

# TULLAHOMA COFFEE COUNTY

2026 COMMUNITY DATA PROFILE



## QUICK FACTS

|  |  |
|--|--|
| County Seat                                      | Manchester   |
| Year Incorporated                                | 1858   |
| Land Area in Square Miles (County)               | 429  |
| Water Area in Square Miles (County)              | 6  |
| Latitude   | N35° 21.72'  |
| Longitude  | W86° 12.56'  |
| Elevation  | 1,081'   |
| Market Region                                    | Nashville  |
| Distance From Nashville                          | 70 miles   |
| Distance From Chattanooga                        | 75 miles   |
| Time Zone  | Central  |
| City Website                                     | <a href="http://www.tullahomatan.gov">www.tullahomatan.gov</a>     |
| County Website                                   | <a href="http://www.coffeecountytn.gov">www.coffeecountytn.gov</a> |
| Additional Incorporated Cities within the County | Manchester   |
| Unincorporated Cities                            | Arnold AFB, Beechgrove, Hillsboro, Summitville                     |

## POPULATION

|  | <u>City</u> | <u>County</u> |
|--|-------------|---------------|
| 2020 (Census)                            | 20,339      | 57,889        |
| 2025 Population                          | 21,163      | 61,320        |
| 2025 Median Age                          | 40.6        | 41.3          |
| 2030 Population Projection               | 21,770      | 63,618        |
| Annual Growth Rate (2025-2030 Projected) | 0.57%       | 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

| <u>LOCAL</u>                 | <u>City</u> | <u>County</u> |
|------------------------------|-------------|---------------|
| <b>Property Taxes (2025)</b> |             |               |
| • Rate per \$100 value       | \$2.1532    | \$2.0558      |
| • Outside Corporate limits   |             | \$2.331       |
| • Franklin County            | \$2.1532    | \$1.7185      |

| <b>Ratio of Assessment</b> |     |     |
|----------------------------|-----|-----|
| • Residential and Farm     | 25% | 25% |
| • Commercial/Industrial    | 40% | 40% |
| • Personal (Equipment)     | 30% | 30% |

|   |               |                 |
|---|---------------|-----------------|
| <b>Total Local Assessment (2024)</b>        | \$538,913,012 | \$1,635,536,804 |
| • Industrial Park                           | \$95,438,029  |                 |
| <b>Total Local Assessment (Franklin Co)</b> | \$46,132,198  | \$1,667,651,941 |
| <b>Hotel-Motel Occupancy Tax</b>            | 5.0%          | 2.5%            |
| <b>Motor Vehicle Tax Rate</b>               |               | \$0.00          |

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments  
Source: Tennessee Department of Revenue

### 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>                 |
|---|
| • Coffee County 2.75% Franklin County 2.25% |

| <b>Local and State Sales Tax Collected (FY2025)</b> |
|---|
| • \$133,211,536                                     |
| • \$56,040,426 (Franklin Co)                        |

| <b>Income Tax</b>  |
|--|
| • <b>Personal:</b> 1% on Interest & Dividends for the 2020 tax year  |
| • <b>Corporate Excise Tax:</b> 6.5% of Tennessee taxable income  |
| • <b>Franchise Tax:</b> .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 |
| • <b>Unemployment Tax:</b> New employers is typically 2.7% (based on occupation) of first \$7,000  |

Source: Tennessee Department of Revenue



**Coffee County Joint Industrial Park (49 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 Tullahoma |             |
| Type of Public School System | <u>County</u>               | <u>City</u> |
| District Grades Served       | Pre-K-12                    | Pre-K-12    |
| Number of Schools            | 11                          | 8           |
| Number of Classroom Teachers | 268                         | 218         |
| Student to Teacher Ratio     | 16:1                        | 16:1        |
| Additional Staff             | 65                          | 55          |
| Total Number of Students     | 4,159                       | 3,501       |
| Number of Private Schools    | 1                           |             |
| Total Number of Students     | 86                          |             |
| Number of Teachers           | 9                           |             |

|  |              |
|--|--------------|
| Number of High School Graduates (2025)                         | 399 (county) |
| Number of High School Graduates (2025)                         | 286 (city)   |
| Graduation Rate (county)                                       | 92.5%        |
| Graduation Rate (city)   | 95.1%        |
| Educational Attainment with a Degree (county) (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 Manchester
- 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

