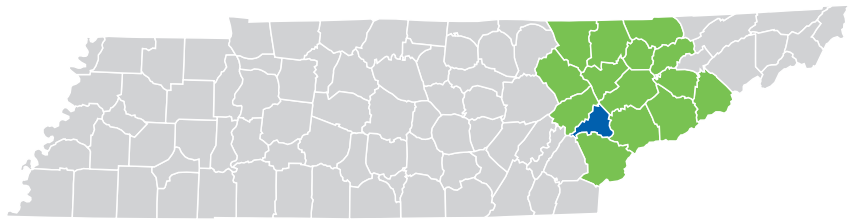


LOUDON COUNTY



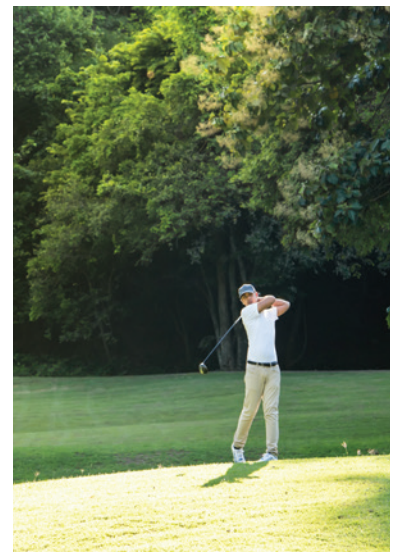
You'll Have it Made in the Lakeway of the Smokies.

TEE OFF AT ONE OF LOUDON COUNTY'S SEVERAL TOP-RATED GOLF COURSES or enjoy time shopping and eating in the charming historic downtowns.

Known as the Lakeway of the Smokies with five breathtaking waterways, Loudon County is surrounded by the majestic panoramic views of the Great Smoky Mountains and conveniently located next to Knox County.

Loudon County is an exceptional place for industry. Converging within the county are interstates I-40 and I-75. The Mississippi River, the Gulf ports, and the Great Lakes are available via the Tennessee River. With excellent infrastructure, and an unmatched quality of life, industries who land here will undoubtedly have it made!

Want to make your mark in industry and in life? Come to Loudon County, the Lakeway of the Smokies. **East Tennessee – Moving. Mountains.**



Loudon County at a Glance



STRATEGIC LOCATION: Located in the Knoxville MSA along I-75 and I-40, and within a day’s drive of over 70% of the United States.



ROBUST INFRASTRUCTURE: Five I-75 exits, direct access to I-40, rail service, nearby barge terminals on the Tennessee River, and 25 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, reliable, affordable, and clean energy.



SKILLED WORKFORCE: Roane State Community College’s Loudon County Center offers associate degree programs, along with customized training for local business and industry.



LAKEFRONT LIVING: Fort Loudoun and Tellico Lakes, along with the Tennessee River, offer hundreds of miles of shoreline for residents to enjoy fishing, boating, and lakefront living at its best with the convenience of city access.



UNIQUE CULTURE: Loudon County is home to golf courses, wineries, and quaint shops. Affordable housing, top-rated schools, and tight-knit communities make this an exceptional place to call home.



NATURAL BEAUTY: With Fort Loudoun and Tellico Lakes, scenic landscapes and easy access to the Great Smoky Mountains, Loudon County offers limitless opportunities for outdoor recreation.

PER CAPITA INCOME

	2024	2029
Loudon County	\$45,102	\$52,521
Tennessee	\$38,807	\$45,727
United States	\$43,829	\$51,203

MEDIAN HOUSEHOLD INCOME

	2024	2029
Loudon County	\$82,446	\$94,608
Tennessee	\$69,015	\$81,637
United States	\$79,068	\$91,442

DEMOGRAPHICS

TOTAL POPULATION

	2020	2024	2029	Annual Growth Rate
Loudon County	55,129	62,507	70,763	2.6%
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	4.7%	4.7%	4.8%
5 to 9	5.4%	5.0%	5.0%
10 to 14	5.8%	5.4%	5.2%
15 to 24	9.8%	9.7%	9.4%
25 to 34	10.0%	10.5%	10.6%
35 to 44	9.8%	9.9%	10.5%
45 to 54	12.2%	10.8%	9.7%
55 to 64	15.5%	15.4%	14.6%
65+	26.8%	28.6%	30.2%
Median Age	50.00	50.40	50.90

32% of the 2024 population is prime working age (25-54)

