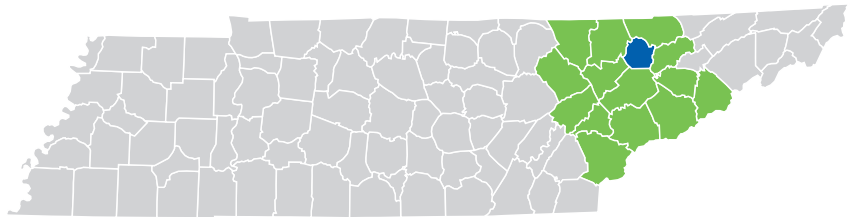




UNION COUNTY



Indescribable Beauty. Unforgettable Moments. Endless Possibilities.

JUST 15 MILES NORTH OF KNOXVILLE, you'll uncover one of East Tennessee's best kept secrets with a storied past rich in history and a future where endless possibility awaits. In Union County, you'll discover forested ridges, beautiful Norris Lake, perfect for boating and fishing, and scenic byways that lead to peaceful valleys and panoramic overlooks. Whether you're exploring trails, paddling through calm waters, or soaking in the mountain views, Union County offers a canvas for you to make unforgettable memories.

The adventure doesn't stop outdoors. In industry, Union County benefits from its exceptional location, reliable power, trained workforce, and low tax and unionization rates. Here, you'll find medical manufacturing, paper manufacturing, aggregates, injectable plastic moldings, and manufactured housing.

If you are searching for indescribable beauty and endless possibility, come to Union County and let the unforgettable moments begin! **East Tennessee – Moving. Mountains.**



Union County at a Glance



STRATEGIC LOCATION: Located in the Knoxville MSA, Union County is within a day’s drive of 70% of the U.S.



ROBUST INFRASTRUCTURE: State Route (SR) 33 and SR 61 run through the county providing convenient access to Knoxville, I-75, and I-40. A general aviation airport in nearby Claiborne County and one hour to 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, affordable, clean, and reliable energy.



SKILLED WORKFORCE: A strong labor force is supported by regional institutions including TCAT Knoxville, Pellissippi State Community College, as well as the University of Tennessee in Knox County.



OUTDOOR PARADISE: Home to a 34,000-acre lake, a 3,400-acre state park located on Big Ridge Lake, and a 22,000-acre wildlife management area with miles of horseback riding, hiking, 4-wheeling, and mountain biking trails.



LAKESIDE LIVING: Over 800 miles of shoreline on Norris Lake, with scenic home sites and ample recreational opportunities.



HISTORY AND CULTURE: Historic landmarks, quaint shops, and wide-open spaces are in abundance in Union County, birthplace of CMA musicians, Kenny Chesney, Roy Acuff, and Chet Atkins..

PER CAPITA INCOME

	2024	2029
Union County	\$32,690	\$38,751
Tennessee	\$38,807	\$45,727
United States	\$43,829	\$51,203

MEDIAN HOUSEHOLD INCOME

	2024	2029
Union County	\$60,906	\$72,141
Tennessee	\$69,015	\$81,637
United States	\$79,068	\$91,442

DEMOGRAPHICS

TOTAL POPULATION

	2020	2024	2029	Annual Growth Rate
Union County	19,845	21,033	22,207	1.1%
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	5.5%	5.4%	5.4%
5 to 9	6.0%	5.9%	5.5%
10 to 14	7.0%	6.3%	5.9%
15 to 24	11.4%	11.9%	11.1%
25 to 34	11.1%	10.7%	11.4%
35 to 44	11.3%	11.6%	11.8%
45 to 54	13.4%	12.4%	11.8%
55 to 64	16.1%	15.5%	14.0%
65+	18.1%	20.2%	23.0%
Median Age	42.9	43.4	44

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

POPULATION BY RACE & ETHNICITY

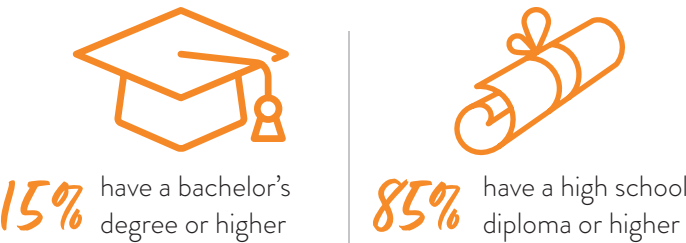
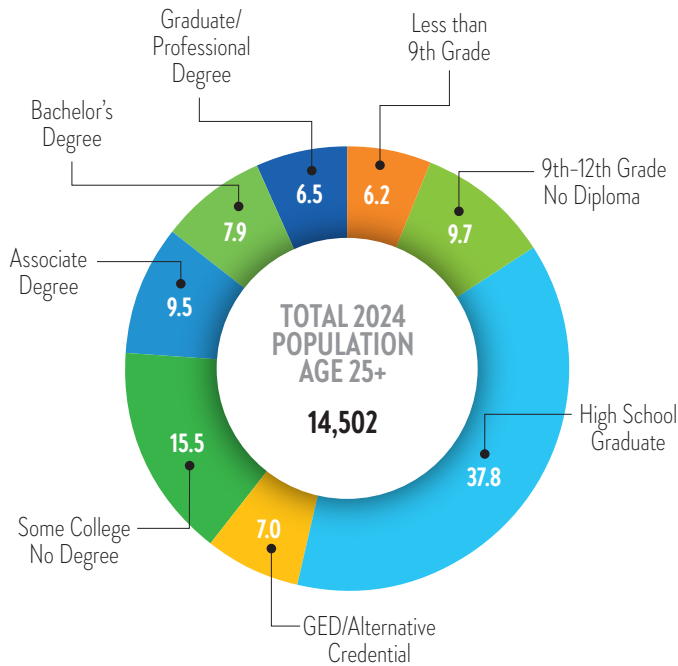
	2020	2024	2029
White	94.8%	94.0%	93.4%
Black	0.3%	0.4%	0.4%
American Indian/ Alaska Native	0.2%	0.2%	0.2%
Asian	0.2%	0.2%	0.2%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Two or more races	3.6%	3.9%	4.3%
Hispanic Origin (Any race)	2.0%	2.6%	2.9%

