



## **From Skyways, Highways, and Waterways...Chart a Course for Your Next Big Venture**

### **FROM THE AWE-INSPIRING VIEWS ON TOP OF THE CHEROHALA SKYWAY**

to highways that run through the beautiful East Tennessee landscapes, to navigating the beautiful rivers and lakes of Monroe County—you can have it all. Monroe County boasts of both small-town charm and high-tech industries.

Located off I-75 and with easy access to I-40, a skilled workforce, and a low cost of living. Companies such as Commercial Vehicle Group, Benton's Country Hams and Bacon, Yamaha, SeaRay, MasterCraft, Gemtron, Carlex Glass, and JTEKT-Tennessee are moving industry forward. And, when the work is done, you can reach new heights visiting the Cherokee National Forest, strolling the streets of historic downtown Sweetwater, or enjoying Tellico Lake.

Ready for your next Adventure? Chart your next course in Monroe County, Tennessee.

**East Tennessee – Moving. Mountains.**



Monroe County at a Glance



**STRATEGIC LOCATION:** Located between Knoxville and Chattanooga along I-75 and U.S. Highway 411, and within a day’s drive of 70% of the U.S.



**ROBUST INFRASTRUCTURE:** Immediate access to I-75, four-lane highways, rail service, barge terminals, a general aviation airport, and proximity to McGhee Tyson Airport in Knoxville.



**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, clean, and affordable energy.



**INDUSTRIAL SITES:** Monroe County offers available sites ready for development and expansion.



**SKILLED WORKFORCE:** A strong pipeline of talent is supported by Cleveland State Community College-Monroe County Center, and the Tennessee College of Applied Technology (TCAT) – Athens.



**OUTDOOR PARADISE:** Bordered by the Cherokee National Forest and home to the Cherohala Skyway and Hiwassee River offering breathtaking beauty and outdoor adventure.



**LAKESIDE LIVING:** Surrounded by Tellico Lake and the Little Tennessee River featuring miles of scenic shoreline and lakefront property with easy access to restaurants, golf, and shopping.



**CULTURE & HISTORY:** From the Sequoyah Birthplace Museum to the historic downtowns, Monroe County blends Native American heritage, pioneer history, and Appalachian culture into a friendly, vibrant community.

DEMOGRAPHICS

TOTAL POPULATION

	2020	2024	2029	Annual Growth Rate
Monroe County	46,394	49,308	52,162	1.2%
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	5.3%	5.2%	5.2%
5 to 9	5.6%	5.5%	5.4%
10 to 14	6.2%	5.6%	5.5%
15 to 24	10.9%	10.9%	10.3%
25 to 34	11.5%	11.6%	11.5%
35 to 44	10.8%	10.8%	11.6%
45 to 54	13.2%	12.3%	11.3%
55 to 64	15.0%	15.3%	15.0%
65+	21.5%	22.8%	24.2%
Median Age	45.2	45.7	46.0

35% of the 2024 population is prime working age (25-54)

POPULATION BY RACE & ETHNICITY

	2020	2024	2029
White	90.1%	89.6%	88.8%
Black	1.6%	1.6%	1.7%
American Indian/ Alaska Native	0.4%	0.4%	0.4%
Asian	0.4%	0.5%	0.6%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Two or more races	5.5%	5.8%	6.3%
Hispanic Origin (Any race)	4.2%	4.5%	4.9%

HOUSEHOLDS & FAMILIES

	2020	2024	2029
Total Households	18,746	19,594	20,413
Total Families	12,854	13,278	13,778
Average Household Size	2.44	2.41	2.36
Owner Occupied	73.0%	75.2%	77.0%
Renter Occupied	19.4%	17.6%	16.0%
Vacant	7.6%	7.3%	7.0%

PER CAPITA INCOME

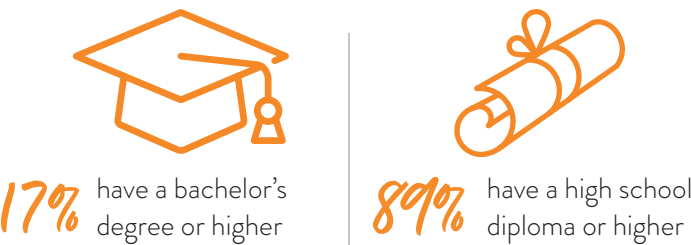
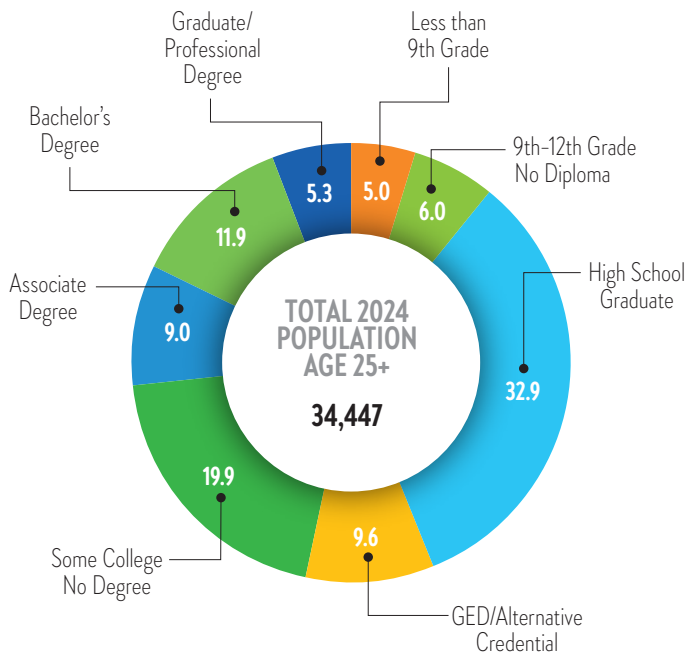
	2024	2029
Monroe County	\$29,245	\$34,002
Tennessee	\$38,807	\$45,727
United States	\$43,829	\$51,203