POPULATION BY RACE & ETHNICITY

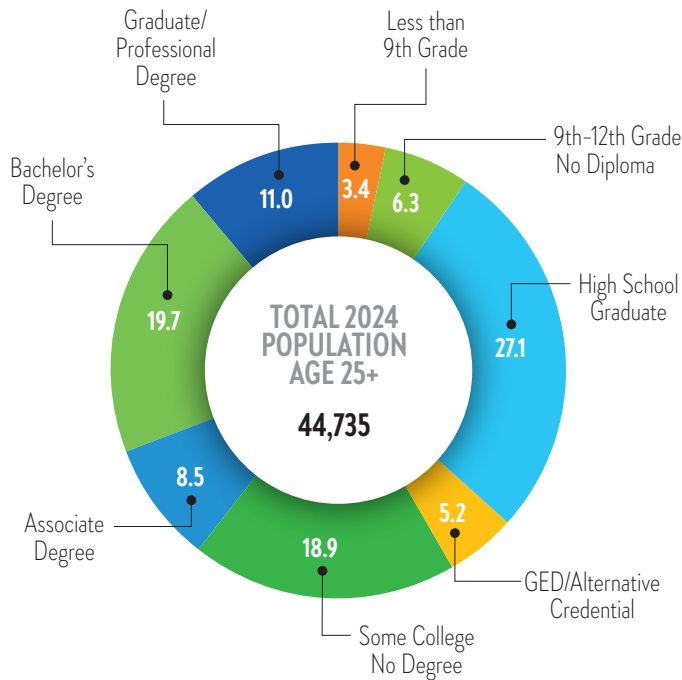
	2020	2024	2029
White	86.3%	85.5%	84.5%
Black	1.1%	1.2%	1.3%
American Indian/ Alaska Native	0.4%	0.4%	0.4%
Asian	0.8%	0.9%	1.0%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Two or more races	6.1%	6.3%	6.7%
Hispanic Origin (Any race)	9.8%	10.2%	10.8%

HOUSEHOLDS & FAMILIES

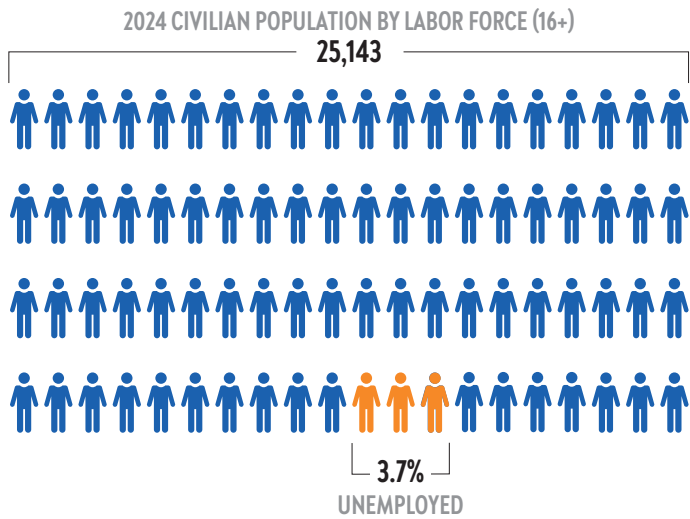
	2020	2024	2029
Total Households	22,698	24,664	26,510
Total Families	16,377	17,612	18,857
Average Household Size	2.4	2.39	2.37
Owner Occupied	73.0%	75.2%	77.0%
Renter Occupied	19.4%	17.6%	16.0%
Vacant	7.6%	7.3%	7.0%

EDUCATION AND
WORKFORCE

2024 POPULATION 25+ BY
EDUCATIONAL ATTAINMENT



CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING
PATTERNS

WORKER INFLOW & OUTFLOW (2022)

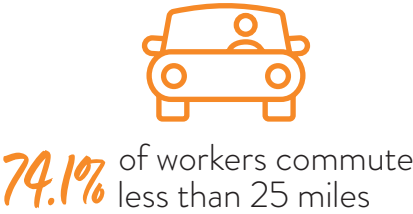


WHERE WORKERS LIVE

	Count	Share
All Counties	16,457	100.00%
Loudon County, TN	5,339	32.40%
Knox County, TN	2,885	17.50%
Monroe County, TN	1,609	9.80%
Blount County, TN	1,365	8.30%
Roane County, TN	1,249	7.60%
Anderson County, TN	459	2.80%
McMinn County, TN	315	1.90%
Bradley County, TN	284	1.70%
Sevier County, TN	170	1.00%
Hamilton County, TN	165	1.00%
All Other Locations	2,617	15.90%

