

FINANCIAL INSTITUTIONS

Banks:	Total Number of Institutions	10
	Total Number of Offices	18
	Deposits	1,487,000,000
Credit Unions:	Total Number of Branches	2
	Total Number of Offices	3
	Deposits	290,159,563
Countywide Combined Deposits		\$1,777,159,563
(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	Chattanooga	69
Foundry	Chattanooga	69
Heavy Hardware	Chattanooga	69
Sheet Metal	Local	
Lubricants	Local	
Welding Supplies	Local	

SELECTED ECONOMIC INDICATORS

2025 ANNUAL AVERAGES (AGE 16+)

Labor Force	County	Labor Market Area*
Population	49,458	374,390
Employed	27,999	230,502
Unemployed	1,008	8,536
Unemployment Rate	3.5%	3.6%

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

Source: ESRI

2025 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	1.6%
Construction	9.0%
Manufacturing	23.0%
Wholesale Trade	1.7%
Retail Trade	9.8%
Transportation/Utilities	5.3%
Information	1.1%
Finance/Insurance/Real Estate	4.3%
Services	39.6%
Public Administration	4.8%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2024)

Number of Units	102
Ann. Avg. Employment	5,046
Ann. Avg. Weekly Wage	\$1,185

Source: U.S. Bureau of Labor Statistics

PER CAPITA PERSONAL INCOME

Year	2025
Amount	\$33,628

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2025
Amount	\$65,852

Source: ESRI

AVERAGE HOME SALES

Year	2025
Median Value	\$307,535
Average Value	\$338,100
Housing Affordability Index	81
Percent of Income to Mortgage	29.2%

Source: ESRI

RETAIL SALES

Year	2024
Amount	\$1,460,102,370

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 www.erpud.com
 Source Company Enbridge

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 James Wright
 Local Address 209 East Fort Street
 Manchester, Tennessee 37355
 Phone 931.728.7547
 Emergency 931.728.7548
 Website www.dremc.com

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (50+ employees)

Firm	Product or Service	Total Employees	Union	Phone Number
Kasai N.A.	Interior auto trim	610	None	931.728.4122
Viam (TN) LP	Auto floor mats	500	None	931.461.2300
Great Lake Cheese	Pkg. of cheese	500	None	931.450.1300
Batesville Caskets Co., Inc.	Steel caskets	380	USWA	931.728.2231
Kirchhoff Van-Rob Manchester	Metal stampings stainless	275	None	931.461.8556
fischer, USA	Steel tubing Nylon/ABS	260	None	931.596.3566
Ravago Mfg. Americas, LLC	Compounding	220	None	931.728.7009
Dot Foods	Warehousing & distribution	175	None	931.263.8853
Reliable Carriers, Inc.	Logistics Services	90	None	931.728.9995
Aspen Technologies	Molded foam products	80	None	931.450.1200

For information on industrial sites and available industrial buildings contact:

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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.