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   | Mayor and Board of Aldermen<br>Meets 2nd and 4th Monday at 5:30 p.m.<br>Municipal Building             |
| County | Mayor and County Commissioners<br>Meets 2nd Tuesday at 6:00 p.m.<br>Coffee County Administrative Plaza |

### Fire Department

|                                     |    |
|-------------------------------------|----|
| • Full-time fire fighters in city   | 33 |
| • Part-time fire fighters in city   | 12 |
| • Full-time fire fighters in county | 0  |
| • County volunteers                 | 91 |
| • Fire stations in city             | 2  |
| • City fire trucks                  | 5  |
| • Fire stations in county           | 10 |
| • County fire trucks                | 32 |

### Law Enforcement

|   |    |
|---|----|
| • Full-time police officers in city             | 37 |
| • Full-time police officers in county & sheriff | 56 |
| • City patrol cars                              | 42 |
| • County patrol cars                            | 46 |

|                              |             |               |
|------------------------------|-------------|---------------|
|                              | <u>City</u> | <u>County</u> |
| Insurance Rating             | 2           | 6/10          |
| Zoning Regulations           | Yes         | Yes           |
| Planning Commission          | Yes         | Yes           |
| Industrial Development Corp. | Yes         | Yes           |

## TRANSPORTATION

### AIR SERVICE

|                            |   |
|----------------------------|---|
| Nearest General Aviation   | Tullahoma Regional/<br>William Northern Field |
| Location Identifier        | THA   |
| Distance from City         | 2.5 miles                                     |
| Runway Length (3)          | 5,501 feet, 4,200 feet and<br>2,693 feet turf |
| Surface                    | Asphalt/Concrete                              |
| Lighting                   | MIRL/PAPI                                     |
| Fuel                       | 100LL/Jet A                                   |
| Repairs                    | Major   |
| Storage                    | Hangar, Tie Down                              |
| Nearest Commercial Service | Nashville International Airport               |
| Location Identifier        | BNA   |
| Distance from Tullahoma    | 72 miles                                      |

### HIGHWAYS

|                    |                                      |
|--------------------|--------------------------------------|
| U.S. Highways      | 41A                                  |
| State Highways     | 55 and 130                           |
| Nearest Interstate | 11 miles to 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                 | Tullahoma News<br>The Tennessean                                 |
| Telephone Companies        | AT&T, Verizon Wireless,<br>Tullahoma Utilities Authority         |
| Radio Stations             | WJIG-AM 740, 93.9 WDUC,<br>105.1 WHMT, 107.9 WMSR,<br>WFTZ 101.5 |
| Television Networks        | 4  |
| Cable Service Available    | Yes  |
| Channels                   | 900  |
| Provider                   | Tullahoma Utilities Authority,<br>Charter Communications, AT&T   |
| Internet Service Available | Yes  |
| Provider                   | Tullahoma Utilities Authority,<br>Charter Communications, AT&T,  |
| Fiber Optics Available     | Yes (1 gigabyte to premises)                                     |
| Provider                   | Tullahoma Utilities Authority                                    |

## COMMUNITY FACILITIES (citywide)

### Health Care

|                                      |     |
|--------------------------------------|-----|
| Doctors                              | 51  |
| Dentists                             | 40  |
| Hospitals                            | 1   |
| Beds                                 | 135 |
| Clinics                              | 47  |
| Beds                                 | 16  |
| Nursing Homes                        | 2   |
| Beds                                 | 259 |
| Retirement Homes                     | 1   |
| Beds                                 | 100 |
| Residential Care/<br>Assisted Living | 2   |
| Beds                                 | 91  |

### Religious Organizations

|                       |    |
|-----------------------|----|
| Protestant            | 41 |
| Catholic              | 2  |
| Jehovah's Witness     | 0  |
| Seventh Day Adventist | 1  |
| Latter Day Saints     | 1  |
| Other                 | 0  |

### Day Care Centers

|                |    |
|----------------|----|
| Day Care Homes | 45 |
|----------------|----|

### Recreation

|                                      |   |
|--------------------------------------|---|
| Libraries                            | 1 |
| Parks                                | 8 |
| Golf Courses<br>(Public & Private)   | 2 |
| Swimming Pools<br>(Public & Private) | 3 |
| Country Clubs                        | 1 |
| Theaters (8 screens)                 | 1 |
| Bowling Alleys                       | 1 |
| Disc Golf Course                     | 1 |
| Soccer Complex                       | 1 |
| Greenway (5 miles)                   | 4 |
| Natural Areas                        | 1 |

