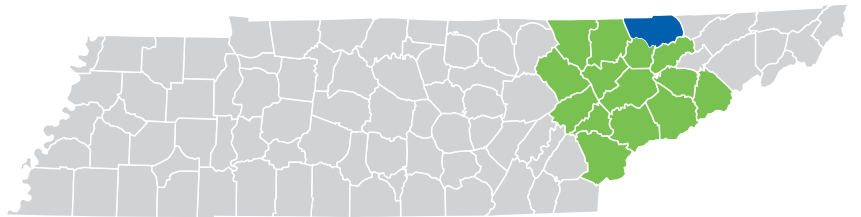




CLAIBORNE

COUNTY



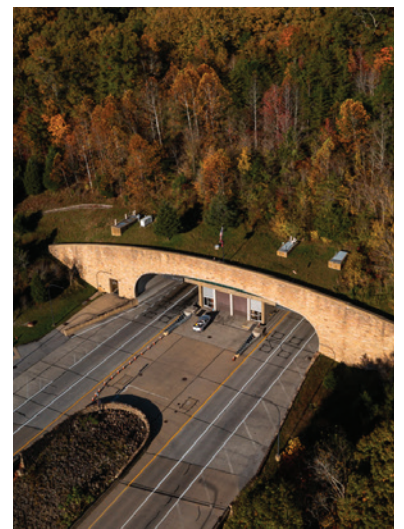
A Breath of Fresh Air in the Cumberland Mountains.

BREATHE IT IN. EXPERIENCE LIFE ABOVE THE CLOUDS in the lush, awe-inspiring Cumberland Mountains. This historic gateway, known as Cumberland Gap, served as a vital passage through the Appalachian Mountains for pioneers moving west. Today, you'll discover the Tazewell Speedway—the fastest 1/3-mile dirt track in the world, over 400 miles of picturesque mountain scenery, the Powell River, and 34,000 acres of pristine waters at Norris Lake, with Claiborne County still serving as a gateway to growth and opportunity.

With 4-lane highway access, rail service, a general aviation airport, and robust infrastructure—industries thrive here. The county offers a skilled workforce with support from local educational institutions paving the way to a successful future. Whether it's industry or nature, you'll find Claiborne County is a breath of fresh air.

Want to elevate your industry? Come experience the gateway to growth and opportunity.

East Tennessee – Moving. Mountains.



Claiborne County at a Glance



STRATEGIC LOCATION: Located an hour from Knoxville, Claiborne County offers a strategic location along U.S. Highway 25E with easy access to I-40 and is located where Tennessee, Virginia and Kentucky merge.



ROBUST INFRASTRUCTURE: Claiborne County is served by 4-lane U.S. Highway 25E, direct access to rail, a general aviation airport, and is approximately 70 minutes from McGhee Tyson Airport.



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: A strong workforce pipeline supported by Lincoln Memorial University, Walters State Community College (Claiborne County Campus), and TCAT-Morristown.



OUTDOOR PARADISE: Surrounded by the Cumberland Mountains and thousands of acres of public wilderness, Claiborne County boasts over 400 miles of mountain scenery with hiking, hunting, ATV trails, rolling valleys, rivers, and lakes. You can also enjoy a day at Woodlake Golf & Lodge enjoying spectacular views and southern hospitality.



LAKESIDE LIVING: Minutes from Norris Lake, Claiborne County provides access to 34,000 acres of pristine waters, marinas, and a laid-back lakeside lifestyle ideal for boating, fishing, and relaxing retreats.



HISTORY & CULTURE: From one of the nation’s most diverse Lincoln and Civil War collections at Lincoln Memorial University, to the historic Cumberland Gap and the exciting Tazewell Speedway, Claiborne County offers a cultural mix that celebrates music, crafts, and history.

PER CAPITA INCOME

	2024	2029
Claiborne County	\$28,447	\$33,373
Tennessee	\$38,807	\$45,727
United States	\$43,829	\$51,203

MEDIAN HOUSEHOLD INCOME

	2024	2029
Claiborne County	\$44,555	\$50,961
Tennessee	\$69,015	\$81,637
United States	\$79,068	\$91,442

DEMOGRAPHICS

TOTAL POPULATION

	2020	2024	2029	Annual Growth Rate
Claiborne County	32,072	32,936	33,965	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	5.0%	5.0%	5.0%
5 to 9	5.0%	5.0%	5.0%
10 to 14	5.0%	5.0%	5.0%
15 to 24	13.0%	13.0%	13.0%
25 to 34	13.0%	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+	20.0%	21.0%	21.0%
Median Age	43.6	43.9	43.90

