

# McMinn County, TN



GREATER CHATTANOOGA  
ECONOMIC PARTNERSHIP



**McMinn County** is located in eastern Tennessee along I-75 mid-way between the cities of Chattanooga and Knoxville. Within less than a one hour drive, the regional amenities of either metro area may be enjoyed. The county is also within a short-drive of the Oak Ridge National Laboratories, University of Tennessee Knoxville, University of Tennessee Chattanooga, the Great Smoky Mountains, and several outdoor recreational activities. I-40 is within 35 miles and I-24 within 45 miles. In addition to top rated interstate systems, McMinn County is also connected to many U.S and State Highways. U.S. Hwy. 11 and U.S. Hwy. 411 travel through the width of McMinn County providing secondary transportation routes. McMinn County is served by two rail lines, CSX and Norfolk Southern, running the width of the county. One of the largest available and certified industrial rail sites in the East Tennessee area - North Etowah Industrial Park - is located along the CSX line in the City of Etowah.

McMinn County is included in Foreign Trade Zone #134.

McMinn County has its own general aviation airport - McMinn County Airport, Athens Air LLC - which serves as a gateway into McMinn County for visiting manufacturing companies and employees. Seventy-five percent (75%) of traffic through the airport is business related and the airport's general aviation runway (6,450 feet) is the longest in the State of Tennessee. The airport can accommodate air cargo at hours convenient to industry. Additionally, commercial and cargo airports McGhee Tyson and the Chattanooga Metropolitan Airport are within an hour drive.

The McMinn County Economic Development Authority publicly owns property in three Industrial Certified Sites. All parks have the appropriate zoning for industrial uses. Each of the industrial properties is in close proximity to I-75 and offer rail service for easy access to worldwide supply chains. The following sites are available: Interstate Industrial Park - Large track with great Interstate access & visibility; Mt. Verd Industrial Park - 200+ acres available for heavy manufacturing; North Etowah Industrial Park - CSX Select Site, along Hwy. 411.

McMinn County is home to several post-secondary educational facilities, including: Tennessee Wesleyan University, Cleveland State Community College (CSCC), and Tennessee College of Applied Technology (TCAT). The new McMinn Higher Education Center, expected to be complete in Fall 2021, will house both CSCC and TCAT. The Center will focus on advanced manufacturing training programs and will offer training space for industries to use for their internal training or third-party vendor training.



## MAJOR EMPLOYERS

COMPANY	EMPLOYEES
DENSO	1,600
Adient (formerly Johnson Controls)	750
Waupaca Foundry	705
Resolute Forest Products	528
E & E Manufacturing	392

Source: Companies

## POPULATION

Population 2019	53,620
Population 2024	53,401
Households 2019	21,046
Median Age	43.2
Median Household Income	\$43,471
Per Capita Income	\$22,009

Source: Gale Research

## ANNOUNCED PROJECTS (2016-2020)

Number of Projects	12
New Jobs	886
Capital Investment	\$229,137,000

Source: GCEP

## LABOR FORCE (2020 ANNUAL AVERAGE)

Labor Force	23,393
Unemployment Rate	7.8%

Source: U.S. Department of Labor, Bureau of Labor Statistics

## EDUCATIONAL ATTAINMENT

Population 25+	37,794
High School Graduate (only)	41.3%
Some College	18.1%
Associate's Degree	7.0%
Bachelor's Degree	10.4%
Graduate or Professional	5.2%
ACT-County	19.6
ACT-State	19.3

Source: Gale Research, Tennessee Department of Education

## EDUCATION

Public Schools	15
Public School Enrollment	6,931
Private Schools	3
Private School Enrollment	294
School Districts	3
Colleges & Universities	2
College & University Enrollment	1,768

Source: Tennessee Department of Education, Individual Schools and GCEP

## UNEMPLOYMENT INSURANCE

New Employers (Maximum)	2.7%
Experience Rate Range	0.01% to 10.0%
Taxable Base	\$7,000

Source: ADP

## SALES TAX - GENERAL AND SPECIAL PROVISIONS

Taxable Retail Sales (2020)	\$660,924,747
Sales Tax Rate-State	7%
Sales Tax Rate-County	2%
Electricity* (State/Local)	None
Piped Natural Gas* (State/Local)	None
Mfg. Water (State/Local)	1.0%/ .33-.05%
Mfg. Fuels (State/Local)	1.5%/0%
Mfg. Equipment (State/Local)	None
Telecommunications (State/Local)	7%/2%

\*Residential  
Source: Tennessee Department of Revenue

## PROPERTY TAX (PER \$100 OF ASSESSED VALUE)

Property Taxes-County Incorporated	\$1.5469
Property Taxes-County Unincorporated	\$1.5469
Property Taxes-County Seat	\$2.8145

Source: Tennessee Department of Revenue

## INVENTORY TAX

Finished Goods	None
Raw Materials	None
Goods in Process	None
Materials Consumed in Manufacturing	None

Source: Tennessee Department of Revenue

## EMPLOYMENT AND WAGES (2020 ANNUAL AVERAGE)

	% OF TOTAL	WEEKLY WAGES
Natural Resources & Mining	0.4%	\$793
Construction	3.1%	\$1,094
Manufacturing	35.8%	\$1,218
Trade, Transportation & Utilities	15.9%	\$605
Information	0.5%	\$686
Financial Activities	3.3%	\$1,072
Professional & Business Services	7.5%	\$682
Education & Health Services	11.7%	\$786
Leisure & Hospitality	8.4%	\$292
Other Services	1.6%	\$561
Government	11.6%	\$804

Source: U.S. Department of Labor, Bureau of Labor Statistics

## ACCESSIBILITY

Largest City or Town	Athens
Population-2019	14,020
Miles to Chattanooga	58
Nearest Commercial Airport	Chattanooga Metropolitan Airport
Runway Length	7,400 and 5,575
Miles to Airport	51
Nearest Interstate	I-75
Foreign Trade Zone	Yes
Population within 50-mile radius	1,432,927

Source: GCEP, Gale Research

## UTILITIES

Name of Electricity Provider	Athens Utilities Board, Etowah Utilities Board, Volunteer Electric
Is Natural Gas Available (Yes/No)	Yes
Name of Natural Gas Provider	Athens Utilities Board, Etowah Utilities Board
Name of Water Provider	Athens Utilities Board, Etowah Utilities Board
Excess System Capacity	Yes
Name of Wastewater Provider	Athens Utilities Board, Etowah Utilities Board
Excess System Capacity	Yes

Source: GCEP

## CONTACT US

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