

STEWART COUNTY

2022 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Dover
Year Incorporated	1903
Land Area in Square Miles (County)	459
Water Area in Square Miles (County)	34
Latitude	N36° 23.61'
Longitude	W87° 38.19'
Elevation	390'
Market Region	Nashville
Distance From Nashville	77 miles
Distance From Clarksville	18 miles
Time Zone	Central
County Website	www.stewartcogov.com
Additional Incorporated Cities within the County	Cumberland City
Unincorporated Cities	Big Rock, Bumpus Mills, Indian Mound

POPULATION

	County
2010 (Census)	13,324
2021 Population	13,699
2021 Median Age	45.7
2026 Population Projection	13,637
Annual Growth Rate (2021-2026 Projected)	-0.09%

Source: ESRI

CLIMATE

Annual Average Temperature	58.0° F
Average High Temperature	68.3° F
Average Low Temperature	47.7° F
Annual Average Precipitation	52.63"
Annual Average Snowfall	6.0"
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

LOCAL	County
Property Taxes (2021)	
• Rate per \$100 value	\$2.3607

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

Total Local Assessment (2020)	\$264,930,908
Hotel-Motel Tax	5%
Motor Vehicle Wheel Tax Rate	\$35.00

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

STATE

Sales Tax	
• 4% tax on food and food ingredients	
• 7% on all other tangible personal property unless specifically exempted	

Local Sales Tax Rate	
• 2.25%	

Local and State Sales Tax Collected (FY2021)	
• \$10,744,579	

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• Personal: Repealed beginning January 1, 2021	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	Stewart County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	4
Number of Classroom Teachers	118
Student to Teacher Ratio	16:1
Additional Staff	28
Total Number of Students	1,915
GRADES (2020-2021)	
Elementary	811
Middle	433
High School	671
Number of High School Graduates (2020-21)	174
Graduation Rate	95.8%
Educational Attainment with a Degree (Adults Age 25+)	23.9%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 30 miles)

Graduates 2019-2020

• Austin Peay State University	Clarksville	3,200
• Hussain College-Daymar College	Clarksville	219
• TN College of Applied Technology	Dickson	410

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

County	Mayor and County Commissioners
	Meets 2nd Monday, Jan/Apr/Jul/Oct at 7:00 p.m.
	Stewart County Visitor Center

Fire Department

	County
• Full-time fire fighters in county	0
• County volunteers	75
• Fire stations in county	9
• County fire trucks	20
• Fire rescue boats	3
• Fire rescue ATV's	2

Law Enforcement

• Full-time police officers in county & sheriff	25
• County patrol cars	32
• School resource officers	5

	County
Insurance Rating	6
Zoning Regulations	No
Planning Commission	No
Industrial Development Corp.	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Outlaw Field (Clarksville)
Location Identifier	CKV
Distance from Cumberland City	27 miles
Runway Length	6,000 feet and 4,004 feet
Surface	Asphalt
Lighting	MIRL/N/VASI
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 Cumberland City	72 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	79
State Highways	46, 149, 233, 434
Nearest Interstate	28 miles to I-24 and I-40

COMMON CARRIERS

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

RAILROADS SERVED BY

RJ Corman Railroad

NAVIGABLE WATERWAYS

River	Tennessee & Cumberland Rivers
Channel Depth	50 feet; 20 feet
Nearest Port Facility	South Pittsburgh, TN; Paducah, KY
Miles from Port	50

COMMUNICATIONS

Newspapers	The Tennessean The Stewart-Houston Times The Leaf Chronicle Stewart County Standard
Telephone Companies	AT&T
Radio Stations	WTPR-101.7; WCVQ-107.9
Television Networks	10
Cable Service Available	Yes
Channels	25+
Provider	Mediacom
Internet Service Available	Yes
Provider	Cumberland Connect, AT&T, Mediacom, HughesNet, Exede and Peoples Telephone DSL

COMMUNITY FACILITIES *(countywide)*

Health Care

Doctors	4
Dentists	3
Hospitals	0
Beds	0
Clinics	4
Nursing Homes	1
Beds	70
Retirement Homes	0
Beds	0
Residential Care/ Assisted Living	1
Beds	12

Religious Organizations

Protestant	45
Catholic	1
Jehovah's Witness	1
Seventh Day Adventist	1
Latter Day Saints	1
Korean (Doanara)	1
Islamic	1

Day Care Centers

Day Care Homes	4
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Recreation

Libraries	1
Parks	5
Golf Courses (Public & Private)	0
Swimming Pools (Public & Private)	0
Country Clubs	0
Theaters	0
Bowling Alleys	0

Hotels & Motels

Beds	33
Cabin Rentals	3
Beds	15
Airbnb	8
Beds	40
Bed & Breakfasts	1

Largest Meeting Room

Capacity	275
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Restaurants

	25
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FINANCIAL INSTITUTIONS

Name of Institution	# of Branches	Deposits
F&M Bank	2	125,670,000
Regions Bank	1	77,053,000
Traditions First Bank	1	28,277,000
Johnsonville TVA Employees Credit Union	1	undisclosed

Countywide Combined Deposits \$ 231,000,000
(Deposits for June 30, 2021)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Clarksville	28
Heat Treating	Clarksville	28
Foundry	Clarksville	28
Heavy Hardware	Clarksville	28
Sheet Metal	Clarksville	28
Lubricants	Clarksville	28
Welding Supplies	Nashville	77
Abrasives		

SELECTED ECONOMIC INDICATORS

2021 ANNUAL AVERAGES (PRELIMINARY)

Labor Force	County	Labor Market Area*
Civilian Labor Force	5,478	116,344
Employment	5,227	110,871
Unemployment	251	5,473
Unemployment Rate	4.6%	4.9%

* Labor Market Area is defined as Benton, Henry, Houston, Montgomery and Stewart Counties in Tennessee.

