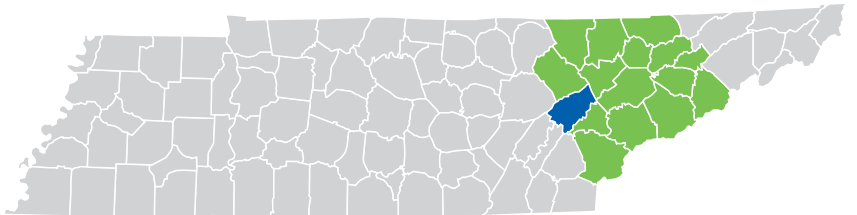




# ROANE

## COUNTY

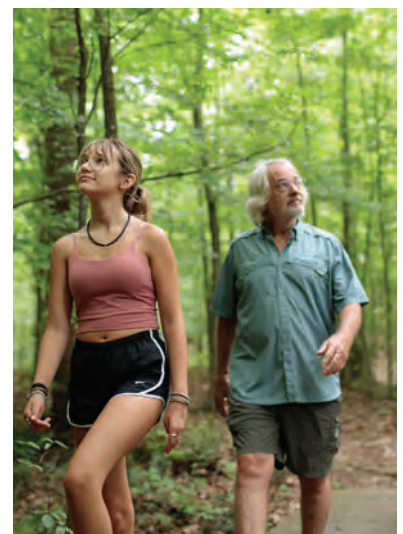


## When in Roane, Experience Life without Limits

**WHAT DOES LIFE BEYOND LIMITS LOOK LIKE?** Picture a place where innovation thrives, nature inspires, and every day brings new possibilities. In Roane County, you can reach new heights—whether you're pushing the boundaries in industry or chasing your next great adventure—all set against a backdrop of breathtaking beauty and warm hospitality.

One of Roane County's greatest assets is Oak Ridge National Lab (ORNL), the country's largest research lab, where scientific discoveries, renewable energy technology, and materials science propel our nation forward in innovation, sustainability, and tackling some of the world's most complex challenges.

When in Roane, you'll discover exciting opportunities to fuel your industry, friendly faces that become family, and life without limits.



Roane County at a Glance



**STRATEGIC LOCATION:** Located 25 minutes from Knoxville with the eastern portion of Oak Ridge located in Roane County. We are within a day’s drive of 70% of major US markets.



**ROBUST INFRASTRUCTURE:** Eight I-40 exits, 3 miles from I-75, 3 navigable rivers with 4 barge facilities, 2 railroads, a municipal airport, and an international airport in Knoxville located only 35 minutes away.



**RELIABLE ENERGY:** TVA is the nation’s most dependable power source and one of the nation’s largest electric power systems in generating safe, reliable, and affordable electricity.



**INDUSTRIAL PARKS:** Four industrial/business parks with many types of sites available.



**SKILLED WORKFORCE:** Strong workforce pipeline aligned with post-secondary training offered through Roane State Community College and TCAT Harriman.



**OUTDOOR PARADISE:** 56,000 acres of recreation that includes 16,000 acres of public parks and wildlife areas surrounded by 39,000 acres of water set against the backdrop of the Great Smoky Mountains National Park.



**LAKESIDE LIVING:** Home to Watts Bar Lake with 700+ miles of shoreline, with abundant, affordable lake property.



**HISTORIC GATEWAY:** Access to Manhattan Project National Historical Park sites, with two of the sites in Roane County.

MEDIAN HOUSEHOLD INCOME

	2024	2029
Roane County	\$70,737	\$86,161
Tennessee	\$69,015	\$81,637
United States	\$79,068	\$91,442

DEMOGRAPHICS

TOTAL POPULATION

	2020	2024	2029	Annual Growth Rate
Roane County	53,404	56,552	59,621	1.1%
16-County Region	1,260,303	1,329,059	1,410,310	1.2%
Tennessee	6,355,518	7,214,084	7,493,617	0.8%

POPULATION BY AGE

	2020	2024	2029
Under 5	4.0%	4.5%	4.6%
5 to 9	5.0%	5.2%	4.7%
10 to 14	6.0%	5.6%	5.4%
15 to 24	11.0%	10.9%	9.8%
25 to 34	11.0%	10.3%	11.0%
35 to 44	11.0%	10.7%	11.0%
45 to 54	13.0%	12.6%	11.8%
55 to 64	16.0%	14.9%	13.8%
65+	23.0%	24.0%	27.0%
Median Age	47.3	47.5	47.8

34% of the 2024 population is prime working age (25-54)

