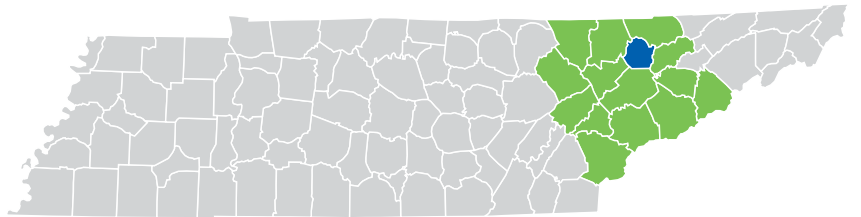




UNION COUNTY



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

	2025	2030
Union County	\$30,411	\$34,402
Tennessee	\$40,507	\$45,742
United States	\$45,360	\$50,744

MEDIAN HOUSEHOLD INCOME

	2025	2030
Union County	\$60,682	\$66,771
Tennessee	\$72,259	\$82,174
United States	\$81,624	\$92,476

DEMOGRAPHICS

TOTAL POPULATION

	2020	2025	2030	Annual Growth Rate
Union County	19,845	21,347	22,465	1.0%
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	6.0%	5.0%	5.0%
5 to 9	6.0%	6.0%	5.0%
10 to 14	7.0%	6.0%	6.0%
15 to 24	11.0%	11.0%	10.0%
25 to 34	11.0%	12.0%	13.0%
35 to 44	11.0%	12.0%	13.0%
45 to 54	13.0%	12.0%	12.0%
55 to 64	16.0%	15.0%	14.0%
65+	18.0%	20.0%	22.0%
Median Age	42.9	43.4	44.1

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

POPULATION BY RACE & ETHNICITY

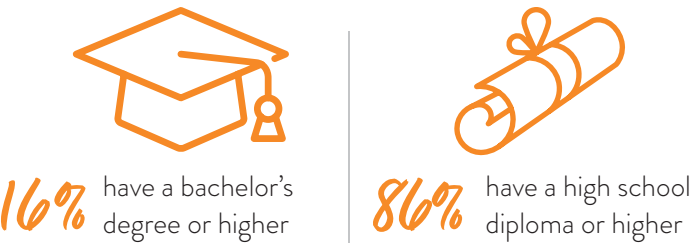
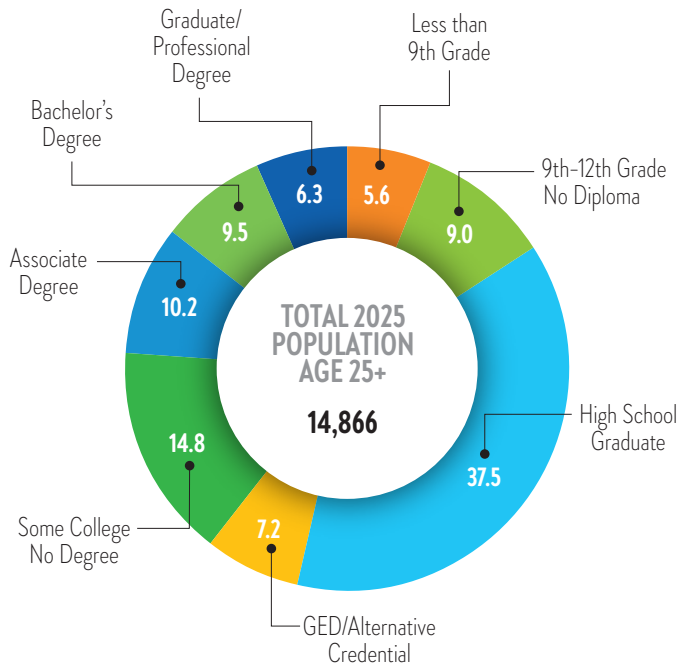
	2020	2025	2030
White	94.8%	93.9%	93.2%
Black	0.3%	0.5%	0.6%
American Indian/ Alaska Native	0.2%	0.3%	0.3%
Asian	0.2%	0.3%	0.3%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Two or more races	3.6%	3.9%	4.3%
Hispanic Origin (Any race)	2.0%	2.6%	3.0%

