



## POPULATION & DEMOGRAPHICS

LOCATION	
<b>Time Zone</b>	Central Time Zone
<b>Grand Division</b>	West Tennessee
<b>Area (Square Miles)</b>	544.8
<b>County Seat</b>	Union City
<b>Metropolitan Area</b>	West Tennessee nonmetropolitan area
<b>ECD Region</b>	Northwest

POPULATION		RACE (PERCENTAGE OF POPULATION)	
<b>Population (2014)</b>	30,828	<b>White Alone</b>	85.1%
<b>Population (2019)</b>	30,069	<b>Black or African American, alone</b>	10.1%
<b>Population Change (2014-2019)</b>	-2.5%	<b>American Indian And Alaska Native, alone</b>	0.2%
<b>Population Forecast (2040)</b>	28,058	<b>Asian, alone</b>	0.4%
<b>Foreign Born Population</b>	546	<b>Native Hawaiian or Other Pacific Islander, alone</b>	0.0%
<b>Foreign Born Persons (Percentage of Population)</b>	1.8%	<b>Some Other Race, alone</b>	1.8%
<b>Language Other Than English Spoken At Home</b>	3.7%	<b>Two or More Races</b>	2.4%
<b>Civilian Veteran Population</b>	1,850	<b>Hispanic or Latino</b>	4.2%

AGE (PERCENTAGE OF POPULATION)	MALE	FEMALE	TOTAL
<b>Under 5 Years Old</b>	6.3%	5.1%	5.7%
<b>Under 18 Years Old</b>	22.5%	21.4%	21.9%
<b>18-64 Years Old</b>	59.6%	57.4%	58.5%
<b>65 Years and Over</b>	17.9%	21.2%	19.6%
<b>Median Age</b>	42.7	43.7	43



# HOUSING & INCOME

HOUSING & INCOME		HOUSEHOLD INCOME & BENEFITS	PERCENT OF HOUSEHOLD
<b>Households</b>	12,719	<b>Less Than \$10,000</b>	10.4%
<b>Homeownership Rate</b>	68.0%	<b>\$10,000 to \$14,999</b>	8.2%
<b>Persons Per Household</b>	2.36	<b>\$15,000 to \$24,999</b>	13.3%
<b>Living In Same House 1 Year &amp; Over</b>	86.0%	<b>\$25,000 to \$34,999</b>	12.7%
<b>Median Home Value</b>	\$89,200	<b>\$35,000 to \$49,999</b>	14.7%
<b>Annual Home Sales</b>	331	<b>\$50,000 to \$74,999</b>	17.8%
<b>Median Sale Price of Homes Sold</b>	\$97,500	<b>\$75,000 to \$99,999</b>	11.2%
<b>Persons In Households With Income Below Poverty Level</b>	22.7%	<b>\$100,000 to \$149,999</b>	8.2%
<b>Total Personal Income</b>	\$1,230,831,000	<b>\$150,000 to \$199,999</b>	1.6%
<b>Personal Income Per Capita</b>	\$40,666	<b>\$200,000 or More</b>	1.8%
<b>County Median Wage</b>	\$14.89	<b>Median Household Income</b>	\$39,866

## PERCENTAGE OF HOUSEHOLDS BY INCOME RANGE

**Sources:**

U.S. Census Bureau, 2014-2018 5-Year American Community Survey  
 Tennessee Housing Development Agency (2019)  
 U.S. Bureau of Economic Analysis (2018)  
 Economic Modeling Specialists Intl. (2020)

