



Discover a Place Where Innovation Meets Opportunity

ANDERSON COUNTY BLENDS HISTORIC CHARM WITH CUTTING-EDGE INNOVATION. From the nationally recognized town of Norris to the high-tech hub of Oak Ridge and the welcoming seat of Clinton, Anderson County offers a dynamic mix of heritage and progress offering three state parks, two wildlife management areas, the UT Arboretum, and the scenic waters of Norris and Melton Hill Lakes.

The county is a center for advanced industry, supported by strong infrastructure and thriving business parks. Global and national companies such as 3M, Aisin Automotive, Centrus, Eagle Bend, Energy Solutions, Navarro, Remotec, and SL Tennessee call Anderson County home. The area also includes key portions of the U.S. Department of Energy's Oak Ridge Reservation, featuring the Oak Ridge National Laboratory and Y-12 National Security Complex—both leaders in research and national defense.

Come to a place where innovation meets opportunity, and industry, nature, and community thrive. **East Tennessee – Moving. Mountains.**



Anderson County at a Glance



STRATEGIC LOCATION: Located in the Knoxville MSA and home to the City of Oak Ridge and Oak Ridge National Laboratory (ORNL). Anderson County is within a day’s drive of 70% of U.S. markets.



ROBUST INFRASTRUCTURE: Three exits along I-75, direct rail access via Norfolk Southern, CSX, and R.J. Corman, barge access on the Clinch River, and convenient access to McGhee Tyson Airport via I-140.



RELIABLE ENERGY: TVA is the nation’s most dependable power source and one of the largest electric power systems in the country, providing safe, affordable, clean, and reliable energy.



SKILLED WORKFORCE: Post-secondary training offered through Roane State Community College, Anderson County Higher Education Center (TCAT Knoxville-Roane State), and the University of Tennessee just 30-minutes south.



OUTDOOR PARADISE: The county boasts of three state parks, two wildlife management areas, and the University of Tennessee Arboretum.



LAKESIDE LIVING: The Clinch River, Melton Hill and Norris Lakes, provide residents more than 1,000 miles of shoreline and 20+ marinas and resorts to enjoy.



HISTORY & CULTURE: Manhattan Project National Historical Park site, Oak Ridge Civic Ballet, Oak Ridge Symphony, American Museum of Science and Energy, The Green McAdoo Cultural Center, and the Museum of Appalachia are just a few of the many cultural and historical attractions in the County.

DEMOGRAPHICS

TOTAL POPULATION

	2020	2024	2029	Annual Growth Rate
Anderson County	77,320	80,810	84,958	1.03%
15-County Region	115,069	1,260,699	1,333,202	1.15%
Tennessee	6,355,518	7,214,084	7,559,295	0.96%

POPULATION BY AGE

	2020	2024	2029
Under 5	5%	5%	5%
5 to 9	6%	6%	6%
10 to 14	6%	6%	6%
15 to 24	11%	12%	11%
25 to 34	13%	13%	14%
35 to 44	12%	13%	14%
45 to 54	13%	12%	12%
55 to 64	14%	13%	12%
65+	20%	20%	20%
Median Age	43.2	41.6	44

38% of the 2024 population is prime working age (25-54)

POPULATION BY RACE & ETHNICITY

	2020	2024	2029
White	86.7%	85.9%	84.9%
Black	3.7%	3.8%	4.0%
American Indian/ Alaska Native	0.4%	0.4%	0.4%
Asian	1.3%	1.4%	1.5%
Hawaiian / Pacific Islander	0.1%	0.1%	0.1%
Two or more races	6.3%	6.7%	7.2%
Hispanic Origin (Any race)	3.7%	4.2%	4.6%

HOUSEHOLDS & FAMILIES

	2020	2024	2029
Total Households	31,993	32,929	33,717
Total Families	20,828	21,160	21,564
Average Household Size	2.38	2.9	2.88
Owner Occupied	63%	63.80%	66%
Renter Occupied	28%	27.30%	25.30%
Vacant	9%	8.90%	8.70%

