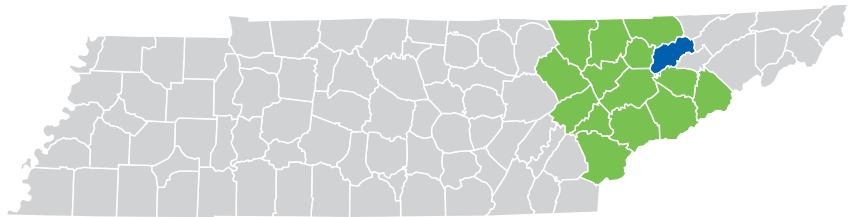




GRAINGER COUNTY



Looking for Greener Pastures? You've Come to the Right Place.

IN THE FOOTHILLS OF THE GREAT SMOKY MOUNTAINS, you'll discover green pastures rich for agriculture, rolling landscapes, pristine lakes and rivers, and deep-rooted Appalachian history. Clinch Mountain separates the northern and southern portions of Grainger County, which is home to Cherokee and Norris Lakes as well as the Clinch and Holston Rivers, providing incredible opportunities for outdoor recreation. The area is famous for its home-grown tomatoes, boasting of the Grainger County Tomato Festival, attracting visitors from all over the world.

Grainger County is also home to variety of industries including manufacturing and retail trades. Local manufactured products include furniture, housing, heating and air systems, metalized film and truck chassis to name a few.

Looking for greener pastures? Grainger County is ripe with opportunity.

East Tennessee – Moving. Mountains.



Grainger County at a Glance



STRATEGIC LOCATION: Located in the Knoxville MSA, positioned between Knoxville and Morristown, Grainger County is within a day’s drive of 70% of major US markets.



ROBUST INFRASTRUCTURE: Direct access to U.S. Highway 11W, State Routes 92 and 131, with convenient proximity to I-40 and I-81. McGhee Tyson Airport is an hour away and Morristown Regional Airport is accessible for general aviation needs.



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 is supported by Walters State Community College, TCAT Morristown, nearby Carson-Newman University, and the University of Tennessee in Knoxville.



OUTDOOR PARADISE: Hiking, canoeing, fishing, hunting, sailing, and water skiing are all available to outdoor enthusiasts—plus access to nearby state parks and wildlife management areas.



LAKESIDE LIVING: Home to Cherokee and Norris Lakes, the county offers multiple marinas, and year-round opportunities for boating, fishing, and waterfront living.



HISTORY & CULTURE: Grainger County celebrates its heritage with events like the annual Grainger County Tomato Festival. The county also boasts historic landmarks offering a glimpse into Tennessee’s rich past.

PER CAPITA INCOME

| | 2024 | 2029 |
|-----------------|----------|----------|
| Grainger County | \$27,052 | \$32,270 |
| Tennessee | \$38,807 | \$45,727 |
| United States | \$43,829 | \$51,203 |

MEDIAN HOUSEHOLD INCOME

| | 2024 | 2029 |
|-----------------|----------|----------|
| Grainger County | \$50,419 | \$57,581 |
| Tennessee | \$69,015 | \$81,637 |
| United States | \$79,068 | \$91,442 |

DEMOGRAPHICS

TOTAL POPULATION

| | 2020 | 2024 | 2029 | Annual Growth Rate |
|------------------|-----------|-----------|-----------|--------------------|
| Grainger County | 23,569 | 25,128 | 26,993 | 1.5% |
| 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 | 6.0% | 5.0% | 5.0% |
| 15 to 24 | 11.0% | 11.0% | 10.0% |
| 25 to 34 | 11.0% | 12.0% | 12.0% |
| 35 to 44 | 11.0% | 11.0% | 11.0% |
| 45 to 54 | 15.0% | 13.0% | 13.0% |
| 55 to 64 | 15.0% | 16.0% | 16.0% |
| 65+ | 21.0% | 22.0% | 23.0% |
| Median Age | 45.6 | 46.64 | 46.80 |

36% of the 2024 population is prime working age (25-54)

