



# Middle Tennessee Industrial Development Association 2017 Community Data Profile



## MANCHESTER Coffee County

### QUICK FACTS

County Seat: Manchester  
 Area in Square Miles (County): 429  
 Elevation: 1,063'  
 Market Region: Nashville  
 Time Zone: Central  
 City Website: [www.cityofmanchestertn.com](http://www.cityofmanchestertn.com)  
 County Website: [www.coffeecountytn.org](http://www.coffeecountytn.org)  
 Additional Incorporated Cities within the County: *Tullahoma.*  
 Unincorporated Cities: *Arnold AFB, Beechgrove, Hillsboro, Summitville.*

Year Incorporated: 1838  
 Latitude: N35° 28.90'  
 Longitude: W86° 05.31'  
 Distance From Nashville: 64 miles;  
 Chattanooga 69 miles

### POPULATION

	City	County
2000 (Census)	9,442	48,014
2010 (Census)	10,102	52,796
Estimated July 1, 2015	10,517	54,277
<sup>1</sup> Population Projection 2020	11,060	57,865
Percent Population Change 2000 – 2010	7.0 %	10.0 %

Source: U.S. Census Bureau

<sup>1</sup>Source: University of TN Center for Business & Economic Research

### 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

The Coffee County Joint Industrial Park and Tullahoma Airport Business Park 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, go to [www.tnecd.com/sites/certified-sites/](http://www.tnecd.com/sites/certified-sites/)



### TAX STRUCTURE

#### LOCAL

	City	County
<i>Property Taxes: (2016)</i>		
Rate per \$100 value	\$ 2.2999	\$ 2.9456
Outside Corporate limits		\$ 3.2629
Interstate Industrial Park		\$ 3.5429
<i>Ratio of Assessment:</i>		
Residential and Farm	25 %	25 %
Commercial/Industrial	40 %	40 %
Personal (Equipment)	30 %	30 %

Bonded Debt (2016)	\$ 33,307,519	\$ 76,273,785
Total Local Assessment (2015)	\$ 199,803,819	\$ 994,843,759
Industrial Park	\$ 68,221,155	
Hotel-Motel Tax	6.0 %	0 %

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

#### STATE

**Sales Tax** 5% tax on food and food ingredients; 7% on all other tangible personal property unless specifically exempted.

**Local Sales Tax Rate** 2.75 %

**Local & State Sales Tax Collected** (FY2016): \$ 82,927,093

#### Income Tax

- **Personal:** 6 % on Interest & Dividends
- **Corporate Excise Tax:** 6.5% of Tennessee taxable income
- **Franchise Tax:** .25% of the greater of net worth or real and tangible property in Tennessee. The minimum tax is \$100.
- **Unemployment Tax:** New Employers 2.7% of first \$9,000

Source: Tennessee Department of Revenue

## EDUCATION

District Name: Coffee County  
District Grades Served: PreK-12      Number of Schools: 10  
Number of Teachers: 309      Number of Administrators: 29  
Total Number of Students: 4,537

### Grades:

PreK-5: 1,858  
6-8: 913  
9 only (Coffee County Raider Academy): 431  
9-12: 1,135

### City Schools:

PreK-5: 1,019      6-8: 359

Number of High School Graduates (2015-16): 366  
Graduation Rate: 91.1 %

*Source: Tennessee Department of Education (October 2016)*

<u>Regional Higher Education Institutions</u>	<u>City</u>
Motlow Community College	Tullahoma
Middle TN State University	Murfreesboro
TN College of Applied Technology	Shelbyville

*Source: www.tnecd.com/county-profiles/*

State Industrial Training Service Available: Yes  
Type of Public School System: City and County

## GOVERNMENT

### Governing Body:

City: Mayor and Board of Aldermen  
Meets: 1st and 3rd Tuesday      Time: 6:30 p.m.  
Place: City Hall  
County: Mayor and County Commissioners  
Meets: Tuesday      Time: 6:00 p.m.  
Place: Coffee County Administrative Plaza

### Fire Department:

full-time fire fighters in city: 30	city volunteers: 3
full-time fire fighters in county: 0	county volunteers: 91
fire stations in city: 2	city fire trucks: 4
fire stations in county: 9	county fire trucks: 30

### Law Enforcement:

full-time police officers in city: 31  
full-time police officers in county & sheriff: 44  
city patrol cars: 30      county patrol cars: 40

	<u>City:</u>	<u>County:</u>
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/Northern Field  
Location Identifier: THA  
Distance from City: 15 miles  
Runway Length: 5,001 feet  
Surface: Asphalt/Concrete  
Lighting: MIRL/VASI  
Fuel: 80/100LL/Jet A  
Repair: Major  
Transportation: Taxi and Rental Car

#### Nearest Commercial Service:

Nashville International Airport  
Location Identifier: BNA  
Distance from Manchester: 59 miles  
Served by 10 major air carriers, 3 cargo carriers, and 2 fixed-base operators; serving 70 markets, 50 non-stops, 390 daily flights (2015).

### HIGHWAYS:

U.S Highways: 41  
State Highways: 53 and 55  
Nearest Interstate: Interstate 24; four 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: 40

## COMMUNICATIONS

### Newspapers:

Manchester Times  
USA Today  
The Tennessean

### Frequency:

Weekly  
Daily  
Daily

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

### Health Care:

Doctors: 16      Dentists: 7

Hospitals: 1	Beds: 49
Clinics: 0	Beds: 0
Nursing Homes: 2	Beds: 192
Retirement Homes: 0	Beds: 0
Residential Care/Assisted Living: 4	Beds: 159

### Religious Organizations:

Protestant: 35	Catholic: 1	Other:
Jehovah's Witness: 1	Seventh Day Adventist: 0	
Latter Day Saints: 0		

Day Care Centers: 4      Day Care Homes: 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: 18      Rooms: 1,124  
 Bed & Breakfasts: 1  
 Largest Meeting Room Capacity: 500  
 Restaurants: 46

Other: Recreation Complex with indoor/outdoor swimming pools, fitness rooms, track, etc. Ball fields, tennis courts, YMCA, Community Theatre, skating rink (12 miles), 3 lakes, fishing & water sports, wildlife management area.

