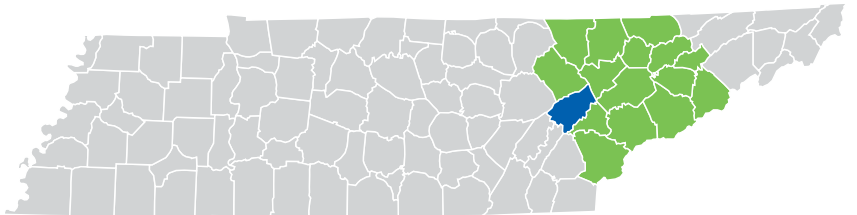




ROANE COUNTY

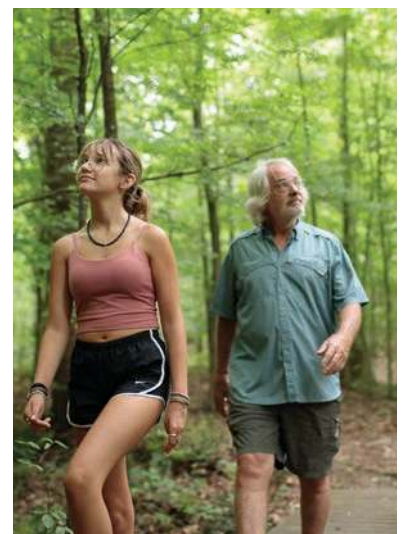


When in Roane, Experience Life without Limits

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

	2025	2030
Roane County	\$72,602	\$82,936
Tennessee	\$72,259	\$82,174
United States	\$81,624	\$92,476

DEMOGRAPHICS

TOTAL POPULATION

	2020	2025	2030	Annual Growth Rate
Roane County	53,404	57,503	60,563	1.1%
15-County Region	1,115,069	1,274,446	1,342,734	1.1%
Tennessee	6,355,518	7,298,465	7,645,368	1.0%

POPULATION BY AGE

	2020	2025	2030
Under 5	4.0%	5.0%	5.0%
5 to 9	5.0%	5.0%	5.0%
10 to 14	6.0%	6.0%	6.0%
15 to 24	11.0%	10.0%	10.0%
25 to 34	11.0%	12.0%	12.0%
35 to 44	11.0%	12.0%	12.0%
45 to 54	13.0%	12.0%	12.2%
55 to 64	16.0%	15.0%	14.0%
65+	23.0%	24.0%	24.0%
Median Age	47.3	47.5	47.9

36% of the 2025 population is prime working age (25-54)

POPULATION BY RACE & ETHNICITY

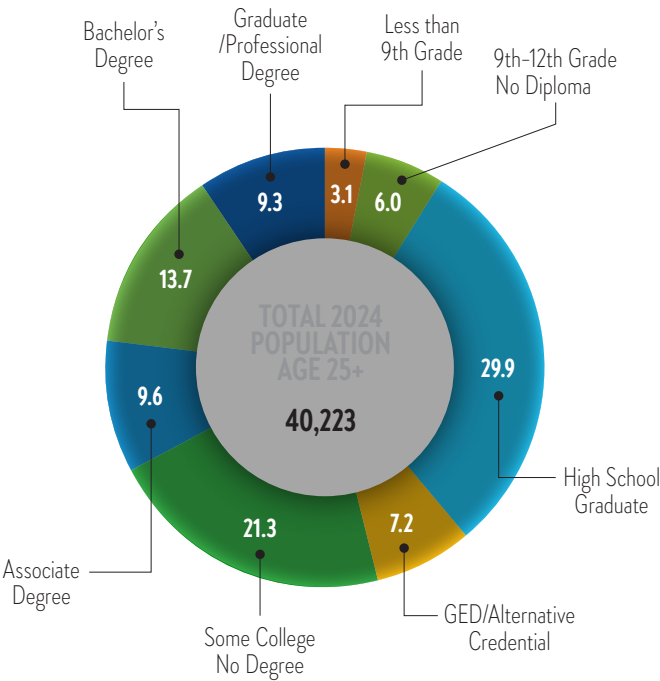
	2020	2025	2030
White	90.7%	89.9%	89.1%
Black	2.4%	2.5%	2.7%
American Indian/Alaska Native	0.4%	0.4%	0.4%
Asian	0.6%	0.7%	0.7%
Hawaiian / Pacific Islander	0.0%	0.1%	0.1%
Two or more races	5.4%	5.5%	6.0%
Hispanic Origin (Any race)	2.4%	2.7%	3.0%

