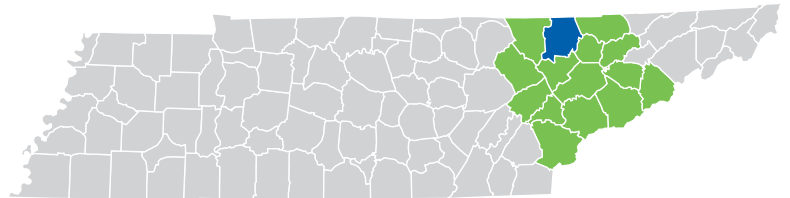




CAMPBELL

COUNTY



Driving Expectation to New Heights

IN CAMPBELL COUNTY, YOU CAN EXPERIENCE THE RIDE OF A LIFETIME

and unleash your next adventure at Royal Blue ATV Resort where you'll discover 600 miles of trails, waterfalls, and abundant wildlife. Take a boat ride, wakeboard, ski, fish, or swim in Norris Lake with over 800 miles of shoreline. Or simply ride through the breathtaking twists and turns of the Cumberland Mountains. The county is rich in natural beauty and outdoor adventure.

Campbell County is uniquely positioned in the fastest-growing automotive region in North America. With auto part manufacturers, machine operations, defense contractors, appliance manufacturing, medical supplies, biotech, commercial metal and building systems, and a highly skilled workforce to fuel it all, they're driving the region forward in both industry and adventure.

Wherever your journey takes you, you'll feel right at home in this friendly, small community that drives expectations to new heights. **East Tennessee – Moving. Mountains.**



Campbell County at a Glance



STRATEGIC LOCATION: Located in the northern part of the Knoxville MSA along I-75, Campbell County offers direct access to Knoxville and I-40.



ROBUST INFRASTRUCTURE: Direct access to I-75 via multiple exits and U.S. Highway 25W. The county is served by a general aviation airport and is only over 45 minutes from McGhee Tyson Airport. Rail access via RJ Corman and NFS.



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



SKILLED WORKFORCE: Strong workforce pipeline supported by post-secondary training through Roane State Community College (Campbell County Center) and the Tennessee College of Applied Technology - Jacksboro.



OUTDOOR PARADISE: Nestled in the Cumberland Mountains with access to Norris Lake, Cove Lake State Park, Indian Mountain State Park, and Cumberland Trail—offering endless outdoor recreation with 127,000 acres to hike, fish, and hunt.



LAKESIDE LIVING: Endless adventure awaits for outdoor enthusiasts, with opportunities for swimming, skiing, tubing, boating, wakeboarding, and fishing—plus over 20 marinas at Norris Lake to dock, dine, and explore the scenic shoreline.



HISTORY & CULTURE: Rich Appalachian roots celebrated through events like Louie Bluiie Music & Arts Festival, the Campbell County Historical Society, and vibrant small-town community festivals.

DEMOGRAPHICS

TOTAL POPULATION

	2020	2024	2029	Annual Growth Rate
Campbell County	39,301	40,547	41,784	0.6%
15-County Region	1,115,069	1,260,699	1,333,202	1.2%
Tennessee	6,355,518	7,214,084	7,493,617	0.8%

POPULATION BY AGE

	2020	2024	2029
Under 5	6.0%	6.0%	6.0%
5 to 9	5.0%	6.0%	6.0%
10 to 14	6.0%	6.0%	6.0%
15 to 24	11.0%	11.0%	10.0%
25 to 34	12.0%	13.0%	13.0%
35 to 44	11.0%	11.0%	12.0%
45 to 54	14.0%	13.0%	12.0%
55 to 64	14.0%	14.0%	14.0%
65+	21.0%	20.0%	21.0%
Median Age	44.8	45.3	45.6

37% of the 2024 population is prime working age (25-54)

POPULATION BY RACE & ETHNICITY

	2020	2024	2029
White	94.9%	94.5%	94.1%
Black	0.3%	0.4%	0.4%
American Indian/ Alaska Native	0.2%	0.2%	0.2%
Asian	0.2%	0.3%	0.4%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Two or more races	3.7%	3.9%	4.2%
Hispanic Origin (Any race)	1.3%	1.5%	1.7%

HOUSEHOLDS & FAMILIES

	2020	2024	2029
Total Households	16,324	16,558	16,770
Total Families	10,687	10,702	10,790
Average Household Size	2.38	2.35	2.3
Owner Occupied	57%	57.40%	60%
Renter Occupied	25%	24.10%	21.80%
Vacant	18%	18.50%	18.30%

