

CUMBERLAND CITY

STEWART COUNTY

2025 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
City Email Address	cumberlandcity@msn.com
County Website	www.stewartcogov.com
Additional Incorporated Cities within the County	Dover
Unincorporated Cities	Big Rock, Bumpus Mills, Indian Mound

POPULATION

	City	County
2020 (Census)	305	13,657
2024 Population	342	14,005
2024 Median Age	47.3	45.7
2029 Population Projection	363	14,248
Annual Growth Rate (2024-2029 Projected)	1.20%	0.34%

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	City	County
Property Taxes (2024)		
• Rate per \$100 value	\$0.4992	\$1.4862
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2023)	\$21,512,801	\$297,500,272
Hotel-Motel Tax (Distribution: General Fund)		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 (FY2024)
• \$11,387,012
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• Personal: Repealed beginning January 1, 2021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 Stewart-Houston Industrial Park (95 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	Stewart County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	6
Number of Classroom Teachers	108
Student to Teacher Ratio	18:1
Additional Staff	19
Total Number of Students	1,910
Number of Private Schools	0
Total Number of Students	0
Number of Teachers	0

Number of High School Graduates (2024)	168
Graduation Rate	91.7%
Educational Attainment with a Degree (Adults Age 25+)	25.6%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 30 miles)

- Austin Peay State University Clarksville
- Hussain College-Daymar College Clarksville
- TN College of Applied Technology Dickson

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 1st Thursday at 5:00 p.m. Town Hall
County	Mayor and County Commissioners Meets 1st Monday, Feb/Apr/Jun/Aug/Oct/Dec at 7:00 p.m. Stewart County Visitor Center

Fire Department

• Full-time fire fighters in city	0
• City volunteers	15
• Full-time fire fighters in county	0
• County volunteers	80
• Fire stations in city	1
• City fire trucks	2
• Fire stations in county	9
• County fire trucks	25

Law Enforcement

• Full-time police officers in city	2
• Full-time police officers in county & sheriff	23
• City patrol cars	2
• County patrol cars	23

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

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Outlaw Field (Clarksville)
Location Identifier	CKV
Distance from 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 17 million total passengers annually. BNA is currently served by 22 major carriers, including international carriers. BNA offers 585+ daily flights and provides nonstop air service to more than 101 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	None
Television Networks	6
Cable Service Available	Yes
Channels	17
Provider	Mediacom
Internet Service Available	Yes
Provider	AT&T, Peoples Telephone DSL and Cumberland Connect
Fiber Optics Available	Yes
Provider	Cumberland Connect

COMMUNITY FACILITIES *(countywide)*

Health Care

Doctors	0
Dentists	2
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 (Doalnara)	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

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FINANCIAL INSTITUTIONS

Banks:	Total Number of Institutions	3
	Total Number of Offices	4
	Deposits	264,000,000
Credit Unions:	Total Number of Branches	1
	Total Number of Offices	1
	Deposits	48,607,429
Countywide Combined Deposits		\$312,607,429
(Deposits for June 30, 2024)		

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

2024 ANNUAL AVERAGES (AGE 16+)

Labor Force	County	Labor Market Area*
Population	11,591	195,569
Employed	5,949	94,572
Unemployed	254	5,344
Unemployment Rate	4.1%	5.3%

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

Source: ESRI

2024 EMPLOYED POPULATION 16+ BY INDUSTRY

Agriculture/Mining	1.8%
Construction	10.9%
Manufacturing	16.3%
Wholesale Trade	0.5%
Retail Trade	11.1%
Transportation/Utilities	8.5%
Information	1.2%
Finance/Insurance/Real Estate	3.2%
Services	43.0%
Public Administration	3.5%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2023)

Number of Units	19
Ann. Avg. Employment	585
Ann. Avg. Weekly Wage	\$1,042

Source: U.S. Bureau of Labor Statistics

PER CAPITA PERSONAL INCOME

Year	2024
Amount	\$32,791

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2024
Amount	\$64,962

Source: ESRI

AVERAGE HOME SALES

Year	2023
Number of Homes Sold	134
Average Cost	\$226,677
2024 Median Home Value	\$211,013

Source: Tennessee Housing Development Agency

RETAIL SALES

Year	2023
Amount	\$109,788,900

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Limestone

Timber: Oak, hickory and poplar

AGRICULTURAL

Crops: Corn, tobacco, hay and soybeans

Livestock: Cattle

UTILITIES

GAS		SEWER	
Local Distributor	Greater Dickson Gas Company	Sewer Provider	Town of Cumberland City
Phone	615.441.2830	Phone	931.827.2000
Website	www.gdga.com/	Website	None at this time
Source Company		Type of Treatment	Activated sludge-lagoon
Fuel Oil Suppliers	0	Capacity	0.85 million GPD
Suppliers of LP Gas	2	Current Usage	34,000 GPD
WATER		City Sewer Coverage	85%
Water Supplier	City of Erin and Town of Dover	Storm Sewer Coverage	0%
Phone	931.289.4108 / 931.232.6592	Solid Waste Disposal Type	BFI
Website	www.dovertn.com	ELECTRICITY	
Source	Cumberland River	Source Company	Tennessee Valley Authority
Capacity	910,520 GPD	LOCAL POWER COMPANY (City and County)	
Current Consumption	65,000 GPD	Cumberland Electric Membership Corporation/ Cumberland Connect	
Storage Capacity	500,000 Gallons	General Manager	Chris Davis
		Local Address	420 Spring Street Dover, Tennessee 37058
		Phone	931.232.5153 (800) 987-CEMC (2362)
		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
Synthetic Materials	De-Water synthetic gypsum	14	None	931.827.4075
Cumberland City Plastics	Recycled plastics	12	None	931.827.2777
Houston County Mfg.	Machining	9	None	931.827.2100
SEFA	Markets flay ash	8	Non	931.827.3088
Sinbon Technologies	Wire Harness	3	None	931.827.4006

For information on industrial sites and available industrial buildings contact:

Robert T. Bibb, Executive Director
 Middle Tennessee Industrial
 Development Association
 2108 Westwood Avenue
 Nashville, Tennessee 37212
 Phone: 615.269.5233
mtida@mtida.org
www.mtida.org

Robert S. Beecham, County Mayor
 Stewart County Mayor's Office
 Post Office Box 487
 Dover, Tennessee 37058
 Phone: 931.232.3100
rsbeecham22@gmail.com
www.stewartcogov.org

Phillip Taylor, City Mayor
 Town of Cumberland City
 Post Office Box 40
 Cumberland City, TN 37050-0040
 Phone: 931.827.2000
cumberlandcity@msn.com



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.