TRAVEL DISTANCE TO WORK

Less than 10 miles	36.70%
10 - 24 miles	37.40%
25 - 50 miles	11.00%
50 miles or more	14.60%



BUSINESS & INDUSTRY

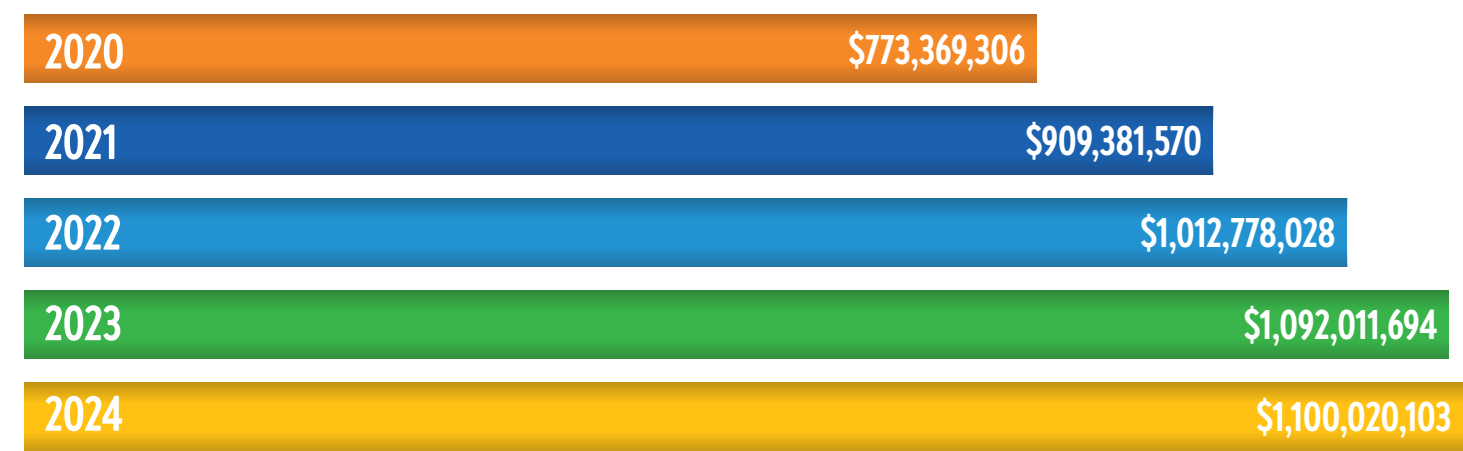
2024 EMPLOYMENT BY INDUSTRY		
	%	Employees
Agricultural, Natural Resources & Mining	6.42%	1,416
Business & Professional Services	8.05%	1,775
Construction	6.56%	1,447
Education & Health Services	8.31%	1,832
Financial Activities	1.72%	378
Government	10.62%	2,342
Information	0.72%	158
Leisure & Hospitality	9.59%	2,115
Manufacturing	18.52%	4,085
Other Services	5.45%	1,202
Retail	17.05%	3,760
Trade, Transportation & Utilities	7.00%	1,543
Total	100.00%	22,054



TOP 10 MAJOR EMPLOYERS

Company	Industry	Employee Range
Malibu Boats, LLC	Manufacturing	501-1000
Loudon County School District	Schools	501-1000
Morgan Olson, LLC	Manufacturing	251-500
Walmart Stores	Retail	251-500
Kimberly-Clark Corporation	Manufacturing	251-500
Tate & Lyle	Manufacturing	251-500
Loudon County Government	Government	251-500
Lenoir City School District	Schools	251-500
Hubbell Power Systems	Manufacturing	251-500
Monterey Mushrooms	Manufacturing	251-500

GROSS RETAIL SALES



LOUDON COUNTY

TRANSPORTATION



Airport
McGhee Tyson Airport
30+ non-stop destinations
Over 3 million passengers 2023-2024
Monroe County Airport
3,643' Runway



Highways
Interstate:

U.S. Highways:

State Highways:



Railroads
CSX
Norfolk Southern

TAXES

PROPERTY TAX	
Property Tax Rate (County)	\$1.76
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
\$2,100

Median listing home price
\$629K

Median listing home price/sq ft
\$254

Median sold home price
\$559K

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

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