PER CAPITA INCOME

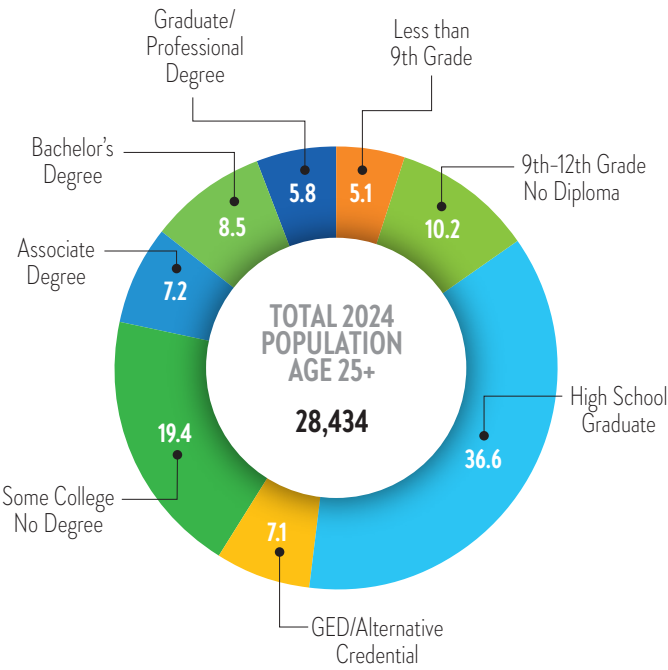
	2024	2029
Campbell County	\$29,428	\$35,435
Tennessee	\$38,807	\$45,727
United States	\$43,829	\$51,203


MEDIAN HOUSEHOLD INCOME

	2024	2029
Campbell County	\$52,591	\$62,560
Tennessee	\$69,015	\$81,637
United States	\$79,068	\$91,442


EDUCATION AND
WORKFORCE

2024 POPULATION 25+ BY
EDUCATIONAL ATTAINMENT



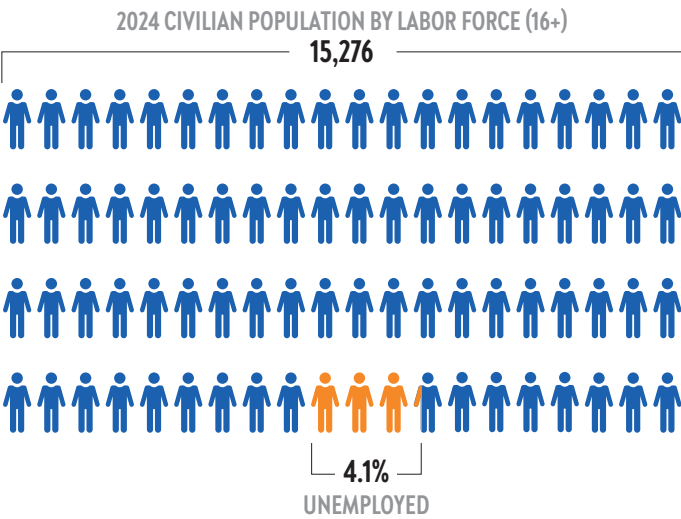


14% have a bachelor's degree or higher



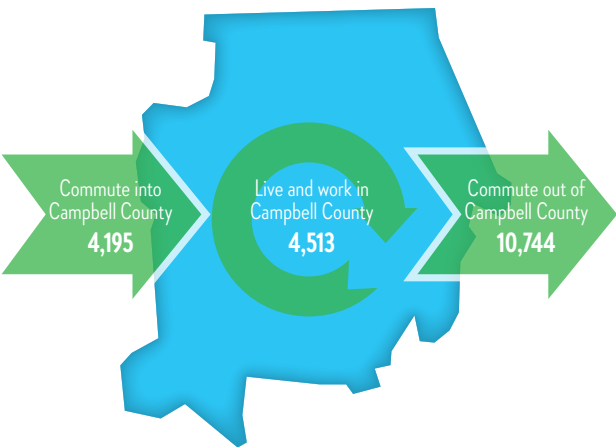
85% have a high school diploma or higher

CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING
PATTERNS

WORKER INFLOW & OUTFLOW (2022)