POPULATION BY RACE & ETHNICITY

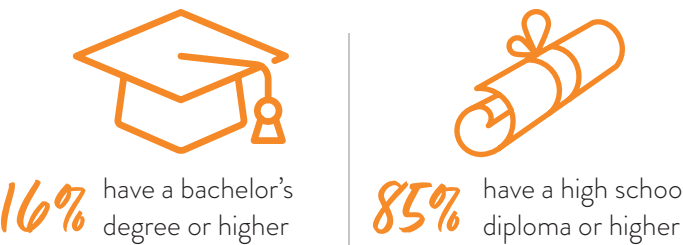
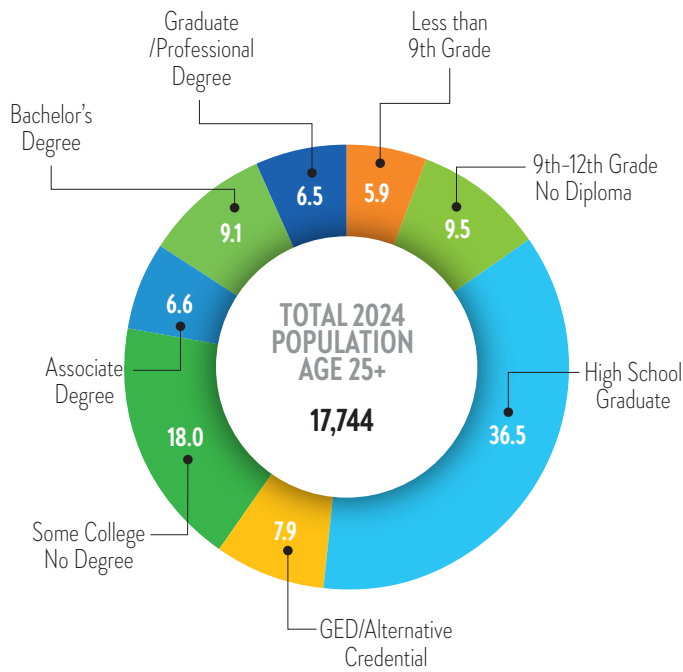
| | 2020 | 2024 | 2029 |
|--------------------------------|-------|-------|-------|
| White | 93.2% | 92.7% | 92.1% |
| Black | 0.5% | 0.6% | 0.6% |
| American Indian/ Alaska Native | 0.3% | 0.3% | 0.3% |
| Asian | 0.2% | 0.3% | 3.0% |
| Hawaiian / Pacific Islander | 0.0% | 0.0% | 0.0% |
| Two or more races | 4.0% | 4.3% | 4.6% |
| Hispanic Origin (Any race) | 3.3% | 3.6% | 3.9% |

HOUSEHOLDS & FAMILIES

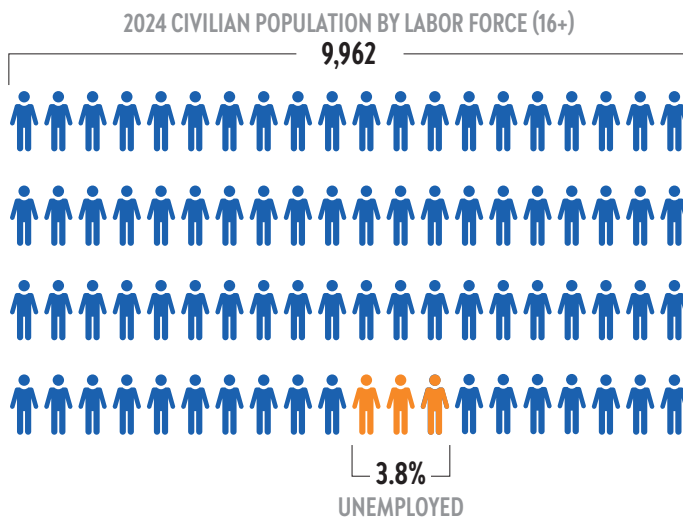
| | 2020 | 2024 | 2029 |
|------------------------|-------|--------|--------|
| Total Households | 9,663 | 10,102 | 10,509 |
| Total Families | 6,643 | 6,864 | 7,110 |
| Average Household Size | 2.42 | 2.39 | 2.36 |
| Owner Occupied | 66.1% | 66.5% | 68.9% |
| Renter Occupied | 16.9% | 16.2% | 14.0% |
| Vacant | 17.0% | 17.3% | 17.0% |

EDUCATION AND
WORKFORCE

2024 POPULATION 25+ BY
EDUCATIONAL ATTAINMENT

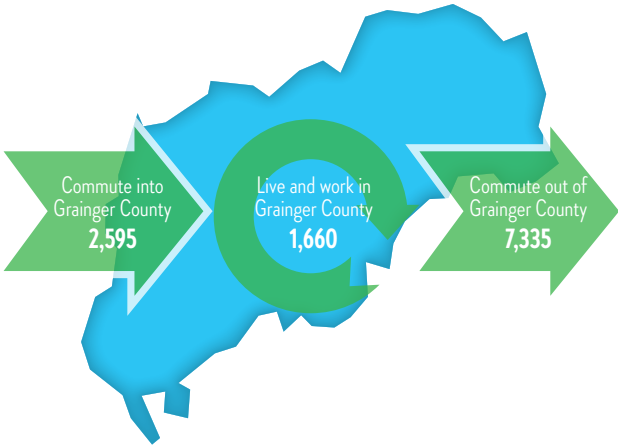


CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING
PATTERNS

WORKER INFLOW & OUTFLOW (2022)