POPULATION BY RACE & ETHNICITY

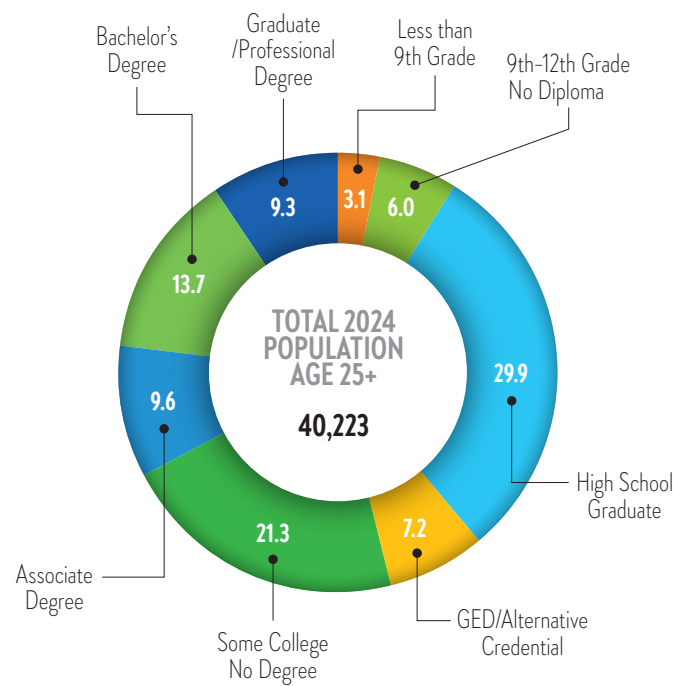
	2020	2024	2029
White	90.7%	90.1%	89.3%
Black	2.4%	2.5%	2.7%
American Indian/Alaska Native	0.4%	0.4%	0.4%
Asian	0.6%	0.7%	0.8%
Hawaiian / Pacific Islander	0.0%	0.0%	0.1%
Two or more races	5.4%	5.4%	5.8%
Hispanic Origin (Any race)	2.4%	2.4%	2.7%


HOUSEHOLDS & FAMILIES

	2020	2024	2029
Total Households	22,322	22,894	23,349
Total Families	14,915	15,107	15,337
Average Household Size	2.37	2.36	2.34
Owner Occupied	66.00%	67.50%	70.00%
Renter Occupied	22%	20.80%	19.00%
Vacant	12.00%	11.70%	11.30%


EDUCATION AND  
WORKFORCE

2024 POPULATION 25+ BY  
EDUCATIONAL ATTAINMENT



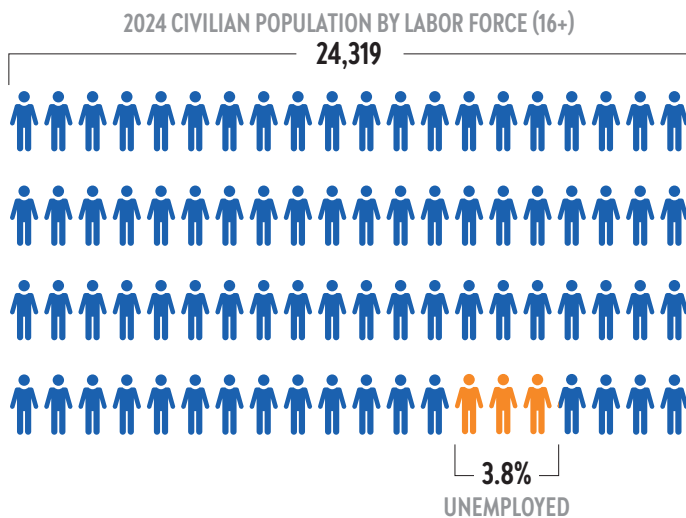


**23%** have a bachelor's degree or higher



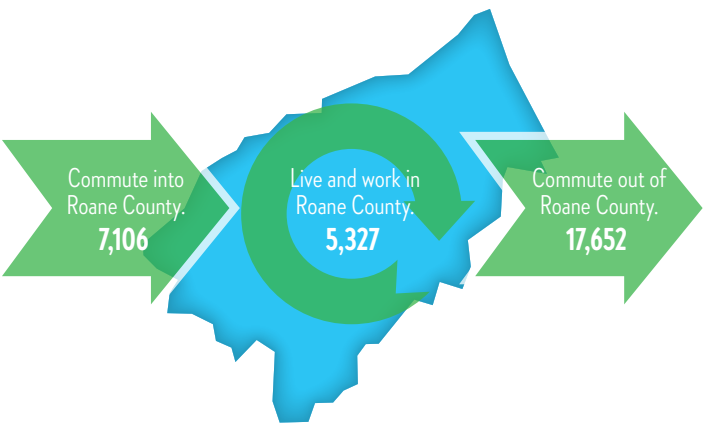
**91%** have a high school diploma or higher

CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING  
PATTERNS

WORKER INFLOW & OUTFLOW (2022)