### Hotels & Motels

|                  |       |
|------------------|-------|
| City             | 4     |
| County           | 18    |
| Rooms            | 1,124 |
| Bed & Breakfasts | 1     |

### Largest Meeting Room

|                   |     |
|-------------------|-----|
| Capacity (county) | 500 |
|-------------------|-----|

### Restaurants

|  |    |
|--|----|
|  | 46 |
|--|----|

### Other

Fine Arts Center, Skydiving Center, Performing Arts Center, Community Playhouse

## 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    | Local       |                  |
| Foundry          | Chattanooga | 75               |
| Heavy Hardware   | Chattanooga | 75               |
| 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

### 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      | East TN Natural Gas Company                      |
| Fuel Oil Suppliers  | 2  |
| Suppliers of LP Gas | 2  |

### WATER

|                     |  |
|---------------------|--|
| Water Supplier      | Tullahoma Utilities Authority                |
| Phone               | 931.455.4515                                 |
| Website             | <a href="http://www.tub.net">www.tub.net</a> |
| Source              | Normandy Lake, Duck River Utility            |
| Commission          |  |
| Capacity            | 10,000,000 GPD                               |
| Current Consumption | 3,100,000 GPD                                |
| Storage Capacity    | 4,000,000 Gallons                            |

### SEWER

|                           |  |
|---------------------------|--|
| Sewer Provider            | Tullahoma Utilities Authority                |
| Phone                     | 931.455.4515                                 |
| Website                   | <a href="http://www.tub.net">www.tub.net</a> |
| Type of Treatment         | Intermittent cycle; extended aeration        |
| Capacity                  | 5,000,000 GPD                                |
| Current Usage             | 2,000,000 GPD (dry weather flow)             |
| City Sewer Coverage       | 80%  |
| Storm Sewer Coverage      | 25% (City)                                   |
| Solid Waste Disposal Type | City   |

### ELECTRICITY

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

### LOCAL POWER COMPANY (City)

Tullahoma Utilities Authority

|                 |  |
|-----------------|--|
| President       | Allen Potter   |
| District Office | 901 S. Jackson Street<br>Tullahoma, Tennessee 37388        |
| Phone           | 931.455.4515   |
| Website         | <a href="http://www.tub.net">www.tub.net</a>               |
| Website         | <a href="http://www.lighttube.net/">www.lighttube.net/</a> |

### LOCAL POWER COMPANY (County)

Duck River Electric Membership Corporation

|               |   |
|---------------|---|
| President/CEO | James Wright  |
| Local Address | 209 East Fort Street<br>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 (55+ employees)

| Firm                                   | Product or Service                       | Total Employees | Union | Phone Number |
|--|--|-----------------|-------|--------------|
| Arnold Engineering Development Complex | Aerospace development & testing          | 2,900           | AEMTC | 931.454.4204 |
| TE Connectivity                        | Electrical Connectors for transportation | 350             | None  | 931.461.3600 |
| Amentum                                | Design & build, service, logistics       | 330             | None  | 931.455.3491 |
| Cubic Transportation Systems           | Auto. Revenue Collection Devices         | 190             | None  | 800.251.1171 |
| JSP International                      | Engineered Plastic Foam                  | 175             | None  | 931.393.5000 |
| Schmiede Corporation                   | Precision Machinery                      | 170             | None  | 931.454.4801 |
| Wisco Envelopes Co., Inc.              | Envelopes and Letterhead                 | 150             | None  | 800.777.9677 |
| MDS Foods                              | Packaging & distribution of cheese       | 200             | None  | 800.264.4506 |
| US Display Group                       | Manufacturer Point of Purchase           | 125             | None  | 931 455.9585 |

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

**Anne Hosea-Majors**  
**Executive Director**  
 Industrial Board of Coffee County  
 1329 McArthur Street, Suite 4  
 Manchester, Tennessee 37355  
 Phone: 931.723.5120  
[anne.hosea@coffeetn.com](mailto:anne.hosea@coffeetn.com)  
[www.coffeetn.com](http://www.coffeetn.com)

**Kelly North, Executive Director**  
 Tullahoma Area Econ. Dev. Corp.  
 P.O. Box 807, 321 North Collins Street  
 Tullahoma, Tennessee 37388  
 Phone: 931-455-2282  
 Mobile: 931-636-9405  
[knorth@tullahomatn.gov](mailto:knorth@tullahomatn.gov)  
[www.thinktullahoma.com](http://www.thinktullahoma.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.