PER CAPITA INCOME

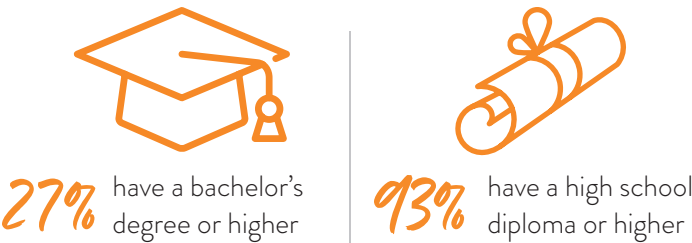
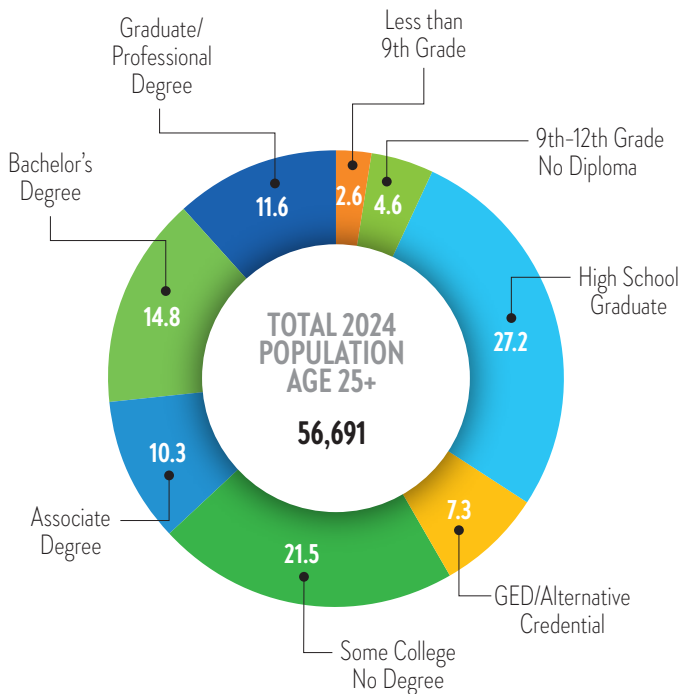
	2024	2029
Anderson County	\$38,762	\$45,852
Tennessee	\$38,807	\$45,727
United States	\$43,829	\$51,203

MEDIAN HOUSEHOLD INCOME

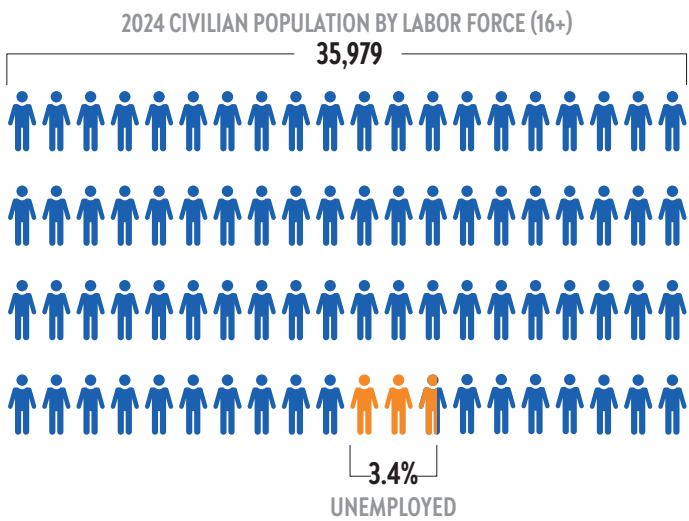
	2024	2029
Anderson County	\$71,059	\$82,834
Tennessee	\$69,015	\$81,637
United States	\$79,068	\$91,442

EDUCATION AND
WORKFORCE

2024 POPULATION 25+ BY
EDUCATIONAL ATTAINMENT

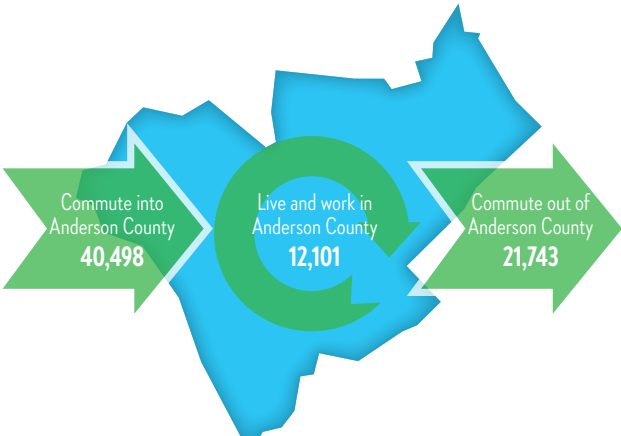


CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING
PATTERNS

WORKER INFLOW & OUTFLOW (2022)

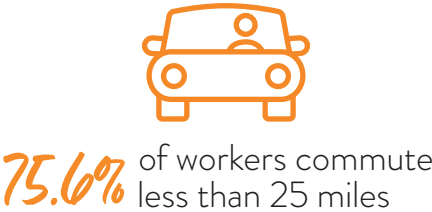


WHERE WORKERS LIVE

	Count	Share
All Counties	52,599	100.00%
Knox County, TN	17,568	33.40%
Anderson County, TN	12,101	23.00%
Roane County, TN	4,656	8.90%
Campbell County, TN	2,427	4.60%
Blount County, TN	2,117	4.00%
Loudon County, TN	1,753	3.30%
Morgan County, TN	1,593	3.00%
Scott County, TN	675	1.30%
Union County, TN	625	1.10%
Sevier County, TN	574	1.10%
All other Locations	8510	16.20%

TRAVEL DISTANCE TO WORK

Less than 10 miles	32.30%
10 - 24 miles	43.30%
25 - 50 miles	11.40%
50 miles or more	13.00%