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

POPULATION BY RACE & ETHNICITY

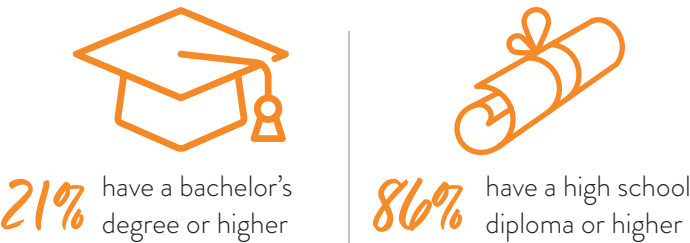
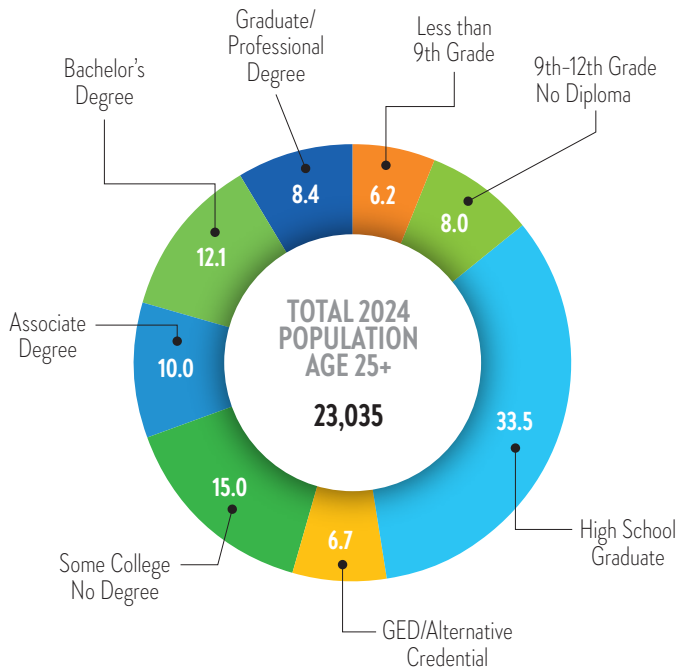
	2020	2024	2029
White	94.2%	93.7%	93.2%
Black	1.0%	1.0%	1.1%
American Indian/ Alaska Native	0.2%	0.2%	0.2%
Asian	0.5%	0.5%	0.6%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Two or more races	3.5%	3.7%	4.1%
Hispanic Origin (Any race)	1.5%	1.7%	1.8%

HOUSEHOLDS & FAMILIES

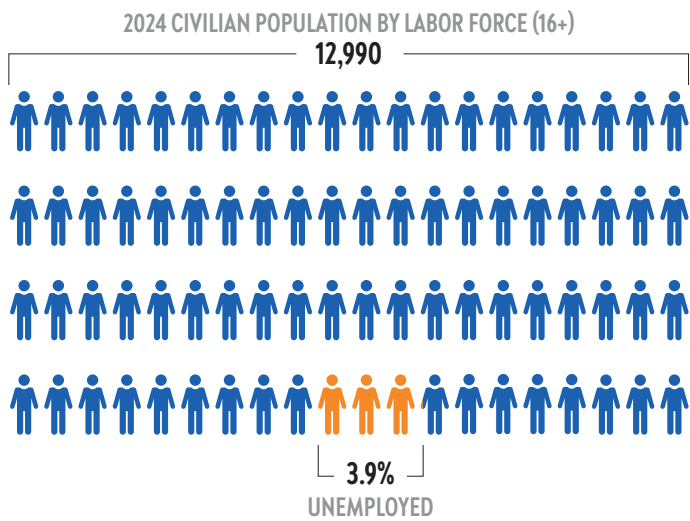
	2020	2024	2029
Total Households	13,198	13,526	13,848
Total Families	8,414	8,506	8,666
Average Household Size	2.32	2.29	2.25
Owner Occupied	63%	63.80%	66%
Renter Occupied	23%	22.10%	19.80%
Vacant	14%	14.10%	13.90%

EDUCATION AND
WORKFORCE

2024 POPULATION 25+ BY
EDUCATIONAL ATTAINMENT

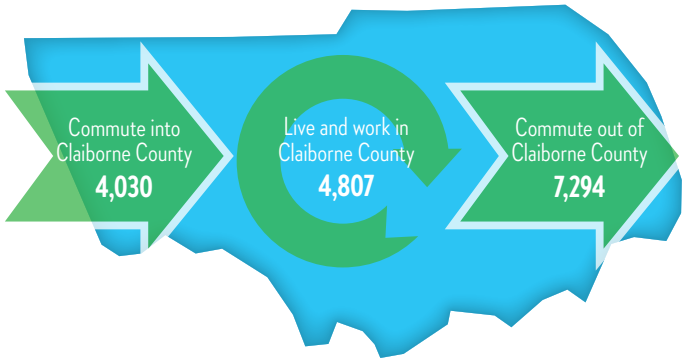


CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING
PATTERNS

WORKER INFLOW & OUTFLOW (2022)

