

# MANCHESTER COFFEE COUNTY

2025 COMMUNITY DATA PROFILE



## QUICK FACTS

County Seat	Manchester
Year Incorporated	1838
Land Area in Square Miles (County)	429
Water Area in Square Miles (County)	6
Latitude	N35° 28.90'
Longitude	W86° 05.31'
Elevation	1,063'
Market Region	Nashville
Distance From Nashville	64 miles
Distance From Chattanooga	69 miles
Time Zone	Central
City Website	<a href="http://www.cityofmanchestertn.com">www.cityofmanchestertn.com</a>
County Website	<a href="http://www.coffeecountytn.gov">www.coffeecountytn.gov</a>
Additional Incorporated Cities within the County	Tullahoma
Unincorporated Cities	Arnold AFB, Beechgrove, Hillsboro, Summitville

## POPULATION

	City	County
2020 (Census)	12,212	57,889
2024 Population	12,863	60,758
2024 Median Age	37.8	41.0
2029 Population Projection	13,348	63,030
Annual Growth Rate (2024-2029 Projected)	0.74%	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

	City	County
<b>LOCAL</b>		
<b>Property Taxes (2024)</b>		
• Rate per \$100 value	\$1.5221	\$2.1078
• Outside Corporate limits		\$2.331
• Interstate Industrial Park & Special District		
	\$2.5497	
<b>Ratio of Assessment</b>		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%

<b>Total Local Assessment (2023)</b>	\$344,718,690	\$1,632,095,250
Industrial Park	\$118,407,744	

<b>Hotel-Motel Tax (Distribution: Economic Development)</b>	2.5%
<b>Motor Vehicle Wheel Tax Rate</b>	\$0.00

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

## 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>	• 2.75%
<b>Local and State Sales Tax Collected (FY2024)</b>	• \$129,830,821
<b>Income Tax</b>	
• <b>Personal:</b> Repealed beginning January 1, 2021	
• <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



The Manchester Industrial Park (205 acres) and the Coffee County Joint Industrial Park (49 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 Manchester	
Type of Public School System	<u>County</u>	<u>City</u>
District Grades Served	Pre-K-12	Pre-K-12
Number of Schools	11	3
Number of Classroom Teachers	255	105
Student to Teacher Ratio	17:1	14:1
Additional Staff	65	24
Total Number of Students	4,226	1,478
Number of Private Schools	1	
Total Number of Students	89	
Number of Teachers	9	

Number of High School Graduates (2024)	439
Graduation Rate	92.7%
Educational Attainment with a Degree (Adults Age 25+)	33.7%

Source: Tennessee Department of Education

### REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 35 miles)

- Motlow Community College Tullahoma
- 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
- TN College of Applied Technology Murfreesboro
- TCAT Satellite Campus Manchester

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 Board of Aldermen Meets 1st Tuesday at 6:30 p.m. City Hall
County	Mayor and County Commissioners Meets 2nd Tuesday at 6:00 p.m. Coffee County Administrative Plaza

<b>Fire Department</b>	
• Full-time fire fighters in city	31
• City volunteers	5
• Full-time fire fighters in county	0
• County volunteers	91
• Fire stations in city	2
• City fire trucks	3
• Fire stations in county	10
• County fire trucks	32

<b>Law Enforcement</b>	
• Full-time police officers in city	35
• Full-time police officers in county & sheriff	56
• City patrol cars	38
• County patrol cars	46

	<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/ William Northern Field
Location Identifier	THA
Distance from Manchester	15 miles
Runway Length (3)	5,501 feet, 4,200 feet and 2,693 feet turf
Surface	Asphalt/Concrete
Lighting	MIRL/PAPI
Fuel	100LL/Jet A
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Taxi and Rental Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Manchester	59 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	41
State Highways	53 and 55
Nearest Interstate	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	Manchester Times USA Today The Tennessean
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 (citywide)

### Health Care

Doctors	14
Dentists	9
Hospitals	1
Beds	49
Walk-In Clinics	4
Nursing Homes	2
Beds	187
Retirement Homes	0
Beds	0
Residential Care/ Assisted Living	4
Beds	211
Supportive Enhanced Living/Mental Illness Patients	1
Beds	50