HOUSEHOLDS & FAMILIES

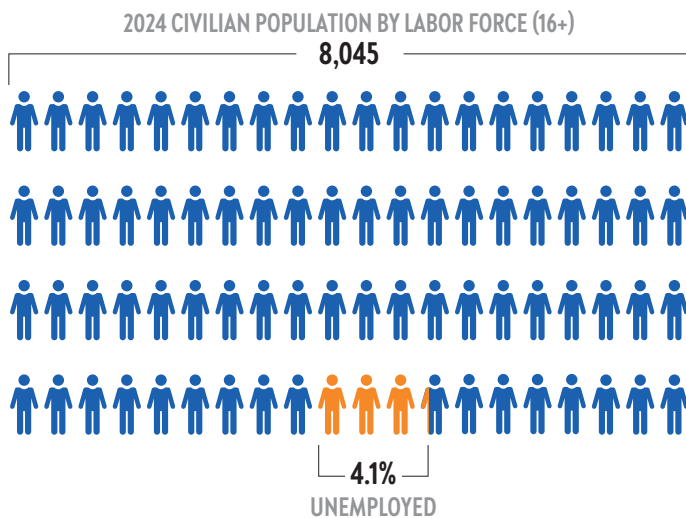
	2020	2024	2029
Total Households	7,794	8,162	8,503
Total Families	5,501	5,698	5,911
Average Household Size	2.52	2.51	2.49
Owner Occupied	63.2%	64.1%	66.5%
Renter Occupied	18.3%	16.8%	14.6%
Vacant	18.5%	19.1%	18.9%

EDUCATION AND
WORKFORCE

2024 POPULATION 25+ BY
EDUCATIONAL ATTAINMENT

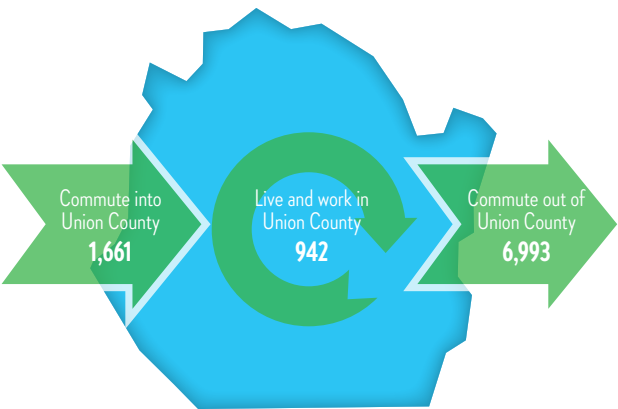


CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING
PATTERNS

WORKER INFLOW & OUTFLOW (2022)

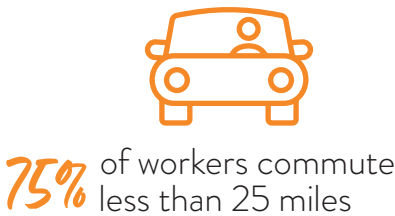


WHERE WORKERS LIVE

	Count	Share
All Counties	2,603	100.00%
Union County, TN	942	36.20%
Knox County, TN	584	22.40%
Claiborne County, TN	169	6.50%
Grainger County, TN	145	5.60%
Anderson County, TN	109	4.20%
Campbell County, TN	97	3.70%
Jefferson County, TN	70	2.70%
Sevier County, TN	56	2.20%
Blount County, TN	45	1.70%
Hamblen County, TN	44	1.70%
All Other Locations	342	13.10%

TRAVEL DISTANCE TO WORK

Less than 10 miles	40.40%
10 - 24 miles	34.60%
25 - 50 miles	16.50%
50 miles or more	8.50%



BUSINESS & INDUSTRY

2024 EMPLOYMENT BY INDUSTRY		
	%	Employees
Agricultural, Natural Resources & Mining	1.98%	73
Business & Professional Services	7.74%	285
Construction	12.64%	465
Education & Health Services	6.75%	248
Financial Activities	1.44%	53
Government	23.13%	851
Information	0.87%	32
Leisure & Hospitality	8.00%	294
Manufacturing	13.68%	503
Other Services	3.40%	125
Retail	12.12%	446
Trade, Transportation & Utilities	8.26%	304
Total	100.00%	3,680



TOP MAJOR EMPLOYERS

Company	Industry	Employee Range
Union County Board of Education	School	251-500
Clayton Homes	Manufacturing	under 250
Union County Government	Government	under 250
Food City	Retail	under 250

GROSS RETAIL SALES



UNION COUNTY

TRANSPORTATION



Airport
McGhee Tyson Airport
30+ non-stop destinations
Over 3 million passengers 2023-2024
Claiborne County Airport
5,208' Runway



Highways
Interstate: **75**
State Highways: **33 61 131 144 170 370**



Railroads
R. J. Corman Railroad

TAXES

PROPERTY TAX

Property Tax Rate (County)	\$1.89
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%
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
\$1,400

Median listing home price
\$407.5K

Median listing home price/sq ft
\$241

Median sold home price
\$350.1K

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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