HOUSEHOLDS & FAMILIES

	2020	2025	2030
Total Households	22,322	23,618	23,349
Total Families	14,915	15,324	15,337
Average Household Size	2.4	2.4	2.3
Owner Occupied	75.0%	76.9%	78.4%
Renter Occupied	25.0%	23.1%	21.6%
Vacant	12.0%	11.0%	10.6%

EDUCATION AND
WORKFORCE

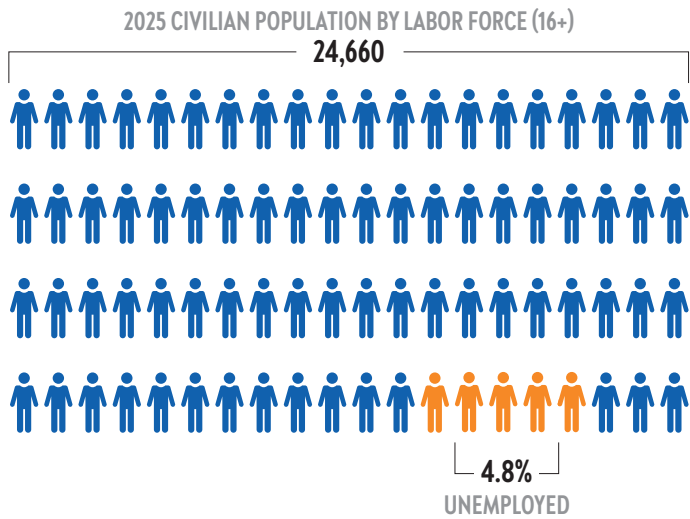
2025 POPULATION 25+ BY
EDUCATIONAL ATTAINMENT




24% have a bachelor's degree or higher

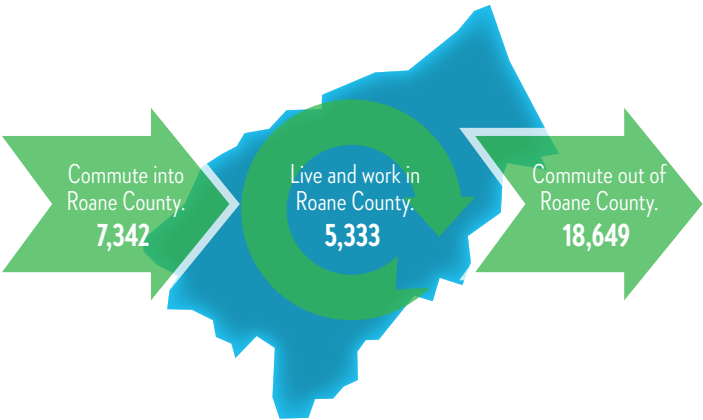

91% have a high school diploma or higher

CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING
PATTERNS

WORKER INFLOW & OUTFLOW (2023)



WHERE WORKERS LIVE

	Count	Share
All Counties	12,675	100.0%
Roane County, TN	5,333	42.1%
Knox County, TN	1,299	10.2%
Anderson County, TN	923	7.3%
Morgan County, TN	742	5.9%
Loudon County, TN	478	3.8%
Cumberland County, TN	468	3.7%
Blount County, TN	249	2.0%
Campbell County, TN	236	1.9%
Rhea County, TN	196	1.5%
Hamilton County, TN	191	1.5%
All Other Locations	2,560	20.2%