WHERE WORKERS LIVE

	Count	Share
All Counties	8,708	100.00%
Campbell County, TN	4,513	51.80%
Knox County, TN	697	8.00%
Anderson County, TN	446	5.10%
Claiborne County, TN	435	5.00%
Scott County, TN	268	3.10%
Whitley County, KY	162	1.90%
Blount County, TN	128	1.50%
Union County, TN	108	1.20%
Sevier County, TN	97	1.10%
Hamblen County, TN	91	1.00%
All Other Locations	1,763	20.20%

TRAVEL DISTANCE TO WORK

Less than 10 miles	44.30%
10 - 24 miles	22.30%
25 - 50 miles	16.50%
50 miles or more	16.90%



66.6% of workers commute less than 25 miles

BUSINESS & INDUSTRY

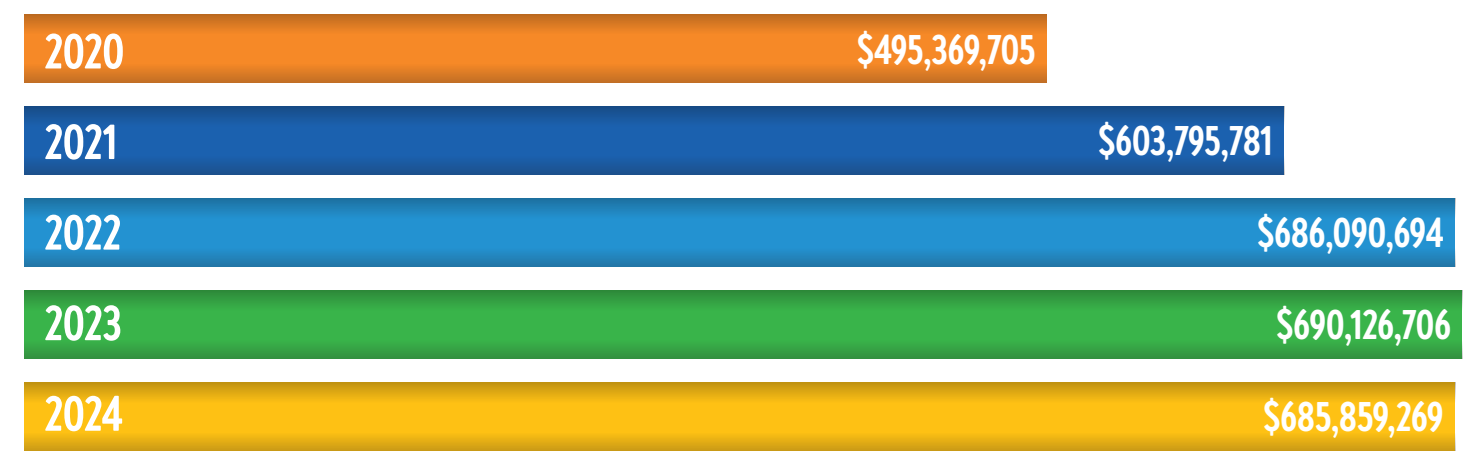
2024 EMPLOYMENT BY INDUSTRY		
	%	Employees
Agricultural, Natural Resources & Mining	0.82%	92
Business & Professional Services	10.18%	1,136
Construction	7.25%	808
Education & Health Services	12.30%	1,371
Financial Activities	2.64%	294
Government	19.68%	2,195
Information	0.33%	37
Leisure & Hospitality	11.42%	1,273
Manufacturing	13.60%	1,517
Other Services	3.86%	430
Retail	14.60%	1,628
Trade, Transportation & Utilities	3.32%	371
Total	100.00%	11,152



TOP 10 MAJOR EMPLOYERS

Company	Industry	Employee Range
Campbell County Department of Education	Schools	501-1000
B/S/H Home Appliances	Manufacturing	251-500
LaFollette Medical Center	Hospitals	251-500
Walmart Inc.	Retail	251-500
Gold Creek Foods	Manufacturing	251-500
Sunbridge Regency Tennessee Inc.	Medical care	under 250
Lowe's Home Centers	Retail	under 250
Dayspring Health	Medical care	under 250
Food City	Retail	under 250
Grace Rehabilitation Center	Medical care	under 250

GROSS RETAIL SALES



CAMPBELL COUNTY

TRANSPORTATION



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



Highways
Interstate: 75
U.S. Highways: 25
State Highways:
 9 63 71 90
 116 297



Railroads
Norfolk Southern
RJ Corman Railroad

TAXES

PROPERTY TAX	
Property Tax Rate (County)	\$1.21
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	2.25 - 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
\$1,745

Median listing home price
\$359K

Median listing home price/sq ft
\$210

Median sold home price
\$291K

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



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