MEDIAN HOUSEHOLD INCOME

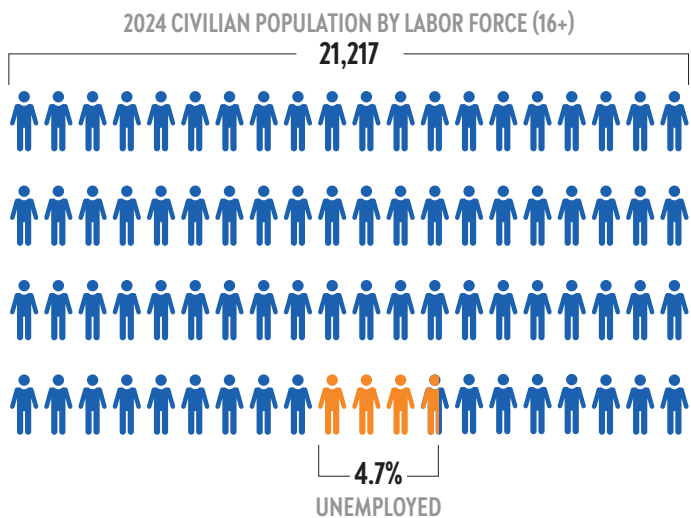
	2024	2029
Monroe County	\$54,458	\$63,720
Tennessee	\$69,015	\$81,637
United States	\$79,068	\$91,442

EDUCATION AND  
WORKFORCE

2024 POPULATION 25+ BY  
EDUCATIONAL ATTAINMENT

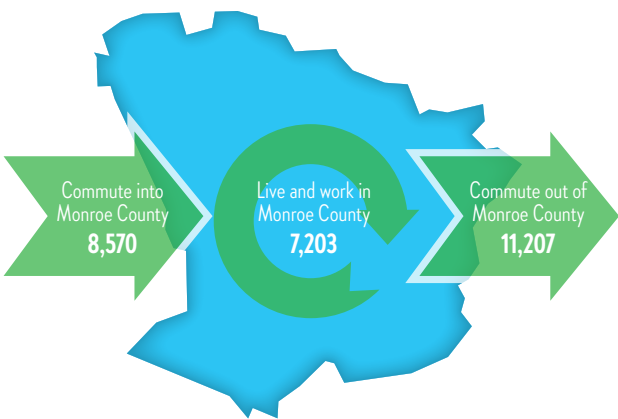


CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING  
PATTERNS

WORKER INFLOW & OUTFLOW (2022)

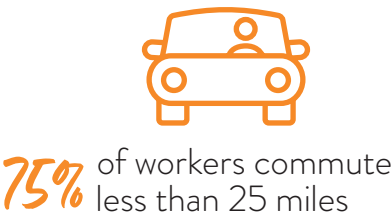


WHERE WORKERS LIVE

	Count	Share
All Counties	15,773	100.00%
Monroe County, TN	7,203	45.70%
McMinn County, TN	1,844	11.70%
Loudon County, TN	1,394	8.80%
Blount County, TN	1,167	7.40%
Knox County, TN	819	5.20%
Roane County, TN	345	2.20%
Bradley County, TN	285	1.80%
Hamilton County, TN	189	1.20%
Anderson County, TN	160	1.00%
Meigs County, TN	157	1.00%
All Other Locations	2,210	14.00%

TRAVEL DISTANCE TO WORK

Less than 10 miles	38.50%
10 - 24 miles	35.90%
25 - 50 miles	13.10%
50 miles or more	12.50%





# MONROE COUNTY

## BUSINESS & INDUSTRY

### 2024 EMPLOYMENT BY INDUSTRY

	%	Employees
Agricultural, Natural Resources & Mining	97.00%	171
Business & Professional Services	8.33%	1,465
Construction	4.04%	711
Education & Health Services	8.89%	1,565
Financial Activities	1.88%	331
Government	12.12%	2,132
Information	0.34%	59
Leisure & Hospitality	9.56%	1,682
Manufacturing	34.43%	6,056
Other Services	3.27%	576
Retail	12.02%	2,114
Trade, Transportation & Utilities	4.13%	727
<b>Total</b>	<b>100.00%</b>	<b>17,590</b>

### 2024 BUSINESS ESTABLISHMENTS BY INDUSTRY



### TOP 10 MAJOR EMPLOYERS

Company	Industry	Employee Range
JTEKT Automotive Tennessee Vonroe	Manufacturing	1001-2500
Mastercraft Boat Company	Manufacturing	501-1000
Monroe County Board of Education	School	501-1000
Yamaha Jet Boat Manufacturing	Manufacturing	501-1000
DHL Supply Chain	Transportation	501-1000
Sea Ray Boats	Manufacturing	501-1000
Sweetwater Hospital Association	Healthcare	251-500
National Seating Company	Manufacturing	251-500
Havco Wood Products	Manufacturing	251-500
Monroe County Government	Government	251-500

### GROSS RETAIL SALES



# MONROE COUNTY

## TRANSPORTATION



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



**Highways**  
Interstates:  
  
U.S. Highways:  
  
State Highways:



**Railroads**  
CSX  
Norfolk Southern

## TAXES

PROPERTY TAX	
Property Tax Rate (County)	\$1.52
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  
**\$1,950**

Median listing home price  
**\$419.9K**

Median listing home price/sq ft  
**\$224**

Median sold home price  
**\$341.5K**

### 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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