2021 EMPLOYED POPULATION 16+ BY INDUSTRY

Agriculture/Mining	1.4%
Construction	11.9%
Manufacturing	11.8%
Wholesale Trade	1.5%
Retail Trade	17.5%
Transportation/Utilities	8.8%
Information	0.5%
Finance/Insurance/Real Estate	2.6%
Services	34.4%
Public Administration	9.7%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2020)

Number of Units	18
Ann. Avg. Employment	634
Ann. Avg. Weekly Wage	\$807

Source: Tennessee Department of Labor and Workforce Development

PER CAPITA PERSONAL INCOME

Year	2021
Amount	\$24,865

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2021
Amount	\$47,033

Source: ESRI

AVERAGE HOME SALES

Year	2020
Number of Homes Sold	136
Average Cost	\$177,670
2021 Median Home Value	\$168,186

Source: Tennessee Housing Development Agency

RETAIL SALES

Year	2020
Amount	\$92,995,677

Source: Tennessee Department of Revenue

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Limestone

Timber: Oak, hickory and poplar

AGRICULTURAL

Crops: Corn, tobacco, hay and soybeans

Livestock: Cattle

UTILITIES

<u>GAS</u>		Capacity		0.85 million GPD
Local Distributor	Greater Dickson Gas Company	Current Usage		34,000 GPD
Phone	615.441.2830	City Sewer Coverage		85%
Website	www.gdga.com/	Storm Sewer Coverage		0%
Source Company		Solid Waste Disposal Type		BFI
Fuel Oil Suppliers	0	<u>SEWER</u>		
Suppliers of LP Gas	2	Sewer Provider		City of Dover
<u>WATER</u>		Phone		931.232.5817
Water Supplier	City of Erin	Website		www.dovertn.com
Phone	931.289.4108	Type of Treatment		Sequential batch reactor
Website	www.erintn.org/	Capacity		1,000,000 GPD
Source	Cumberland River	Current Usage		200,000 GPD
Capacity	910,520 GPD	City Sewer Coverage		100%
Current Consumption	65,000 GPD	Storm Sewer Coverage		25%
Storage Capacity	500,000 Gallons	Solid Waste Disposal Type		Dumpster/Bi-County (City-household pickup)
<u>WATER</u>		<u>ELECTRICITY</u>		
Water Supplier	City of Dover	Source Company		Tennessee Valley Authority
Phone	931.232.6592	<u>LOCAL POWER COMPANY (City and County)</u>		
Website	www.dovertn.com	Cumberland Electric Membership Corporation		
Source	Cumberland River	General Manager		
Capacity	1,000,000 GPD	Local Address		
Current Consumption	325,000 GPD			
Storage Capacity	900,000 Gallons	Chris Davis		
<u>SEWER</u>		Phone		
Sewer Provider	Town of Cumberland City			
Phone	931.827.2000	Local Address		
Website	None at this time			
Type of Treatment	Activated sludge-lagoon	Phone		
		Fax		
		Website		
		www.cemc.org		

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

Firm	Product or Service	Total Employees	Union	Phone Number
Tennessee Valley Authority	Power plant	325	Yes	931.827.6000
Commercial Insulated Glass	Insulated glass	120	None	931.827.2011
Georgia Pacific	Gypsum wallboard	120	None	931.827.4600
Kauffman Engineering	Wire harness assembly services	80	None	931.827.4000
Nashville Wire Products Corp.	Wire display racks	125	None	888.743.2680
GH Armor Systems	Tactical body armor	45	None	931.232.5341
Williams Cabinet & Woodworking	Cabinetry	19	None	931.232.5863
Milton Lumber Co.	Sawmill	15	None	931.232.6646
Synthetic Materials	De-Water synthetic gypsum	14	None	931.827.4075
Tractor Supply Company	Home and garden store	14	None	931.348.0004
DDT Concrete	Ready-mixed concrete	12	None	
Cumberland City Plastics	Recycled plastics	12	None	931.827.2777
Houston County Mfg.	Machining	9	None	931.827.2100
Swift Sawmill	Sawmill	9	None	931.232.8871
SEFA	Markets flay ash	8	None	931.827.3088
Sinbon Technologies	Wire Harness	3	None	931.827.4006
IMI South LLC	Septic tanks & ready-mixed concrete	3	None	931.232.7001

For information on industrial sites and available industrial buildings contact:

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Middle Tennessee Industrial
Development Association
2108 Westwood Avenue
Nashville, Tennessee 37212
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www.mtida.org

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Katherine Sexton, Director

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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.

The information contained herein
was obtained from sources we
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