

MORRISON WARREN COUNTY

2026 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	McMinnville
Year Incorporated	1905
Land Area in Square Miles (County)	431
Water Area in Square Miles (County)	1
Latitude	N35°36'18"
Longitude	W85°54'54"
Elevation	1,073'
Market Region	Nashville
Distance From Nashville	77 miles
Time Zone	Central
City Website	www.morrisoncity.org
County Website	www.warrencountyttn.gov
Additional Incorporated Cities within the County	Centertown, McMinnville, Viola
Unincorporated Cities	Campaign, Rock Island, Smartt

POPULATION

	City	County
2020 (Census)	733	40,953
2025 Population	781	42,590
2025 Median Age	43.8	41.7
2030 Population Projection	806	43,757
Annual Growth Rate (2025-2030 Projected)	0.63%	0.54%

Source: ESRI

CLIMATE

Annual Average Temperature	57.7° F
Average High Temperature	71.6° F
Average Low Temperature	43.7° F
Annual Average Precipitation	55.08"
Annual Average Snowfall	5.0"
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

LOCAL	City	County
Property Taxes (2025)		
• Rate per \$100 value	\$0.10060	\$1.2091
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2024)	\$19,261,309	\$899,569,552
Hotel-Motel Occupancy Tax	0.0%	5.0%
Motor Vehicle Wheel Tax Rate		\$30.00

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)
• \$59,950,831
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• Personal: Repealed beginning January 1, 2021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 Mountain View Industrial Park (52 acres) is 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	Warren County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	12
Number of Classroom Teachers	378
Student to Teacher Ratio	16:1
Additional Staff	106
Total Number of Students	6,030
Number of Private Schools	4
Total Number of Students	356
Number of Teachers	51

Number of High School Graduates (2025)	429
Graduation Rate	97.2%
Educational Attainment with a Degree (Adults Age 25+)	23.9%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 35 miles)

- TN College of Applied Technology McMinnville
- Motlow State Community College McMinnville
- Motlow ARTC McMinnville
- Tennessee Technical University Cookeville
- Middle TN State University Murfreesboro

Source: National Center for Education Statistics

FastTrack Job Training	
Assistance Program Available	Yes

Source: Tennessee Department of Economic and Community Development

GOVERNMENT

GOVERNING BODY

City	Municipal with Mayor and Aldermen Meets 1st Monday of the month at 7:00 p.m. City Hall
County	Executive and County Commissioners Meets 3rd Monday of the month at 6:30 p.m. Warren County Administrative Building

Fire Department

• Full-time fire fighters in city	0
• City volunteers	32
• Full-time fire fighters in county	0
• County volunteers	100
• Fire stations in city	2
• City fire trucks	4
• Fire stations in county	7

Law Enforcement

• Full-time police officers in city	0
• Full-time police officers in county & sheriff	57
• City patrol cars	0
• County patrol cars	57

	<u>City</u>	<u>County</u>
Insurance Rating	5	9
Zoning Regulations	Yes	No
Planning Commission	Yes	Yes
Industrial Development Corp.	Yes	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Warren County Memorial
Location Identifier	RNC
Distance from Morrison	12 miles
Runway Length	5,000 feet
Surface	Asphalt
Lighting	MIRL/PAPI
Fuel	100LL/Jet A
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Taxi, Rental and Courtesy Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Morrison	75 miles

HIGHWAYS

U.S. Highways	70S
State Highways	55, 8, 30, 56, 108
Nearest Interstate	23 miles to I-24; 33 miles to I-40

COMMON CARRIERS

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

RAILROADS SERVED BY

Caney Fork & Western Railroad
CSX Transportation Railroad

NAVIGABLE WATERWAYS

River	Tennessee
Channel Depth	9 feet
Nearest Port Facility	Chattanooga
Miles from Port	67

COMMUNICATIONS

Newspapers	Southern Standard The Tennessean
Telephone Companies	Ben Lomand Connect and Frontier Communications
Radio Stations	5 local
Television Networks	5
Cable Service Available	Yes
Channels	181
Provider	Ben Lomand Connect and Charter Communications
Internet Service Available	Yes
Provider	Ben Lomand Connect, Charter Communications and Frontier
Fiber Optics Available	Yes
Provider	Ben Lomand Connect and Charter Communications

COMMUNITY FACILITIES

Health Care

Doctors	1
Dentists (McMinnville)	10
Hospitals (McMinnville)	1
Beds	125
Clinics (McMinnville)	4
Nursing Homes (McMinnville)	3
Retirement Homes (McMinnville)	1
Residential Care/ Assisted Living	1

Recreation

Libraries	1
Parks	1
Golf Courses (Public & Private)	1
Swimming Pools (Public & Private)	1
Country Clubs	1

Hotels & Motels

Rooms	
Bed & Breakfasts	

Religious Organizations

Church of Christ	2
First Baptist	1
Community Church	1

Largest Meeting Room

Capacity	150
----------	-----

Restaurants

	45
--	----

FINANCIAL INSTITUTIONS

Banks:	Total Number of Institutions	8
	Total Number of Offices	19
	Deposits	1,341,000,000
Credit Unions:	Total Number of Branches	1
	Total Number of Offices	1
	Deposits	262,396,193
Countywide Combined Deposits		\$1,603,396,193