# TAX STRUCTURE

PROPERTY TAX		SALES TAX	
<b>Property Tax Rate (County)</b>	\$1.90	<b>State Sales Tax Rate</b>	7.00%
<b>State Property Tax</b>	None	<b>County Sales Tax Rate</b>	2.75%
<b>Assessment Ratio: Residential Property</b>	25%	<b>Local Sales Tax Collections (FY 2019)</b>	\$9,051,980
<b>Assessment Ratio: Farm Property</b>	25%	<b>Local Sales Tax Collections (FY 2020)</b>	\$10,175,482
<b>Assessment Ratio: Commercial/Industrial Property</b>	40%	<b>Local Sales Tax Collections Growth (FY 2019 - FY 2020)</b>	12.4%
<b>Assessment Ratio: Public Utility Property</b>	55%		
<b>Assessment Ratio: Business Personal Property</b>	30%		
STATE TAX		STATE BOND RATINGS	
<b>State Income Tax on Wages</b>	None	<b>Moody's</b>	Aaa
<b>State Income Tax: Interest from Bonds and Notes and Dividends from Stock</b>	1% (Hall Income tax is fully repealed after January 1, 2021)	<b>Standard &amp; Poor's</b>	AAA
<b>Excise Tax (State)</b>	6.5% of Tennessee taxable income	<b>Fitch</b>	AAA
<b>Franchise Tax (state)</b>	0.25% of the greater of net worth or real and tangible property in Tennessee. The minimum tax is \$100.		
<b>Unemployment Insurance Tax (state)</b>	2.7% of the first \$7,000 in wages for new employers		
		DEBT PER CAPITA	
		<b>State Debt per Capita</b>	\$929 (lowest in U.S.)
		<b>County Debt Per Capita</b>	\$70

**Sources:**

Tennessee Comptroller of the Treasury (2020)  
Tennessee Department of Revenue (2020)  
The Tax Foundation (2020)

# LABOR FORCE

LABOR FORCE ESTIMATES (2018)	TENNESSEE	OBION	UNEMPLOYMENT RATE*	TENNESSEE	OBION
<b>Labor Force</b>	3,242,754	12,059	<b>2015</b>	5.6%	8.6%
<b>Employment</b>	3,129,078	11,438	<b>2016</b>	4.7%	7.0%
<b>Unemployment</b>	113,676	621	<b>2017</b>	3.7%	5.5%
<b>Unemployment Rate</b>	3.5%	5.1%	<b>2018</b>	3.5%	5.1%

MONTHLY UNEMPLOYMENT RATE*	CURRENT 12 MONTHS AGO	
<b>Tennessee</b>	3.6%	3.3%
<b>Obion</b>	4.4%	4.5%

## UNEMPLOYMENT RATE (BY PERCENTAGE)

**Sources:**

Tennessee Department of Labor and Workforce Development (December 2018)  
 U.S. Bureau of Labor Statistics

# INDUSTRIES (2019)

INDUSTRY	EMPLOYMENT	ESTABLISHMENTS	AVG. ANNUAL WAGES
<b>Crop and Animal Production</b>	55	14	\$45,465
<b>Utilities</b>	24	4	\$90,513
<b>Construction</b>	418	53	\$57,780
<b>Manufacturing</b>	2,153	33	\$50,534
<b>Wholesale Trade</b>	519	42	\$53,556
<b>Retail Trade</b>	1,680	126	\$35,816
<b>Transportation and Warehousing</b>	197	26	\$52,064
<b>Information</b>	47	3	\$48,349
<b>Finance and Insurance</b>	335	53	\$67,042
<b>Real Estate and Rental and Leasing</b>	98	27	\$38,087
<b>Professional, Scientific, and Technical Services</b>	133	35	\$52,904
<b>Management of Companies and Enterprises</b>	158	2	\$60,081
<b>Administrative, Support, Waste Management and Remediation</b>	441	33	\$34,386
<b>Health Care and Social Assistance</b>	1,018	62	\$43,196
<b>Arts, Entertainment, and Recreation</b>	157	7	\$22,579
<b>Accommodation and Food Services</b>	878	58	\$15,677
<b>Other Services (except Public Administration)</b>	175	50	\$45,356
<b>Government</b>	1,647	55	\$52,031
<b>Unclassified</b>	1	1	\$202,186
<b>Total</b>	<b>11,656</b>	<b>681</b>	<b>\$35,105</b>

UNIQUE OCCUPATIONS*	EMPLOYMENT	LOCATION QUOTIENT*
<b>Food Processing Workers, All Other</b>	48	13.23
<b>Meat, Poultry, and Fish Cutters and Trimmers</b>	142	12.41
<b>Farm Equipment Mechanics and Service Technicians</b>	36	12.40
<b>Slaughterers and Meat Packers</b>	51	9.13
<b>Recreational Vehicle Service Technicians</b>	11	9.13