### Religious Organizations

Protestant	40
Catholic	1
Jehovah's Witness	1
Seventh Day Adventist	0
Latter Day Saints	0
Other	0

<b>Day Care Centers</b>	20
<b>Day Care Homes</b>	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

Rooms	1,251
Bed & Breakfasts	0

### Largest Meeting Room

Capacity	500
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### Restaurants

	51
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### Other

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

## FINANCIAL INSTITUTIONS

Banks:	Total Number of Institutions	10
	Total Number of Offices	18
	Deposits	1,534,000,000
Credit Unions:	Total Number of Branches	1
	Total Number of Offices	2
	Deposits	430,948,614
Countywide Combined Deposits		\$1,964,948,614

(Deposits for June 30, 2024)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

## INDUSTRIAL SUPPORT SERVICES

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

## SELECTED ECONOMIC INDICATORS

### 2024 ANNUAL AVERAGES (AGE 16+)

Labor Force	County	Labor Market Area*
Population	48,717	374,615
Employed	27,409	230,444
Unemployed	941	7,775
Unemployment Rate	3.3%	3.3%

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

Source: ESRI

### 2024 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	1.4%
Construction	8.5%
Manufacturing	24.6%
Wholesale Trade	1.7%
Retail Trade	10.4%
Transportation/Utilities	5.3%
Information	1.1%
Finance/Insurance/Real Estate	4.7%
Services	38.0%
Public Administration	4.3%

Source: ESRI

### MANUFACTURING IN AREA (Annual Averages 2023)

Number of Units	100
Ann. Avg. Employment	4,967
Ann. Avg. Weekly Wage	\$1,139

Source: U.S. Bureau of Labor Statistics

### PER CAPITA PERSONAL INCOME

Year	2024
Amount	\$30,786

Source: ESRI

### MEDIAN HOUSEHOLD INCOME

Year	2024
Amount	\$59,958

Source: ESRI

### AVERAGE HOME SALES

Year	2023
Number of Homes Sold	745
Average Cost	\$310,235
2024 Median Home Value	\$284,364

Source: Realtracs.com

### RETAIL SALES

Year	2023
Amount	\$1,443,979,769

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

### NATURAL GAS

Local Distributor Elk River Public Utility District  
 Phone 931.455.9311  
 Website [www.erpud.com](http://www.erpud.com)  
 Source Company Enbridge

### WATER

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

### SEWER

Sewer Provider City of Manchester  
 Phone 931.728.7171 or 931.728.4652  
 Website [www.cityofmanchestertn.com](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 (City and County) Duck River Electric Membership Corporation

President/CEO James Wright  
 Local Address 209 East Fort Street  
 Manchester, Tennessee 37355  
 Phone 931.728.7547  
 Emergency 931.728.7548  
 Website [www.dremc.com](http://www.dremc.com)

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

Firm	Product or Service	Total Employees	Union	Phone Number
Kasai N.A.	Interior auto trim	610	None	931.728.4122
Viam (TN) LP	Auto floor mats	540	None	931.461.2300
Great Lake Cheese	Pkg. of cheese	500	None	931.450.1300
Batesville Caskets Co., Inc.	Steel caskets	380	USWA	931.728.2231
Kirchhoff Van-Rob Manchester fischer, USA	Metal stampings stainless Steel tubing Nylon/ABS	275 260	None None	931.461.8556 931.596.3566
Ravago Mfg. Americas, LLC	Compounding	190	None	931.728.7009
Dot Foods	Warehousing & distribution	115	None	931.263.8853
Reliable Carriers, Inc.	Logistics Services	100	None	931.728.9995
Aspen Technologies	Molded foam products	70	None	931450.1200

### For information on industrial sites and available industrial buildings contact:

**Robert T. Bibb, 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**  
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MTIDA represents the Local Electric Power and Natural Gas Distributors located in the 40 county region of Middle Tennessee.

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