

# MCEWEN

## HUMPHREYS COUNTY

2022 COMMUNITY DATA PROFILE



### QUICK FACTS

County Seat	Waverly
Year Incorporated	1917
Land Area in Square Miles (County)	531
Water Area in Square Miles (County)	26
Latitude	N36° 06.47'
Longitude	W87° 37.98'
Elevation	836'
Market Region	Nashville
Distance From Nashville	55 miles
Time Zone	Central
City Website	None at this time
County Website	<a href="http://www.humphreystn.com/">www.humphreystn.com/</a>
Additional Incorporated Cities within the County	New Johnsonville, Waverly
Unincorporated Cities	Hurricane Hills

### POPULATION

	City	County
2010 (Census)	1,750	18,538
2021 Population	1,762	18,703
2021 Median Age	40.7	44.5
2026 Population Projection	1,776	18,834
Annual Growth Rate (2021-2026 Projected)	0.16%	-0.02%

Source: ESRI

### CLIMATE

Annual Average Temperature	57.1° F
Average High Temperature	70.0° F
Average Low Temperature	44.2° F
Annual Average Precipitation	56.11"
Annual Average Snowfall	0"
Prevailing Winds	Southwest
Mean Length of Freeze-Free Period (days)	180-220

### TAX STRUCTURE

LOCAL	City	County
Property Taxes (2021)		
• Rate per \$100 value	\$0.4799	\$2.10
• Outside city limits		\$2.18
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2020)	\$24,126,338	\$556,701,761
Hotel-Motel Tax	0%	5%
Motor Vehicle Tax Rate		\$0.00

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

### 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 (FY2021)	
• \$19,636,984	
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• Personal: Repealed beginning January 1, 2021	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	Humphreys County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	7
Number of Classroom Teachers	193
Student to Teacher Ratio	14:1
Additional Staff	45
Total Number of Students	2,742
<b>GRADES (2020-2021)</b>	
Pre-K-8	1,136
4-8	756
9-12	850
Number of High School Graduates (2020-21)	177
Graduation Rate	93.7%
Educational Attainment with a Degree (Adults Age 25+)	20.4%

Source: Tennessee Department of Education

### **REGIONAL HIGHER EDUCATIONAL INSTITUTIONS** (within 35 miles) **Graduates 2019-2020**

• Austin Peay State University	Clarksville	3,200
• TN College of Applied Technology	Dickson	410
• TN College of Applied Technology	Paris	159
• TN College of Applied Technology	Hohenwald	146
• Nashville State Community College	Waverly	1,209

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 Tuesday at 7:00 p.m. City Hall
County	County Executive and County Commissioners Meets 2nd Monday at 6:00 p.m. City Hall

Fire Department	
• Full-time fire fighters in city	0
• City volunteers	20
• Full-time fire fighters in county	0
• County volunteers	100
• Fire stations in city	2
• City fire trucks	4
• Fire stations in county	6
• County fire trucks	20
(includes tankers, rescue, trucks, etc)	

Law Enforcement	
• Full-time police officers in city (+1 SRO officer)	5
• Full-time police officers in county & sheriff	20
• City patrol cars	5
• County patrol cars	17

	City	County
Insurance Rating	6	7-10
Zoning Regulations	Yes	No
Planning Commission	Yes	Yes
Industrial Development Corp.	No	Yes

## TRANSPORTATION

### **AIR SERVICE**

Nearest General Aviation	Humphreys County Airport
Location Identifier	0M5
Distance from McEwen	11 miles
Runway Length	4,000 feet
Surface	Asphalt
Lighting	MIRL/PAPI
Fuel	100LL/ Jet A 24/7
Repairs	None
Storage	Hangar, Tie Down
Transportation	Courtesy Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from McEwen	64 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	70
State Highways	231
Nearest Interstate	20 miles to Interstate 40

### **COMMON CARRIERS**

Air Freight Companies	None
Motor Freight Companies	9
Terminal Facilities	None
Bus Services	
Inter-City	No
Local	No
Carrier Service	No

### **RAILROADS SERVED BY**

CSX Transportation

### **NAVIGABLE WATERWAYS**

River	Tennessee and Tom Bigbee
Channel Depth	9 feet
Nearest Port Facility	New Johnsonville, TN
Miles from Port	17

## COMMUNICATIONS

Newspapers	Waverly News Democrat Front Porch News The Tennessean
Telephone Companies	AT&T
Radio Stations	1 local
Television Networks	4
Cable Service Available	Yes
Channels	44
Provider	Charter Communications
Internet Service Available	Yes
Provider	AT&T
Fiber Optics Available	Yes
Provider	AT&T

## COMMUNITY FACILITIES

### Health Care

Doctors	1
Dentists	0
Hospitals (Waverly)	1
Beds	52
Clinics	3
Nursing Homes (Waverly)	2
Beds	166
Retirement Homes	0
Beds	
Residential Care/ Assisted Living (Waverly)	1
Beds	36

### Religious Organizations

Protestant	10
Catholic	1
Jehovah's Witness	0
Seventh Day Adventist	0
Latter Day Saints	0
Other	

### Day Care Centers

Day Care Homes	0
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### Recreation

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

### Hotels & Motels

Rooms	200
Bed & Breakfasts	0

### Largest Meeting Room

Capacity	100
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### Restaurants

	3
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### Other

Walking track, regulation size  
Jr. Pr. Football Field, soft ball  
fields, two pavilions, tennis  
courts