WHERE WORKERS LIVE

	Count	Share
All Counties	12,433	100.00%
Roane County, TN	5,327	42.80%
Knox County, TN	1,358	10.90%
Anderson County, TN	883	7.10%
Morgan County, TN	675	5.40%
Cumberland County, TN	463	3.70%
Blount County, TN	446	3.60%
Loudon County, TN	263	2.10%
Monroe County, TN	210	1.70%
Rhea County, TN	205	1.60%
Campbell County, TN	172	1.40%
All Other Locations	2,431	19.60%

TRAVEL DISTANCE TO WORK

Less than 10 miles	40.20%
10 - 24 miles	25.60%
25 - 50 miles	18.60%
50 miles or more	15.60%



**65.8%** of workers commute less than 25 miles

BUSINESS & INDUSTRY

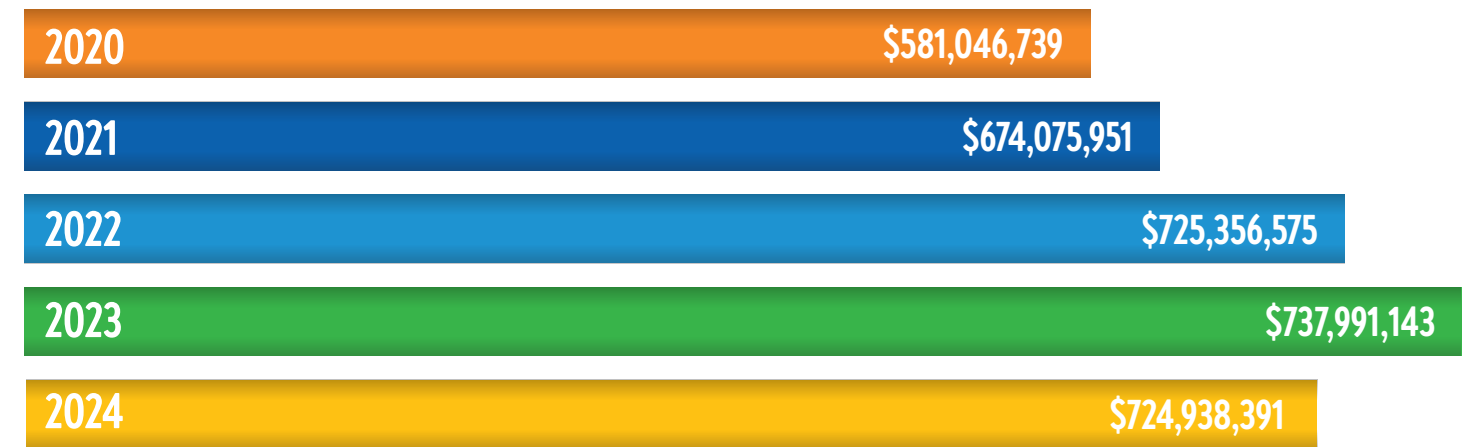
2024 EMPLOYMENT BY INDUSTRY		
	%	Employees
Agricultural, Natural Resources & Mining	0.19%	44
Business & Professional Services	41.21%	9,510
Construction	3.96%	913
Education & Health Services	8.48%	1,956
Financial Activities	1.07%	248
Government	15.57%	3,594
Information	0.27%	62
Leisure & Hospitality	6.92%	1,597
Manufacturing	4.93%	1,137
Other Services	3.22%	744
Retail	9.42%	2,174
Trade, Transportation & Utilities	4.75%	1,097
Total	100.00%	23,076



TOP 10 MAJOR EMPLOYERS

Company	Industry	Employee Range
Oak Ridge National Laboratory	Government	5001+
UCOR	Engineering, environmental management & clean-up	1001-2500
Roane County Schools	Schools	501-1000
Roane State Community College	Schools	501-100
Roane County Government	Government	251-500
Michael Dunn Center	Healthcare	251-500
H.T. Hackney Co.	Wholesale grocery distribution	251-500
Roane County Medical Center	Hospital	251-500
Kimble Chase Life Science and Research	Manufacturing	251-500
Walmart Stores	Retail	251-500

GROSS RETAIL SALES



TRANSPORTATION



**Airport**  
McGhee Tyson Airport  
30+ non-stop destinations  
Over 3 million passengers 2023-2024  
Rockwood Municipal Airport  
4000' Runway



**Highways**  
Interstate: 40  
U.S. Highways: 27 70  
State Highways:  
 1 29 58 61 62 72 95 299  
 304 322 326 327 328 330 382



**Railroads**  
CSX  
Norfolk Southern  
Franklin Industries

TAXES

PROPERTY TAX

Property Tax Rate (County)	\$2.40
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	2.5%-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  
**\$1,497**

Median listing home price  
**\$425K**

Median listing home price/sq ft  
**\$207**

Median sold home price  
**\$343K**

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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