



## Begin Your Next Venture in the Adventure Side of the Smokies

**EXPERIENCE YOUR NEXT THRILL ON THE ADVENTURE SIDE** of the Smokies in Cocke County! Spend your days whitewater rafting on the Pigeon River or camping as you unwind under the stars. Cocke County is also home to a vibrant artisan community, where local makers carry on a rich tradition of craftsmanship inspired by the surrounding mountains.

While outdoor adventure drives tourism, manufacturing is the backbone of Cocke County's economy. Key sectors include plastic injection molding, furniture production, marine distribution, and chemical intermediates. Recreation, accommodation, and food services continue to thrive as a vital part of the local business landscape.

Ready for your next adventure? The Adventure Side of the Great Smoky Mountains awaits you. **East Tennessee – Moving. Mountains.**



Cocke County at a Glance



**STRATEGIC LOCATION:** Located along the I-40 corridor, Cocke County is just an hour from Knoxville and Asheville, NC, and only 30 minutes from the Great Smoky Mountains National Park.



**ROBUST INFRASTRUCTURE:** Six I-40 exits, 9 miles to I-81, U.S. Highway 25/70, U.S. Highway 321, and State Route 32 provide access throughout the county. Norfolk Southern rail service is available, and McGhee Tyson Airport is an hour away.



**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:** Workforce development is supported by Walters State Community College (Newport Center) and TCAT Morristown in Hamblen County.



**OUTDOOR PARADISE:** Adjacent to the Great Smoky Mountains National Park with access to the Appalachian Trail, home to both a state and national forest, and three recreational rivers, Cocke County offers excellent venues for outdoor enthusiasts.



**LAKESIDE LIVING:** Douglas Lake provides opportunities for boating, fishing, and waterfront living with more than 500 miles of shoreline and beautiful mountain views.



**HISTORY & CULTURE:** Cocke County celebrates its Appalachian heritage through events like the Newport Harvest Street Festival. The county is home to many artisans whose work reflects the region’s natural beauty.

PER CAPITA INCOME

	2024	2029
Cocke County	\$28,362	\$33,292
Tennessee	\$38,807	\$45,727
United States	\$43,829	\$51,203

MEDIAN HOUSEHOLD INCOME

	2024	2029
Cocke County	\$50,177	\$56,278
Tennessee	\$69,015	\$81,637
United States	\$79,068	\$91,442

DEMOGRAPHICS

TOTAL POPULATION

	2020	2024	2029	Annual Growth Rate
Cocke County	36,045	37,845	39,564	0.9%
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	6.0%	6.0%	6.0%
10 to 14	6.0%	6.0%	6.0%
15 to 24	11.0%	11.0%	11.0%
25 to 34	11.0%	11.0%	11.0%
35 to 44	11.0%	11.0%	12.0%
45 to 54	13.0%	13.0%	12.0%
55 to 64	15.0%	15.0%	14.0%
65+	22.0%	22.0%	23.0%
Median Age	46.6	47.1	47.40

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

POPULATION BY RACE & ETHNICITY

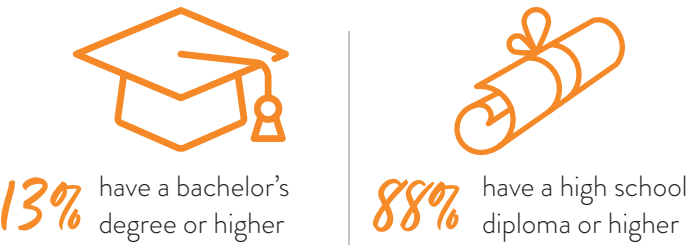
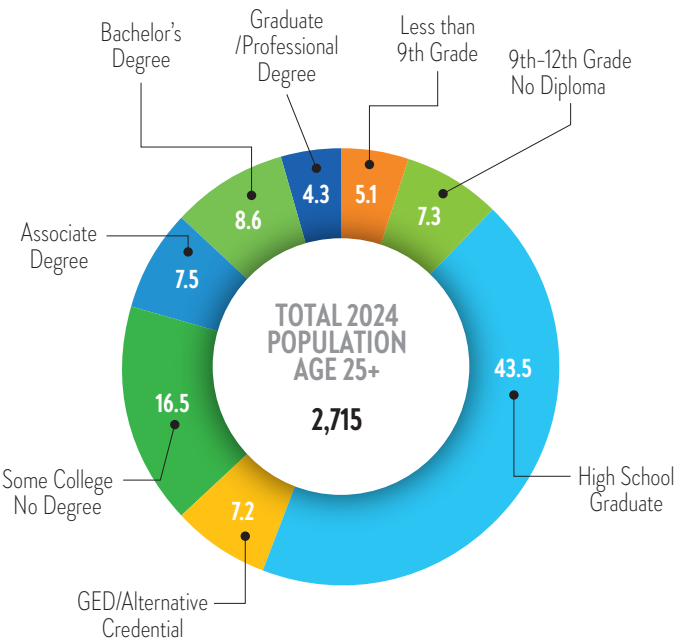
	2020	2024	2029
White	91.7%	91.0%	90.3%
Black	1.6%	1.7%	1.8%
American Indian/ Alaska Native	0.5%	0.5%	0.5%
Asian	0.5%	0.5%	0.6%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Two or more races	4.9%	5.3%	5.7%
Hispanic Origin (Any race)	2.7%	3.0%	3.3%