## FINANCIAL INSTITUTIONS

Name of Institution	# of Branches	Deposits
Apex Bank	2	57,047,000
First Federal Bank	3	178,725,000
First Horizon Bank	1	22,281,000
Firstbank	1	100,875,000
Regions Bank	1	54,308,000
Lakeside Credit Union	2	4,973,731

Countywide Combined Deposits \$418,209,731  
(Deposits for June 30, 2021)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

## INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Camden	35
Heat Treating	Waverly	9
Heavy Hardware	Waverly	9
Sheet Metal	Waverly	9
Lubricants	Waverly	9
Welding Supplies	Waverly	9
Abrasives	Waverly	9

## SELECTED ECONOMIC INDICATORS

### 2021 ANNUAL AVERAGES (PRELIMINARY)

Labor Force	County	Labor Market Area*
Civilian Labor Force	8,711	60,057
Employment	8,351	57,556
Unemployment	360	2,502
Unemployment Rate	4.1%	5.0%

\* Labor Market Area is defined as Benton, Dickson, Hickman, Houston, Humphreys and Perry Counties in Tennessee.

### 2021 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	1.5%
Construction	10.1%
Manufacturing	21.5%
Wholesale Trade	1.9%
Retail Trade	11.2%
Transportation/Utilities	8.7%
Information	0.4%
Finance/Insurance/Real Estate	3.4%
Services	36.5%
Public Administration	4.7%

Source: ESRI

### MANUFACTURING IN AREA (Annual Averages 2020)

Number of Units	30
Ann. Avg. Employment	1,405
Ann. Avg. Weekly Wage	\$1,703

Source: Tennessee Department of Labor and Workforce Development

### PER CAPITA PERSONAL INCOME

Year	2021
Amount	\$24,666

Source: ESRI

### MEDIAN HOUSEHOLD INCOME

Year	2021
Amount	\$46,618

Source: ESRI

### AVERAGE HOME SALES

Year	2020
Number of Homes Sold	214
Average Cost	\$170,749
2021 Median Home Value	\$133,643

Source: Tennessee Housing Development Agency

### RETAIL SALES

Year	2020
Amount	\$254,569,745

Source: Tennessee Department of Revenue

## NATURAL RESOURCES

Minerals: Crushed stone, sand and gravel

Timber: Wood products

## AGRICULTURAL

Crops: Corn, soybeans, hay, wheat and tobacco

Livestock: Cattle

## UTILITIES

### WATER

Water Supplier	City of McEwen
Phone	931.582.6211
Website	None at this time
Source	Wells
Capacity	600,000 GPD
Current Consumption	195,000 GPD
Storage Capacity	600,000 Gallons

### SEWER

Sewer Provider	City of McEwen
Phone	931.582.6211
Website	None at this time
Type of Treatment	Activated Sludge
Capacity	450,000 GPD
Current Usage	170,000 GPD
City Sewer Coverage	90%
Storm Sewer Coverage	50%
Solid Waste Disposal Type	Landfill

### ELECTRICITY

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

Meriwether Lewis Electric Cooperative

Chief Exec. Officer	Keith Carnahan
Local Address	601 East Railroad Street P.O. Box 329 Waverly, Tennessee 37185
Phone	931.296.2581
Emergency	800.482.6553
Fax	931.296.2410
Website	<a href="http://www.mlec.com">www.mlec.com</a>

### GAS

Local Distributor	Humphreys County Utilities
Phone	931.296.3204
Website	<a href="http://www.humphreyscountygaz.com/">www.humphreyscountygaz.com/</a>
Source Company	Tennessee Gas Pipeline
Fuel Oil Suppliers	2
Suppliers of LP Gas	1

## MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (countywide 20+ employees)

Firm	Product or Service	Total Employees	Union	Phone Number
Chemours	Titanium dioxide	482	None	931.535.2111
Hood Container Corp.	Corrugated paper	188	UPI	931.535.2161
Scepter, Inc.	Aluminum ingots	140	None	931.535.3565
Matheson Tri-Gas	Gas for industrial use	125	IUOE	931.296.3357
Accurate Energetic Systems LLC	Explosive devices	110	None	931.729.4207
Prince Specialty Products, LLC	Electrolytic manganese dioxide	97	IUOE	931.535.2151
DSV Solutions, LLC	Trucking & transportation services	75	None	931.535.4155
Oxychem	Chemical Products	74	None	931.535.4400
Nashville Wire Products	Powder coating services	70	None	931.743.2768
Dan Post Distribution Center	Boot distribution	47	None	931.296.4771
Central Sales & Service Inc.	Fabricated rubber & plastic	43	None	800.467.0568
Waverly Wood	Pallet lumber, crossties, grade lumber	38	None	931.296.1455
Tennessee Valley Authority	Electric power	30	None	
Volunteer Metal Systems	Building components	30	None	931.582.6871
Albemarle	Organo-metallics	27	USW	931.535.6204
Industrial Design & Fabctn.	Automated custom machinery	23	None	931.582.8844
Mid-South Logistics, LLC	Warehousing, transportation, recycling	21	None	931.535.2843
Mathias Metals	Fabricated metal products	20	None	931.296.1550

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

#### Robert T. Bibb, Executive Director

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Nashville, Tennessee 37212  
Phone: 615.269.5233  
[mtida@mtida.org](mailto:mtida@mtida.org)  
[www.mtida.org](http://www.mtida.org)

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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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