KEY CLUSTER	TOTAL EMPLOYMENT
<b>Advanced Materials</b>	46
<b>Aerospace &amp; Defense</b>	10
<b>Appliances &amp; Electrical</b>	10
<b>Automotive</b>	35
<b>Business Services</b>	249
<b>Chemicals</b>	139
<b>Distribution &amp; Logistics</b>	741
<b>Film, Music &amp; Entertainment</b>	10
<b>Food &amp; Beverage</b>	1,646
<b>Healthcare &amp; Medical Devices</b>	10

## TOP EMPLOYERS

TOP COUNTY EMPLOYERS	ESTIMATED EMPLOYEES	CITY
<b>Tyson Foods, Inc.</b>	1,100	Union City
<b>Obion Co School District</b>	650	Troy
<b>Williams Sausage Company, Inc.</b>	490	Union City
<b>Baptist Memorial Hospital-Union City</b>	400	Union City
<b>Walmart Inc.</b>	400	Union City
<b>Kohler Co.</b>	250	Union City
<b>Union City School System</b>	200	Union City
<b>County of Obion</b>	156	Union City
<b>Lowe's Home Centers, LLC</b>	150	Union City
<b>City of Union City</b>	145	Union City

# TRANSPORTATION & LOGISTICS

## TRANSPORTATION

<b>Nearest Commercial Service Airport</b>	McKellar Sipes (Jackson)
<b>Distance to Nearest Commercial Service Airport</b>	66
<b>Daily Flights At Nearest Commercial Service Airport</b>	7
<b>Nearest General Aviation Airport</b>	Everett Stewart (Union City)
<b>Runway Length at Nearest General Aviation Airport</b>	6,503'
<b>Mean Travel Time to Work (Minutes)</b>	19.5
<b>Access of Interstate</b>	I-155
<b>U.S. Highways</b>	45, 51
<b>State Highways</b>	3, 5, 21, 22, 43, 78, 89, 157, 183, 184, 190, 214, 215, 216, 431
<b>Nearest Port (From County Seat)</b>	Tiptonville (Cates Landing)
<b>Railroads Serving County</b>	Illinois Central Railroad, NS, IRW Railway, West TN Railroad

### Sources:

Tennessee Department of Transportation

U.S. Census Bureau, 2010-2014 5-Year American Community Survey

# EDUCATION

GENERAL STATS	OBION	TENNESSEE
<b>Population Aged 25-64 With High School Degree Or Higher</b>	86.50%	89.50%
<b>Population Aged 25-64 With Associate's Degree Or Higher</b>	22.50%	36.70%
<b>Population Aged 25-64 With Bachelor's Degree Or Higher</b>	16.40%	28.70%
<b>High School Graduation Rate</b>	88%	89%
<b>College Going Rate</b>	62.70%	63.40%
<b>Average ACT Score</b>	21.1	20.2

HIGH SCHOOL GRADUATION RATE

COLLEGE GOING RATE

AVERAGE ACT SCORE

OBION COUNTY SCHOOLS	ENROLLMENT
<b>Elementary Schools</b>	1,433
<b>High Schools</b>	1,103

UNION CITY SCHOOLS	ENROLLMENT
<b>Elementary Schools</b>	755
<b>Middle Schools</b>	365
<b>High Schools</b>	435

REGIONAL HIGHER EDUCATION INSTITUTIONS	CITY	ENROLLMENT
<b>The University of Tennessee-Martin</b>	Martin	6,705
<b>Dyersburg State Community College</b>	Dyersburg	2,845
<b>Tennessee College of Applied Technology-Newbern</b>	Newbern	555

**Sources:**

U.S. Census Bureau, 2017 1-Year American Community Survey,  
 U.S. Census Bureau, 2013-2017 5-Year American Community Survey  
 Tennessee Department of Education (2017-2018)  
 National Center for Education Statistics (2016-2017)  
 Tennessee Higher Education Commission

† Regional higher education institutions include those within the selected and surrounding counties.