HOUSEHOLDS & FAMILIES

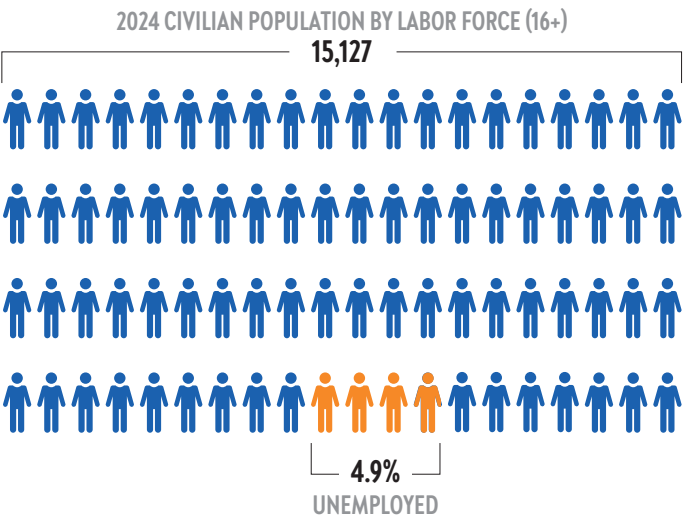
	2020	2024	2029
Total Households	15,246	15,698	16,051
Total Families	9,806	9,964	10,139
Average Household Size	2.34	2.33	2.32
Owner Occupied	61%	62.10%	65%
Renter Occupied	25%	23.50%	21.10%
Vacant	14%	14.50%	14.20%

EDUCATION AND  
WORKFORCE

2024 POPULATION 25+ BY  
EDUCATIONAL ATTAINMENT

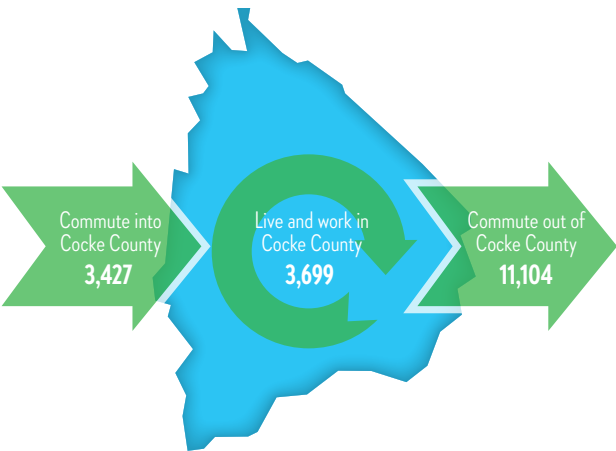


CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING  
PATTERNS

WORKER INFLOW & OUTFLOW (2022)

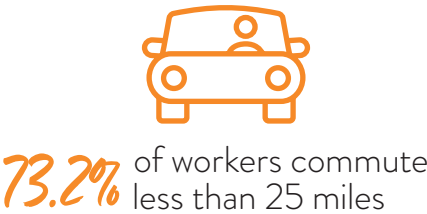


WHERE WORKERS LIVE

	Count	Share
All Counties	7,126	100.00%
Cocke County, TN	3,699	51.90%
Jefferson County, TN	643	9.00%
Hamblen County, TN	442	6.20%
Sevier County, TN	321	4.50%
Greene County, TN	281	3.90%
Knox County, TN	245	3.40%
Sullivan County, TN	119	1.70%
Carter County, TN	98	1.40%
Washington County, TN	94	1.30%
Grainger County, TN	85	1.20%
All Other Locations	1,099	15.40%

