



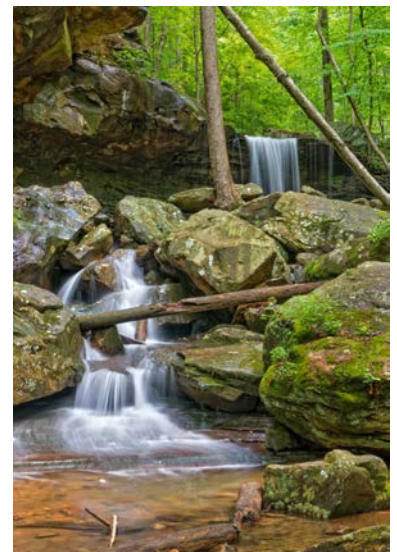
Your Next Move Will Move You.

PICTURE YOURSELF EXPLORING DEEP GORGES, marveling at a stunning waterfall, or walking through the pages of history at Historic Brushy Mountain State Penitentiary. Whatever piques your curiosity, you will be moved by the county's astounding beauty and rich heritage. With three state parks, a national scenic river, and a wildlife management area, Morgan County is an outdoor lover's secret oasis. It's also home to Windrock Park with 73,000 acres of off-road adventures.

Morgan County is not just moving with its scenery; it's moving mountains in industry. The county's strong workforce pipeline is supported by The Morgan County Career and Technical Center and Roane State Community College's-Morgan County Center. The county is less than an hour from Knoxville and only 20 minutes to Oak Ridge.

Ready for your next adventure? Land in Morgan County and make your next move.

East Tennessee – Moving. Mountains.



Morgan County at a Glance



STRATEGIC LOCATION: Located in the Knoxville MSA and 20 minutes from Oak Ridge, Morgan County offers direct access to East Tennessee’s major industrial and technology corridors.



ROBUST INFRASTRUCTURE: U.S. Highway 27 and TN-62 traverse the county providing connectivity to I-40, Knoxville, and Oak Ridge. Access to rail, a general aviation airport, and 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, affordable, clean, and reliable energy.



SKILLED WORKFORCE: The Morgan County Career & Technical Center prepares students for careers in machining, manufacturing, programming, robotics, and welding. Roane State’s-Morgan County Center offers higher education and workforce training opportunities.



OUTDOOR PARADISE: Home to three state parks, the Obed Wild and Scenic River, and the Catoosa Wildlife Management Area, Morgan County offers world-class hiking, off roading, mountain biking, and awe-inspiring beauty.



AFFORDABLE LIVING: Morgan County offers a high quality of living at an affordable cost—perfect for those who want to enjoy the natural scenery but still be close to shopping and dining offered in nearby cities.



HISTORY AND CULTURE: From the preserved village of Historic Rugby to the storied halls of Brushy Mountain State Penitentiary, Morgan County offers a vivid window into the past.

DEMOGRAPHICS

TOTAL POPULATION

	2020	2025	2030	Annual Growth Rate
Morgan County	21,042	22,180	23,052	0.8%
15-County Region	1,115,069	1,274,446	1,342,734	1.1%
Tennessee	6,355,518	7,298,454	7,645,368	1.0%

POPULATION BY AGE

	2020	2025	2030
Under 5	5.0%	4.0%	4.0%
5 to 9	5.0%	5.0%	5.0%
10 to 14	6.0%	6.0%	6.0%
15 to 24	12.0%	12.0%	12.0%
25 to 34	13.0%	14.0%	14.0%
35 to 44	13.0%	14.0%	14.0%
45 to 54	15.0%	13.0%	13.0%
55 to 64	14.0%	14.0%	13.0%
65+	18.0%	19.0%	20.0%
Median Age	43.0	43.4	43.9

41% of the 2025 population is prime working age (25-54)

POPULATION BY RACE & ETHNICITY

	2020	2025	2030
White	90.9%	90.3%	89.7%
Black	4.6%	4.5%	4.7%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	0.2%	0.3%	0.3%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Two or more races	3.1%	3.6%	3.9%
Hispanic Origin (Any race)	1.4%	2.1%	2.4%

HOUSEHOLDS & FAMILIES

	2020	2025	2030
Total Households	7,457	7,531	7,568
Total Families	5,221	5,214	5,219
Average Household Size	2.52	2.52	2.51
Owner Occupied	80.3%	81.9%	82.6%
Renter Occupied	19.7%	18.1%	17.4%
Vacant	12.3%	11.7%	11.5%

PER CAPITA INCOME

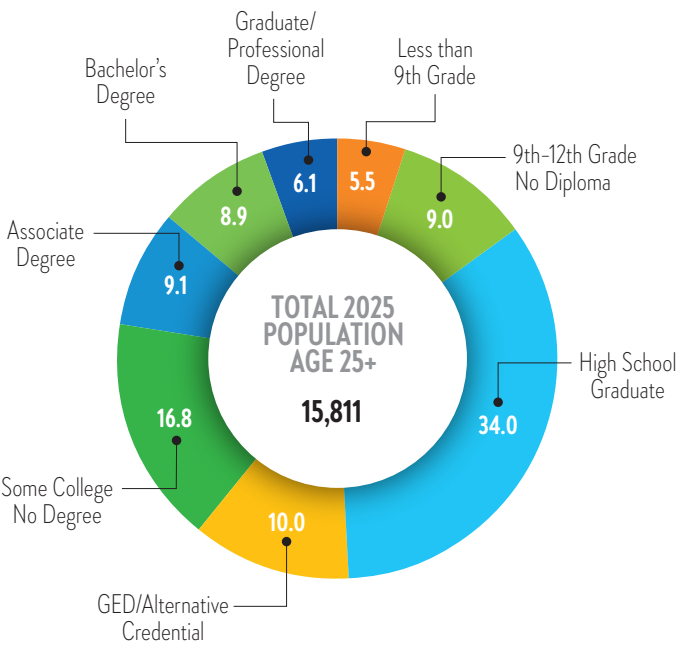
	2025	2030
Morgan County	\$26,363	\$29,337
Tennessee	\$40,507	\$45,742
United States	\$45,360	\$50,744

