

DOVER

STEWART COUNTY

2025 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Dover
Year Incorporated	1805
Land Area in Square Miles (County)	459
Water Area in Square Miles (County)	34
Latitude	N36° 29.28'
Longitude	W87° 50.30'
Elevation	475'
Market Region	Nashville
Distance From Nashville	77 miles
Distance From Clarksville	18 miles
Time Zone	Central
City Website	www.dovertn.com
County Website	www.stewartcogov.com
Additional Incorporated Cities within the County	Cumberland City
Unincorporated Cities	Big Rock, Bumpus Mills, Indian Mound

POPULATION

	City	County
2020 (Census)	1,826	13,657
2024 Population	1,824	14,005
2024 Median Age	45.0	45.7
2029 Population Projection	1,835	14,248
Annual Growth Rate (2024-2029 Projected)	0.12%	0.34%

Source: ESRI

CLIMATE

Annual Average Temperature	58.0° F
Average High Temperature	68.4° F
Average Low Temperature	47.7° F
Annual Average Precipitation	52.69"
Annual Average Snowfall	5.3
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

LOCAL	City	County
Property Taxes (2024)		
• Rate per \$100 value	\$0.7727	\$1.4862
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2023)	\$38,233,635	\$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
• 2.75%
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• Personal: Repealed beginning January 1, 2021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

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 2nd Monday at 6:00 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	1
• City volunteers	40
• Full-time fire fighters in county	0
• County volunteers	75
• Fire stations in city	2
• City fire trucks	4
• Fire stations in county	9
• County fire trucks	20
• Fire rescue boats	3
• Fire rescue ATVs	2

Law Enforcement	
• Full-time police officers in city	5
• Full-time police officers in county & sheriff	25
• City patrol cars	7
• County patrol cars	32
• School resource officers	5

	<u>City</u>	<u>County</u>
Insurance Rating	5	6
Zoning Regulations	Yes	No
Planning Commission	Yes	No
Industrial Development Corp.	Yes	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Outlaw Field (Clarksville)
Location Identifier	CKV
Distance from City	32 miles
Runway Length	6,000 feet
Surface	Asphalt
Lighting	HIRL/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 Dover	86 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, 2334
Nearest Interstate	32 miles to I-24 and I-40

COMMON CARRIERS

Air Freight Companies	0
Motor Freight Companies	1
Terminal Facilities	0
Bus Services	
Inter-City	No
Local	No
Carrier Service	No

RAILROADS SERVED BY

None

NAVIGABLE WATERWAYS

River	Tennessee & Cumberland Rivers
Channel Depth	50 feet; 20 feet
Nearest Port Facility	So. Pittsburgh, TN ; Clarksville
Miles from Port	50 and 47

COMMUNICATIONS

Newspapers	Stewart-Houston Times Clarksville Leaf Chronicle The Tennessean Stewart County Standard
Telephone Companies	Cumberland Connect, AT&T
Radio Stations	WTPR-101.7; WCVQ-107.9
Television Networks	4 network + independent
Cable Service Available	Yes
Channels	25+
Provider	Mediacom
Internet Service Available	Yes
Provider	Cumberland Connect, Mediacom, AT&T, HughesNet, Exede
Fiber Optics Available	Yes
Provider	Cumberland Connect and AT&T

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
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Cabin Rentals

Beds	15
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Airbnb

Beds	40
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Bed & Breakfasts

	1
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Largest Meeting Room

Capacit	275
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Restaurants

	25
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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	32
Heat Treating	Local	
Foundry	Clarksville	32
Heavy Hardware	Clarksville	32
Sheet Metal	Clarksville	32
Lubricants	Clarksville	32
Welding Supplies		
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: None

Timber: Hardwoods and pine

AGRICULTURAL

Crops: Corn, tobacco, hay and soybeans

Livestock: Cattle

UTILITIES

GAS

Local Distributor	None
Source Company	East Tennessee Gas Transmission
Fuel Oil Suppliers	6
Suppliers of LP Gas	4

WATER

Water Supplier	City of Dover
Phone	931.232.6592
Website	www.dovertn.com
Source	Cumberland River
Capacity	1,000,000 GPD
Current Consumption	325,000 GPD
Storage Capacity	900,000 Gallons

SEWER

Sewer Provider	City of Dover
Phone	931.232.5817
Website	www.dovertn.com
Type of Treatment	Sequential batch reactor
Capacity	1,000,000 GPD
Current Usage	200,000 GPD
City Sewer Coverage	100%
Storm Sewer Coverage	25%
Solid Waste Disposal Type	Dumpster/Bi-County (City-household pickup)

ELECTRICITY

Source Company	Tennessee Valley Authority
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LOCAL POWER COMPANY (City and County)

Cumberland Electric Membership Corporation/
Cumberland Connect

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
Nashville Wire Products Corporation	Wire display racks	125	None	888.743.2680
Williams Cabinet & Woodworking	Cabinetry	19	None	931.232.5863
Milton Lumber Company	Sawmill	15	None	931.232.6646
Tractor Supply Company	Home and garden store	14	None	931.348.0004
DDT Concrete	Ready-mixed concrete	12	None	
Swift Sawmill	Sawmill	9	None	931.232.8871
IMI South LLC	Septic tanks & ready-mixed concrete	3	None	931.232.7001

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
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rsbeecham22@gmail.com
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Lesla Fitzhugh, City Mayor

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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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