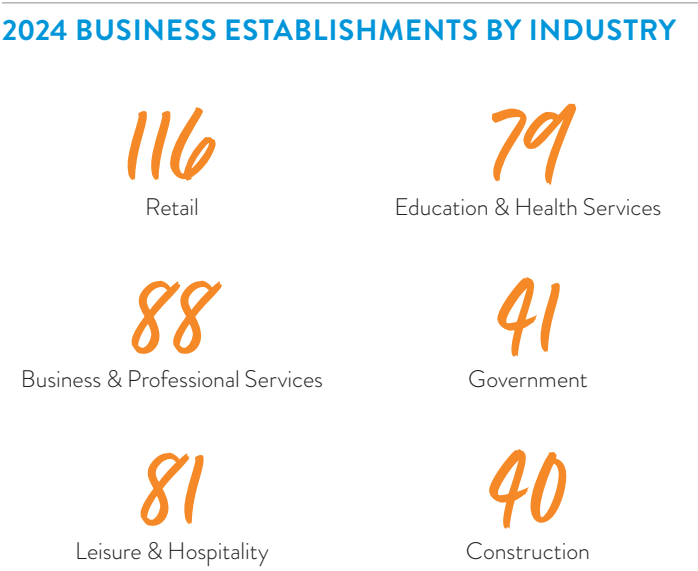
TRAVEL DISTANCE TO WORK

Less than 10 miles	46.00%
10 - 24 miles	27.20%
25 - 50 miles	11.00%
50 miles or more	15.80%



BUSINESS & INDUSTRY

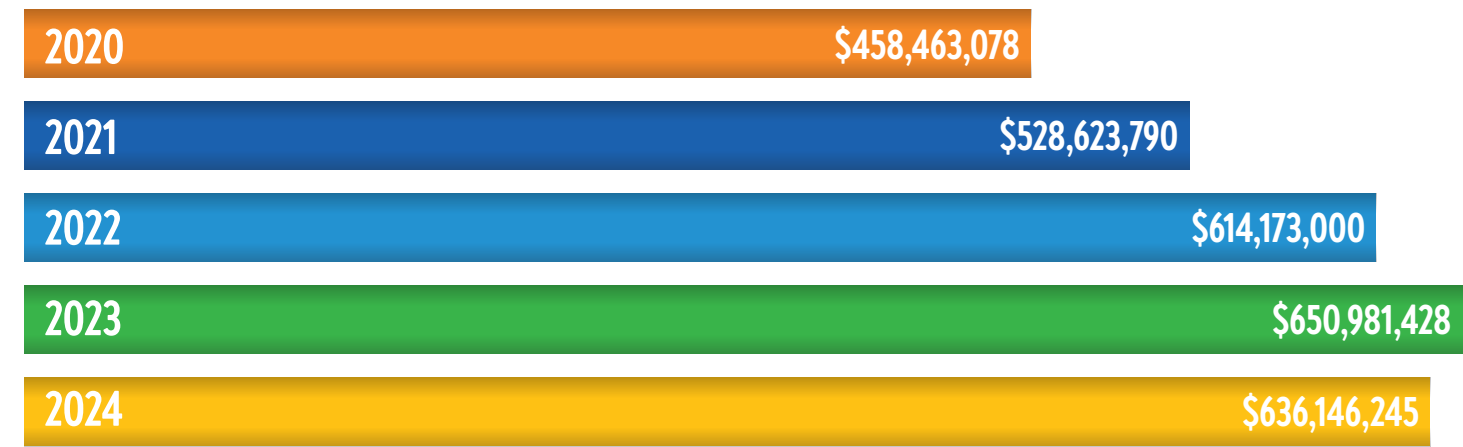
2024 EMPLOYMENT BY INDUSTRY		
	%	Employees
Agricultural, Natural Resources & Mining	7.97%	794
Business & Professional Services	5.76%	574
Construction	5.71%	569
Education & Health Services	11.16%	1,113
Financial Activities	1.57%	156
Government	18.89%	1,883
Information	0.44%	44
Leisure & Hospitality	12.45%	1,241
Manufacturing	13.67%	1,362
Other Services	3.66%	365
Retail	15.99%	1,593
Trade, Transportation & Utilities	2.75%	274
Total	100.00%	591



TOP 10 MAJOR EMPLOYERS

Company	Industry	Employee Range
Cocke County Schools	School	501-1000
Walmart Stores	Retail	251-500
Sonoco Products Company	Manufacturing	251-500
American Appliance Products	Manufacturing	under 250
Newport Medical Center	Medical care	under 250
Cocke County Government	Government	under 250
Eastern Plating	Manufacturing	under 250
Newport City Schools	School	under 250
Lowe's Home Centers	Retail	under 250
City of Newport	Government	under 250

GROSS RETAIL SALES





# COCKE COUNTY

## TRANSPORTATION



**Airport**  
McGhee Tyson Airport  
30+ non-stop destinations  
Over 3 million passengers 2023-2024  
Moore-Murrell Field (Morristown)  
5,717' Runway



**Highways**  
Interstate: 40  
U.S. Highways: 25 70 321  
State Highways: 9 32 35 73  
 107 160 339 340



**Railroads**  
Norfolk Southern

## TAXES

PROPERTY TAX	
Property Tax Rate (County)	\$2.56
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  
**\$1,250**

Median listing home price  
**\$389K**

Median listing home price/sq ft  
**\$232**

Median sold home price  
**\$340K**

### 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