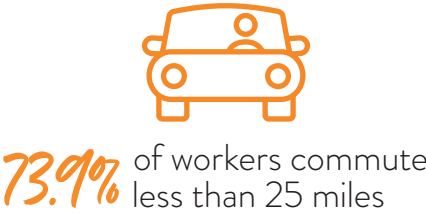


WHERE WORKERS LIVE

| | Count | Share |
|----------------------|-------|---------|
| All Counties | 4,255 | 100.00% |
| Grainger County, TN | 1,660 | 39.00% |
| Hamblen County, TN | 449 | 10.60% |
| Knox County, TN | 340 | 8.00% |
| Hawkins County, TN | 290 | 6.80% |
| Claiborne County, TN | 222 | 5.20% |
| Jefferson County, TN | 220 | 5.20% |
| Cocke County, TN | 114 | 2.70% |
| Hancock County, TN | 98 | 2.30% |
| Union County, TN | 88 | 2.10% |
| Anderson County, TN | 87 | 2.00% |
| All Other Locations | 687 | 16.10% |

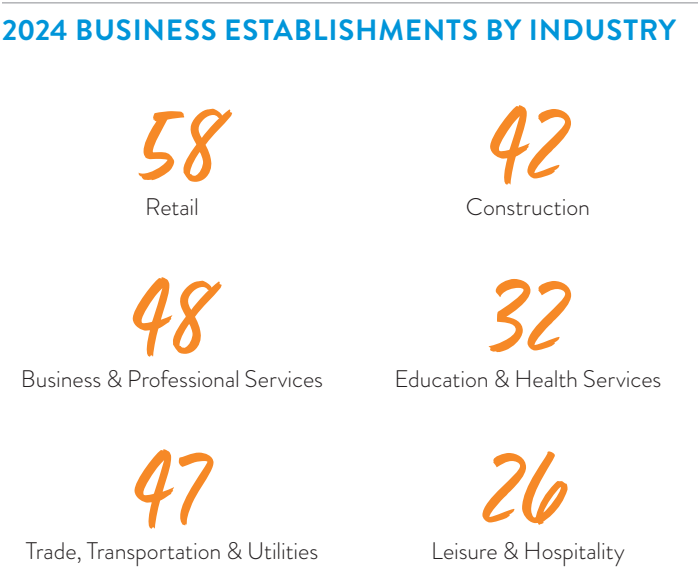
TRAVEL DISTANCE TO WORK

| | |
|--------------------|--------|
| Less than 10 miles | 38.60% |
| 10 - 24 miles | 35.30% |
| 25 - 50 miles | 15.90% |
| 50 miles or more | 10.30% |



BUSINESS & INDUSTRY

| 2024 EMPLOYMENT BY INDUSTRY | | |
|--|---------|-----------|
| | % | Employees |
| Agricultural, Natural Resources & Mining | 2.34% | 124 |
| Business & Professional Services | 8.19% | 434 |
| Construction | 11.11% | 588 |
| Education & Health Services | 4.92% | 260 |
| Financial Activities | 1.45% | 77 |
| Government | 17.98% | 952 |
| Information | 0.64% | 34 |
| Leisure & Hospitality | 5.06% | 268 |
| Manufacturing | 24.14% | 1,278 |
| Other Services | 6.55% | 347 |
| Retail | 9.25% | 490 |
| Trade, Transportation & Utilities | 8.36% | 443 |
| Total | 100.00% | 5,295 |



TOP 10 MAJOR EMPLOYERS

| Company | Industry | Employee Range |
|------------------------------------|--------------|----------------|
| Grainger County School District | School | 251-500 |
| Clayton Homes, Inc. | Manufacturer | 251-500 |
| Progressive Solutions | Manufacturer | 251-500 |
| Grainger County Government | Government | under 250 |
| Sexton Furniture Manufacturing LLC | Manufacturer | under 250 |
| Clinch River Hardwoods | Manufacturer | under 250 |
| Food City | Retail | under 250 |
| Holts IGA Market | Retail | under 250 |
| FILMtech | Manufacturer | under 250 |
| C.R. Daniels, Inc. | Manufacturer | under 250 |

GROSS RETAIL SALES













GRAINGER 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:  
U.S. Highways:  
State Highways:      



Railroads
Norfolk Southern

TAXES

| PROPERTY TAX | |
|--|--------|
| Property Tax Rate (County) | \$2.35 |
| 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
\$1,775

Median listing home price
\$405.3K

Median listing home price/sq ft
\$216

Median sold home price
\$354K

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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