# HEALTH & PUBLIC SAFETY

DOCTORS		OVERWEIGHT & OBESITY PREVALENCE	
<b>Number of Doctors</b>	33	<b>Adults*</b>	33.6%
		<b>Children** (Grade 8)</b>	46.1%

REGIONAL HOSPITALS	NUMBER OF BEDS	CITY
<b>Baptist Memorial Hospital - Union City</b>	137	Union City
<b>West Tennessee Healthcare Dyersburg Hospital</b>	225	Dyersburg
<b>West Tennessee Healthcare Volunteer Hospital</b>	100	Martin
<b>Milan General Hospital</b>	70	Milan
<b>Spire Cane Creek Rehabilitation in Partnership w/Healthsouth</b>	40	Martin

**Sources:**

Tennessee Department of Health (2014)

Tennessee Bureau of Investigation (2014)

† Regional hospitals include those within the selected and surrounding counties.

# CLIMATE

CLIMATE	
<b>Average High Temperature</b>	68.5°F
<b>Average Low Temperature</b>	46.8°F
<b>Average Annual Temperature</b>	57.7°F
<b>Annual Rainfall</b>	52.02"
<b>Elevation (at County Seat)</b>	337'
<b>Prevailing Winds</b>	South-Southwest

Sources:  
usclimatedata.com (2015)

## COMMUNITY INFORMATION

HORNBEAK	
<b>Population (2013)</b>	392
<b>Charter Type</b>	Private Act
<b>Local Option Sales Tax Rate</b>	2.75%
<b>City Property Tax Rate</b>	\$1.10
<b>Phone Number</b>	(731) 538-9626
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

KENTON	
<b>Population (2013)</b>	1,090
<b>Charter Type</b>	Private Act
<b>Local Option Sales Tax Rate</b>	2.75%
<b>City Property Tax Rate</b>	\$1.4700 - \$1.4811
<b>Phone Number</b>	(731) 749-5767
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

OBION	
<b>Population (2013)</b>	1,047
<b>Charter Type</b>	Private Act
<b>Local Option Sales Tax Rate</b>	2.75%
<b>City Property Tax Rate</b>	\$1.76
<b>Phone Number</b>	(731) 536-6242
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

RIVES	
<b>Population (2013)</b>	269
<b>Charter Type</b>	Private Act
<b>Local Option Sales Tax Rate</b>	2.75%
<b>City Property Tax Rate</b>	\$2.00
<b>Phone Number</b>	(731) 536-5689
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

SAMBURG	
<b>Population (2013)</b>	238
<b>Charter Type</b>	Private Act

<b>Local Option Sales Tax Rate</b>	2.75%
<b>City Property Tax Rate</b>	\$1.10
<b>Phone Number</b>	(731) 538-3235
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

<b>SOUTH FULTON</b>	
<b>Population (2013)</b>	2,352
<b>Charter Type</b>	General Law Manager-Commission
<b>Local Option Sales Tax Rate</b>	2.75%
<b>City Property Tax Rate</b>	\$1.75
<b>Phone Number</b>	(731) 479-2151
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

<b>TRIMBLE</b>	
<b>Population (2013)</b>	608
<b>Charter Type</b>	Private Act
<b>Local Option Sales Tax Rate</b>	2.75%
<b>City Property Tax Rate</b>	\$1.56
<b>Phone Number</b>	(731) 297-3955
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

<b>TROY</b>	
<b>Population (2013)</b>	1,451
<b>Charter Type</b>	Private Act
<b>Local Option Sales Tax Rate</b>	2.75%
<b>City Property Tax Rate</b>	\$1.70
<b>Phone Number</b>	(731) 536-4745
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

<b>UNION CITY</b>	
<b>Population (2013)</b>	10,791
<b>Charter Type</b>	General Law Modified Manager-Council
<b>Local Option Sales Tax Rate</b>	2.75%
<b>City Property Tax Rate</b>	\$2.14
<b>Phone Number</b>	(731) 885-1341
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	Yes

<b>WOODLAND MILLS</b>	
<b>Population (2013)</b>	474
<b>Charter Type</b>	General Law Mayor-Alderman
<b>Local Option Sales Tax Rate</b>	2.75%
<b>City Property Tax Rate</b>	\$0.65
<b>Phone Number</b>	(731) 885-8754
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

<b>ADDITIONAL COMMUNITY INFORMATION</b>	
<b>ThreeStar Certified County</b>	Yes

**Sources:**  
Tennessee Municipal Technical Advisory Service  
Tennessee Department of Revenue (2015)

Tennessee Comptroller of the Treasury (2015)