(Deposits for June 30, 2025)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	McMinnville	10
Heat Treating	Murfreesboro	50
Foundry	McMinnville	10
Heavy Hardware	Nashville	75
Sheet Metal	McMinnville	10
Lubricants	McMinnville	10
Welding Supplies	McMinnville	10
Abrasives		
Material Handling	Local	

SELECTED ECONOMIC INDICATORS

2025 ANNUAL AVERAGES (AGE 16+)

Labor Force	County	Labor Market Area*
Population	34,435	134,750
Employed	18,889	73,275
Unemployed	714	2,863
Unemployment Rate	3.6%	3.8%

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

Source: ESRI

2025 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	3.7%
Construction	7.8%
Manufacturing	21.1%
Wholesale Trade	2.8%
Retail Trade	10.2%
Transportation/Utilities	4.6%
Information	2.5%
Finance/Insurance/Real Estate	4.4%
Services	38.8%
Public Administration	4.1%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2024)

Number of Units	67
Ann. Avg. Employment	3,081
Ann. Avg. Weekly Wage	\$1,267

Source: U.S. Bureau of Labor Statistics

PER CAPITA PERSONAL INCOME

Year	2025
Amount	\$31,042

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2025
Amount	\$56,970

Source: ESRI

AVERAGE HOME SALES

Year	2025
Median Value	\$235,390
Average Value	\$280,072
Housing Affordability Index	93
Percent of Income to Mortgage	25.9%

Source: ESRI

RETAIL SALES

Year	2024
Amount	\$654,714,296

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Crushed stone

Timber: Hardwood

AGRICULTURAL

Crops: Hay, soybeans, corn, wheat, and nursery crops

Livestock: Cattle and equine

UTILITIES

WATER

Water Supplier	www.wvvud.com West Warren-Viola Utility District
Phone	931.259.4060
Source	Barren Fork River
Capacity	4,800,000 GPD
Current Consumption	2,500,000 GPD
Storage Capacity	3,400,000 Gallons

SEWER

Sewer Provider	www.wvvud.com West Warren-Viola Utility District
Phone	931.259.4060
Type of Treatment	Activated sludge
Capacity	900,000 GPD
Current Usage	300,000 GPD
City Sewer Coverage	10 miles including Industrial Park
Solid Waste Disposal Type	Landfill

ELECTRICITY

Source Company	Tennessee Valley Authority
----------------	----------------------------

LOCAL POWER COMPANY (City and County)

Caney Fork Electric Cooperative

General Manager	Jason Riley
District Address	Post Office Box 272 920 Smithville Hwy. McMinnville, Tennessee 37111
Phone	931.473.3116
Website	www.caneyforkec.com

LOCAL GAS COMPANY (City and County)

Middle Tennessee Natural Gas Utility District

Executive VP/CEO	Mike Davidson
Local Address	4001 Manchester Highway McMinnville, Tennessee 37110
Phone	931.473.8494
Website	www.mtng.com
Source Company	Texas Eastern & East TN
Fuel Oil Suppliers	3
Suppliers of LP Gas	3

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

Firm	Product or Service	Total Employees	Union	Phone Number
Bridgestone Americas Tire Operation (Warren Co)	Radial truck & bus tires	1100	USW	931-668-5500
Yorozu Automotive Tennessee, Inc.	Metal stamping	850	None	931-668-7700
Bottling Company International (BCI)	Distilled Spirits	35	None	615-931-5808
Helton, Inc.	Thermoforming plastics, cast urethanes MFG	30	None	931-668-2658
Benchmark Trailers	Pontoon trailers	30	None	931-409-3930
Southern Manufacturing Group, Inc.	Industrial plug valves & automotive components	25	None	931-668-5377
Union Corrugating Company	Metal roofing materials and supplies	20	None	931-668-4393
DN Plastics Tennessee Corporation	Plastics manufacturing	15	None	931-304-2157
McNeilus Steel	Steel fabrication	15		
Precision Engineering	PLC integration, ergonomic lifts, fabrication	13	None	931-507-6666
Master Tool & Machine	Tool & die, steel fabrication	8	None	931-668-3979
TN Easel	Floral wiring	8	None	931-668-4441
Multi-Source, Inc.	Warehousing	7	None	931-815-9300
Automatic Bar Production	CNC machine shop	5	None	931-939-4182
Unitech	Thermal adhesives & battery compression pads	5	None	931-635-1872
Wilson Cutting Systems, Inc.	Steel fabrication, automotive returnable racks	50	None	931-668-9273
Sansin Manufacturing of Tennessee, Inc.	Automotive	38	None	931-668-7783
Volunteer Bearing & Supply	Power transmission & parts	5	None	931-815-8391

For information on industrial sites and available industrial buildings contact:

Kendrick J. Curtis, PhD, Executive Director
Middle TN Industrial Development Association
2108 Westwood Avenue
Nashville, Tennessee 37212
Phone: 615.269.5233
mtida@mtida.org
www.mtida.org

Wendy Sneed, Executive Director
Industrial Development Board
McMinnville-Warren County
110 S. Court Square, Suite A200
McMinnville, Tennessee 37110
Phone: 931.474.4769
wendy.sneed@wcidb.com
www.wcidb.com



MIDDLE TENNESSEE INDUSTRIAL
DEVELOPMENT ASSOCIATION

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.