## FINANCIAL INSTITUTIONS

(countywide)

Commercial Banks: 10  
 Savings Institutions: 0  
 Credit Unions: 1  
 Total # of Institutions: 11  
 Total # of Branches: 21  
 Combined Deposits: \$ 943,194,000      (Deposits for June 30, 2016)

\*Credit Unions NOT calculated in Combined Deposits

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

## INDUSTRIAL SUPPORT SERVICES

Service	Town	Distance (Miles)
Tool & Die	Local	
Heat Treating	Chattanooga	69
Foundry	Chattanooga	69
Heavy Hardware	Chattanooga	69
Sheet Metal	Local	
Lubricants	Local	
Welding Supplies	Local	
Abrasives		
Other:		

## SELECTED ECONOMIC INDICATORS

### 2015 Annual Averages

	County	Labor Market Area*
<b>Labor Force:</b>		
Civilian Labor Force	24,289	248,159
Employment	22,925	235,551
Unemployment	1,364	12,608
Unemployment Rate	5.6 %	5.8 %

\* Labor Market Area is defined as Bedford, Cannon, **Coffee**, Franklin, Grundy, Moore, Rutherford and Warren Counties in Tennessee.

### Manufacturing in Area (Annual Averages 2015):

Number of Units:	86
Ann. Avg. Employment:	4,725

Source: Tennessee Department of Labor and Workforce Development

### County 10-Year Growth Report

Years: 2007-2016	New Plants	Expansions
Number Projects:	9	68
Job Opportunities:	904	1,191
Total Investments:	\$ 162,360,000	\$ 173,532,700

Source: Tennessee Department of Economic and Community Development

### Per Capita Personal Income

Year: 2015      Amount: \$ 36,679

Source: Bureau of Economic Analysis

### Average Home Sales

Year: 2015      Number of homes sold: 713  
 Average Cost: \$ 140,016

Source: Tennessee Housing Development Agency

### Retail Sales

Year: 2015      Amount: \$ 834,905,586

Source: Tennessee Department of Revenue

## NATURAL RESOURCES

Minerals: N/A  
 Timber: N/A

## AGRICULTURAL

Crops: Hay, Corn, Soybeans, Wheat, Nursery Crops  
 Livestock: Cattle, Hogs, Chickens

# UTILITIES

## **GAS**

Local Distributor: **Elk River Public Utility District**  
 Phone: 931.728.3332  
 Website: <http://erpud.com>  
 Source Company: East TN Natural Gas Company  
 Fuel Oil Suppliers: 2  
 Suppliers of LP Gas: 2

## **WATER**

Water Supplier: **City of Manchester**  
 Phone: 931.728.7171 or 931.728.4652  
 Website: <http://www.cityofmanchestertn.com>  
 Source: Normandy Lake  
 Capacity: 10,000,000 GPD  
 Current Consumption: 6,000,000 GPD  
 Storage Capacity: 2,875,000 Gallons

*MTIDA works closely with the Tennessee Valley Authority, which supplies electric power to Middle Tennessee through our 25 local power companies.*

## **SEWER**

Sewer Provider: **City of Manchester**  
 Phone: 931.728.7171 or 931.728.4652  
 Website: <http://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 for City and County:**

#### **Duck River Electric Membership Corporation**

President/CEO: Michael Watson  
  
 District Office: 209 East Fort Street  
 Manchester, TN 37355  
  
 Phone: 931-728-7547  
 Emergency: 931-728-7548  
 Fax: 931-728-7801  
 Website: [www.dremc.com](http://www.dremc.com)

## MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (50+ employees)

<u>Firm</u>	<u>Product or Service</u>	<u>Total Employees</u>	<u>Union</u>	<u>Phone Number</u>
Kasai N.A.	Interior Auto Trim	1,200	None	931-728-4122
Batesville Caskets Co., Inc.	Steel Caskets	452	USWA	931-723-3053
Viam (TN) LP	Auto Floor Mats	370	None	931-461-2300
Great Lake Cheese	Pkg. of cheese	305	None	931-450-1300
Kirchhoff Van-Rob Manchester	Metal Stampings	250	None	931-461-8556
Ravago Mfg. Americas, LLC	Nylon/ABS Compounding	125	None	931-728-7009
Aspen Technologies	Molded polyurethane forms products	109	None	931-450-1200
Reliable Carriers	Trucking Warehousing	109	None	931-728-9995
fischer, USA	Stainless steel tubing	100	None	931-596-3566
MDS Foods	Dairy products	77	Non	931-363-7891

### **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  
 Phone: 615.269.5233      Fax: 615.269.5184  
 Email: [mtida@mtida.org](mailto:mtida@mtida.org)      Website: [www.mtida.org](http://www.mtida.org)

Ted Hackney, Executive Director  
 Industrial Board of Coffee County  
 1329 McArthur Street, Suite 4  
 Manchester, Tennessee 37355  
 Phone: 931.723.5120      Fax: 931.723.5121  
 Email: [ib@coffeetn.com](mailto:ib@coffeetn.com)      Website: [www.coffeetn.com](http://www.coffeetn.com)