HOUSEHOLDS & FAMILIES

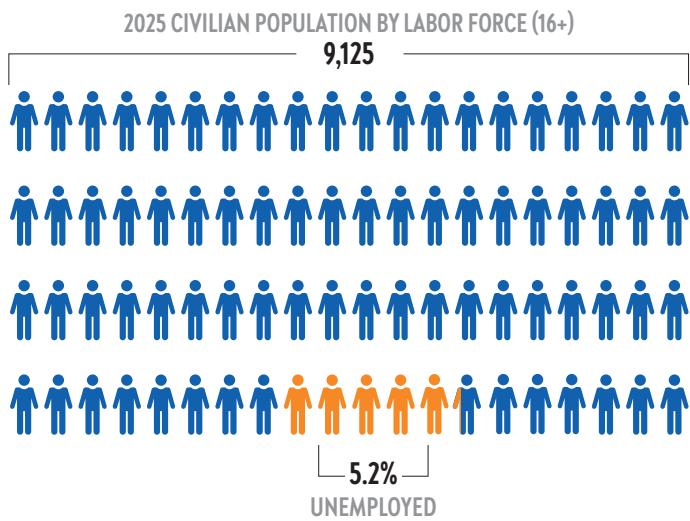
	2020	2025	2030
Total Households	7,794	8,336	8,717
Total Families	5,501	5,731	5,942
Average Household Size	2.5	2.5	2.5
Owner Occupied	77.6%	79.1%	80.7%
Renter Occupied	22.4%	21.0%	19.3%
Vacant	18.6%	19.0%	18.9%

EDUCATION AND
WORKFORCE

2025 POPULATION 25+ BY
EDUCATIONAL ATTAINMENT

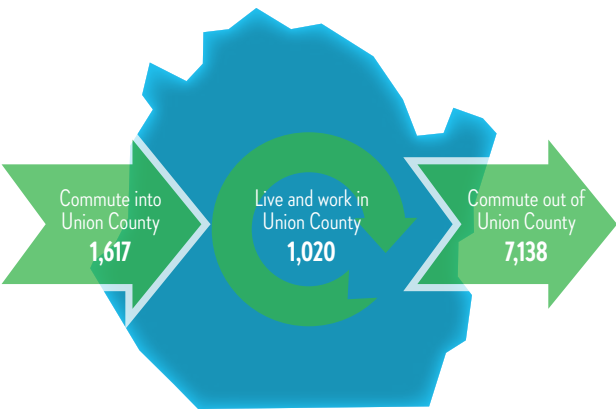


CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING
PATTERNS

WORKER INFLOW & OUTFLOW (2023)

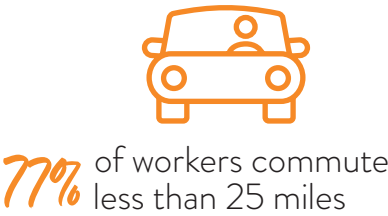


WHERE WORKERS LIVE

	Count	Share
All Counties	2,637	100.00%
Union County, TN	1,020	38.7%
Knox County, TN	566	21.5%
Claiborne County, TN	188	7.1%
Grainger County, TN	144	5.5%
Campbell County, TN	111	4.2%
Anderson County, TN	78	3.0%
Sevier County, TN	53	2.0%
Jefferson County, TN	50	1.9%
Hamblen County, TN	45	1.7%
Blount County, TN	39	1.5%
All Other Locations	343	13.0%

TRAVEL DISTANCE TO WORK

Less than 10 miles	43.0%
10 - 24 miles	33.8%
25 - 50 miles	14.7%
50 miles or more	8.5%



UNION COUNTY

BUSINESS & INDUSTRY

2025 EMPLOYMENT BY INDUSTRY

	%	Employees
Agricultural, Natural Resources & Mining	3.2%	116
Business & Professional Services	7.3%	264
Construction	11.9%	430
Education & Health Services	6.6%	238
Financial Activities	1.7%	63
Government	22.7%	819
Information	0.4%	16
Leisure & Hospitality	8.6%	310
Manufacturing	13.8%	497
Other Services	4.0%	143
Retail	14.0%	507
Trade, Transportation & Utilities	5.8%	211
Total	100.0%	3,614

2025 BUSINESS ESTABLISHMENTS BY INDUSTRY



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
Carmeuse Lime and Stone	Mining	under 250

GROSS RETAIL SALES



UNION COUNTY

TRANSPORTATION



Airport
McGhee Tyson Airport
30+ non-stop destinations
Over 3.6+ million passengers 2025
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	Median listing home price	Median listing home price/sq ft	Median sold home price
\$1,150	\$450K	\$238	\$465K

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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EAST TENNESSEE ECONOMIC DEVELOPMENT AGENCY

Brad Maul, President / CEO | bmaul@eteda.org

10215 Technology Drive, Suite 202 | Knoxville, TN 37932 | 865.777.3833 | www.eteda.org