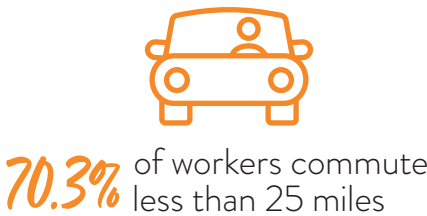


WHERE WORKERS LIVE

	Count	Share
All Counties	8,837	100.00%
Claiborne County, TN	4,807	54.40%
Knox County, TN	468	5.30%
Bell County, KY	449	5.10%
Union County, TN	302	3.40%
Campbell County, TN	252	2.90%
Hamblen County, TN	198	2.20%
Grainger County, TN	175	2.00%
Hancock County, TN	172	1.90%
Anderson County, TN	147	1.70%
Lee County, VA	132	1.50%
All Other Locations	1,735	19.60%

TRAVEL DISTANCE TO WORK

Less than 10 miles	47.10%
10 - 24 miles	23.20%
25 - 50 miles	15.40%
50 miles or more	14.30%



BUSINESS & INDUSTRY

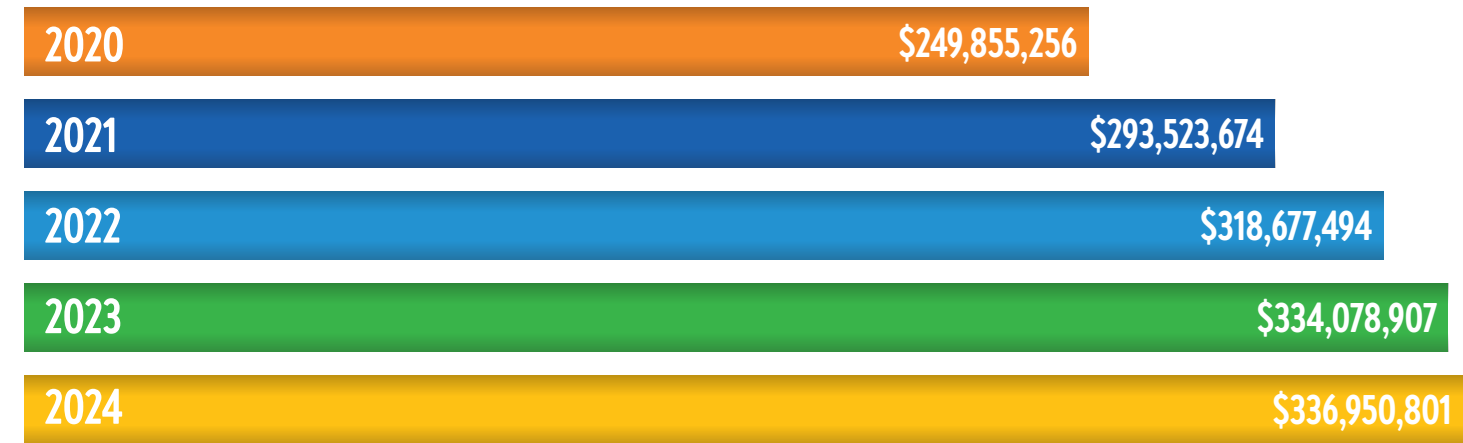
2024 EMPLOYMENT BY INDUSTRY		
	%	Employees
Agricultural, Natural Resources & Mining	0.59%	65
Business & Professional Services	4.58%	503
Construction	4.12%	452
Education & Health Services	23.18%	2,545
Financial Activities	2.78%	305
Government	16.49%	1,810
Information	0.30%	33
Leisure & Hospitality	6.70%	736
Manufacturing	22.15%	2,431
Other Services	3.50%	386
Retail	9.22%	1,013
Trade, Transportation & Utilities	6.38%	701
Total	100.00%	10,980



TOP EMPLOYERS

Company	Industry	Employee Range
England, Inc	Manufacturing	1001-2500
Lincon Memorial University	School	501-1000
Claiborne County Board of Educations	School	501-1000
Tennessee DTR, Inc.	Manufacturing	501-1000
Claiborne Medical Center	Medical care	251-500
Giles Industries	Manufacturing	under 250
Homesteader, Inc.	Manufacturing	under 250
Claiborne County Government	Government	under 250
Clinch Powell Educational Cooperative	School	under 250

GROSS RETAIL SALES



TRANSPORTATION



Airport
McGhee Tyson Airport
30+ non-stop destinations
Over 3 million passengers 2023-2024
Claiborne County Airport
5,208' Runway



Highways
Interstate: 75
U.S. Highways: 25
State Highways:
 32 33 63 90
 345 383



Railroads
CSX
Norfolk Southern

TAXES

PROPERTY TAX

Property Tax Rate (County)	\$2.34
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%
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	Median listing home price	Median listing home price/sq ft	Median sold home price
\$1,050	\$309.9K	\$186	\$279.9K

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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