MEDIAN HOUSEHOLD INCOME

	2025	2030
Morgan County	\$54,628	\$62,524
Tennessee	\$72,259	\$82,174
United States	\$81,634	\$92,476

EDUCATION AND
WORKFORCE

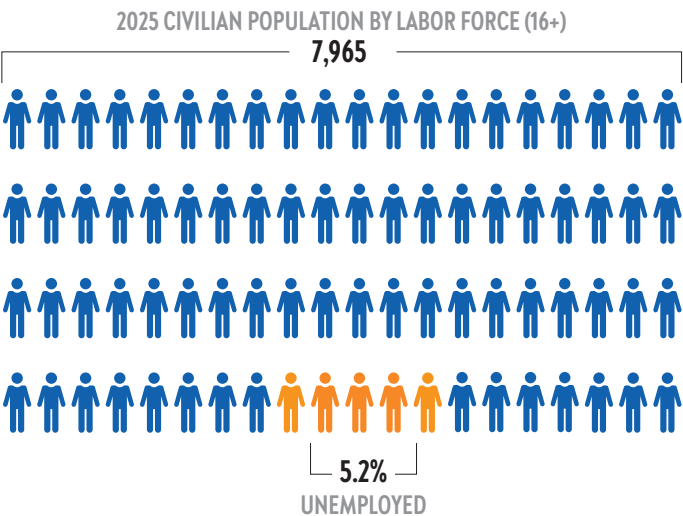
2025 POPULATION 25+ BY
EDUCATIONAL ATTAINMENT




15% have a bachelor's degree or higher

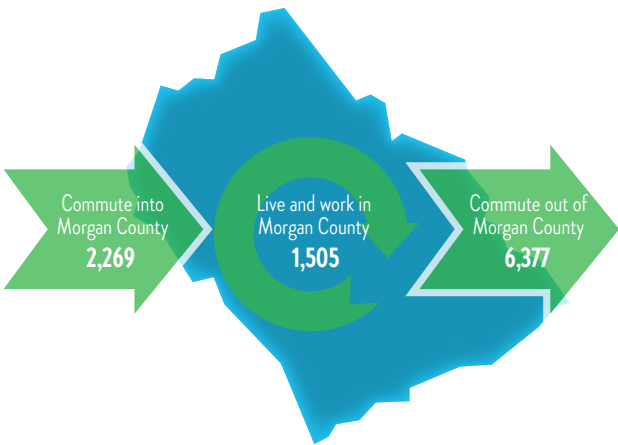

85% have a high school diploma or higher

CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING
PATTERNS

WORKER INFLOW & OUTFLOW (2023)



WHERE WORKERS LIVE

	Count	Share
All Counties	3,774	100.0%
Morgan County, TN	1,505	39.9%
Roane County, TN	331	8.8%
Scott County, TN	240	6.4%
Anderson County, TN	222	5.9%
Cumberland County, TN	155	4.1%
Knox County, TN	152	4.0%
Davidson County, TN	109	2.9%
Fentress County, TN	67	1.8%
Putnam County, TN	65	1.7%
Campbell County, TN	63	1.7%
All Other Locations	865	22.9%

TRAVEL DISTANCE TO WORK

Less than 10 miles	28.4%
10 - 24 miles	31.1%
25 - 50 miles	18.3%
50 miles or more	22.3%


60% of workers commute less than 25 miles

BUSINESS & INDUSTRY

2025 EMPLOYMENT BY INDUSTRY

	%	Employees
Agricultural, Natural Resources & Mining	1.4%	57
Business & Professional Services	11.6%	477
Construction	6.6%	271
Education & Health Services	10.0%	411
Financial Activities	0.9%	37
Government	38.7%	1,586
Information	1.0%	41
Leisure & Hospitality	4.9%	202
Manufacturing	7.5%	309
Other Services	4.1%	166
Retail	6.7%	274
Trade, Transportation & Utilities	6.5%	267
Total	100.0%	4,099

2025 BUSINESS ESTABLISHMENTS BY INDUSTRY



TOP EMPLOYERS

Company	Industry	Employee Range
Tennessee Department of Correction	Correctional Institution	501-100
Morgan County School District	School	251-500
Morgan County Government	Government	under 250
Heraeus Incorporated	Manufacturing	under 250
Life Care Centers of America, Inc.	Healthcare	under 250
Highland Telephone Cooperative	Telecommunications	under 250

GROSS RETAIL SALES



TRANSPORTATION



Airport

McGhee Tyson Airport
30+ non-stop destinations
Over 3.6+ million passengers 2025
Rockwood Municipal Airport
5,000' Runway



Highways

U.S. Highways:

27

State Highways:

29 52 62 116
298 299 328 329



Railroads

Norfolk Southern

TAXES

PROPERTY TAX

Property Tax Rate (County)	\$2.71
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	2.00-2.75%

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

\$1,000

Median listing home price

\$354.5K

Median listing home price/sq ft

\$177

Median sold home price

\$267.5K

SOURCES:

ESRI Demographic & Income Profile
Lightcast

Realtor.com May 2026
The Tax Foundation (2025)

TN Comptroller of the Treasury (2025)
Tennessee Department of Revenue (2025)

TN ECD County profile tool



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