TRAVEL DISTANCE TO WORK

Less than 10 miles	39.6%
10 - 24 miles	26.5%
25 - 50 miles	17.7%
50 miles or more	16.3%


66% of workers commute less than 25 miles

BUSINESS & INDUSTRY

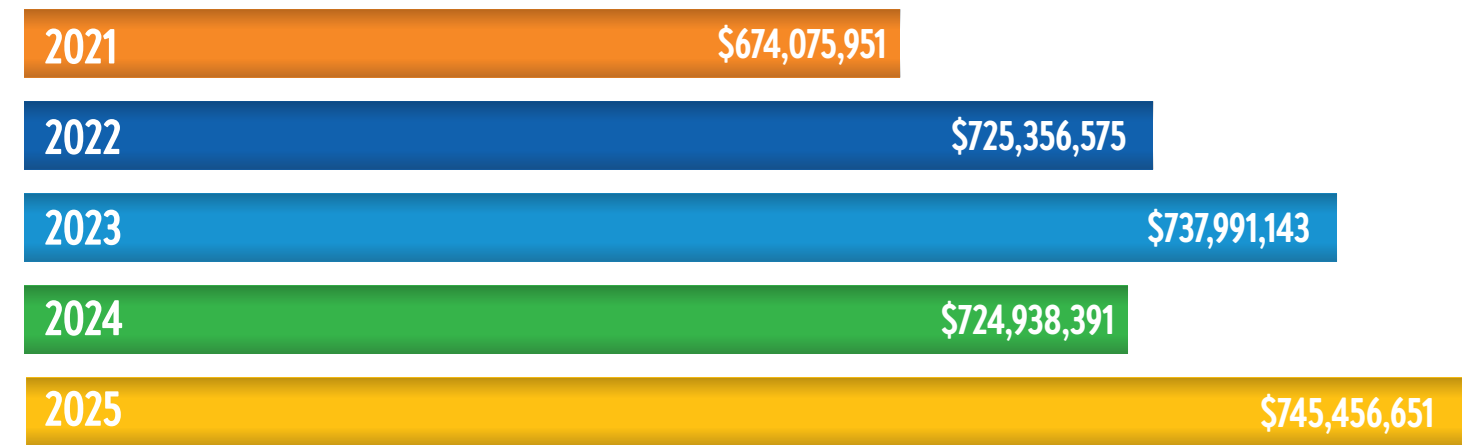
2025 EMPLOYMENT BY INDUSTRY		
	%	Employees
Agricultural, Natural Resources & Mining	0.2%	49
Business & Professional Services	38.9%	8,645
Construction	4.5%	1,001
Education & Health Services	8.7%	1,928
Financial Activities	1.1%	243
Government	16.8%	3,737
Information	0.3%	57
Leisure & Hospitality	7.3%	1,632
Manufacturing	4.5%	1,007
Other Services	4.7%	1,039
Retail	8.7%	1,933
Trade, Transportation & Utilities	4.3%	951
Total	100.0%	22,222



TOP 10 MAJOR EMPLOYERS

Company	Industry	Employee Range
Oak Ridge National Laboratory	Government	5001+
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
DWK Life Sciences LLC	Manufacturing	251-500
Malibu Boats LLC	Manufacturing	251-500
Protomet Corporation	Manufacturing	251-500

GROSS RETAIL SALES



TRANSPORTATION



Airport
McGhee Tyson Airport
30+ non-stop destinations
Over 3.6+ million passengers 2025
Rockwood Municipal Airport
4000' Runway



Highways
Interstate:
State Highways:



Railroads
CSX
Norfolk Southern
Franklin Industries

TAXES

PROPERTY TAX	
Property Tax Rate (County)	\$1.49
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
\$1,060

Median listing home price
\$398.9K

Median listing home price/sq ft
\$196

Median sold home price
\$350K

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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