BUSINESS & INDUSTRY

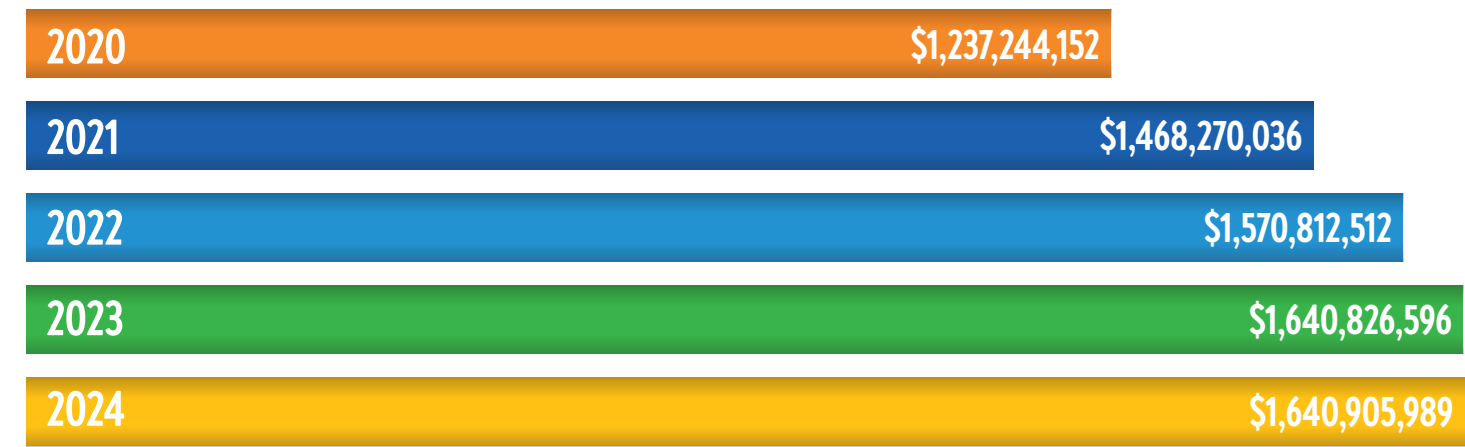
2024 EMPLOYMENT BY INDUSTRY		
	%	Employees
Agricultural, Natural Resources & Mining	0.14%	100
Business & Professional Services	24.88%	18,096
Construction	4.56%	3,315
Education & Health Services	9.63%	7,001
Financial Activities	2.27%	1,651
Government	11.54%	8,395
Information	0.46%	333
Leisure & Hospitality	7.61%	5,536
Manufacturing	23.47%	17,070
Other Services	3.11%	2,261
Retail	8.32%	6,053
Trade, Transportation & Utilities	4.00%	2,911
Total	100.00%	72,721



TOP 10 MAJOR EMPLOYERS

Company	Industry	Employee Range
US. Dept of Energy	Government	5001+
Anderson County Board of Education	Schools	1001-2500
SL Tennessee	Manufacturing	501-1000
Eagle Bend Manufacturing	Manufacturing	501-1000
Methodist Medical Center	Hospital	501-1000
Oak Ridge City Schools	Schools	501-1000
Aisin Automotive Casting Tennessee	Manufacturing	501-1000
Sitel Worldwide	Customer Service	501-1000
Oak Ridge Associated Universitites	University consortium	501-1000
County of Anderson	Government	251-500

GROSS RETAIL SALES



ANDERSON COUNTY

TRANSPORTATION



Airport
McGhee Tyson Airport
30+ non-stop destinations
Over 3 million passengers 2023-2024
Campbell County Airport
4,000' Runway



Highways
Interstate: U.S. Highways:
State Highways:



Railroads
CSX
Norfolk Southern
RJ Corman Railroad

TAXES

PROPERTY TAX

Property Tax Rate (County)	\$2.63
State Property Tax	None
Assessment Ratio: Residential Property	25%
Assessment Ratio: Farm Property	25%
Assessment Ratio: Commercial/Industrial Property	40%
Assessment Ratio: Public Utility Property	55%
Assessment Ratio: Business Personal Property	30%

SALES TAX

State sales tax rate	7%
County sales tax rate	2.75%
STATE TAX	
State Income Tax on Wages	None
State Income Tax: Interest from Bonds and Notes and Dividends from Stock	None (Hall Income tax was fully repealed January 1, 2021)
Excise Tax (State)	6.5% of Tennessee taxable income
Franchise Tax (state)	0.25% of the greater of net worth or real and tangible property in Tennessee. The minimum tax is \$100.
Unemployment Insurance Tax (state)	2.7% of the first \$7,000 in wages for new employers

HOUSING

Median rent
\$1,495

Median listing home price
\$375K

Median listing home price/sq ft
\$210

Median sold home price
\$322.5K

SOURCES:

ESRI Demographic & Income Profile
Lightcast

Realtor.com June 2025
The Tax Foundation (2024)

TN Comptroller of the Treasury (2024)
Tennessee Department of Revenue (2024)

TN ECD County profile tool



EAST TENNESSEE ECONOMIC DEVELOPMENT AGENCY

Brad Maul, President / CEO | bmaul@eteda.org

10215 Technology Drive, Suite 202 | Knoxville, TN 37932 | 865.777.3833 | www.eteda.org