



Middle Tennessee Industrial Development Association 2017 Community Data Profile



DOVER Stewart County

QUICK FACTS

County Seat: Dover
 Area in Square Miles (County): 458
 Elevation: 475'
 Market Region: Nashville
 Time Zone: Central
 City Website: www.dovertn.com
 County Website: www.stewartcogov.com
 Additional Incorporated Cities within the County: Cumberland City
 Unincorporated Cities: Big Rock, Bumpus Mills, Indian Mound.

Year Incorporated: 1805
 Latitude: N36° 29.28'
 Longitude: W87° 50.30'
 Distance From Nashville: 77 miles
 Clarksville 18 miles

POPULATION

	City	County
2000 (Census)	1,442	12,370
2010 (Census)	1,417	13,324
Estimated July 1, 2015	1,457	13,259
¹ Population Projection 2020	1,481	14,402
Percent Population Change 2000 – 2010	-1.7 %	7.7 %

Source: U.S. Census Bureau
¹Source: University of TN Center for Business & Economic Research

CLIMATE

Annual Average Temperature: 58.0° F
 Average High Temperature: 68.4° F
 Average Low Temperature: 47.7° F
 Annual Average Precipitation: 52.69"
 Annual Average Snowfall: 5.3"
 Prevailing Winds: Southerly
 Mean Length of Freeze-Free Period (days): 180-220

TAX STRUCTURE

LOCAL

	City	County
<i>Property Taxes: (2016)</i>		
Rate per \$100 value	\$ 1.30	\$ 2.5488
<i>Ratio of Assessment:</i>		
Residential and Farm	25 %	25 %
Commercial/Industrial	40 %	40 %
Personal (Equipment)	30 %	30 %
Bonded Debt (2016)	\$ 5,652,811	\$ 20,970,340
Total Local Assessment (2015)	\$ 30,814,063	\$ 244,888,590
School Tax	0 %	0 %
Hotel-Motel Tax	0 %	5 %

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments

STATE

Sales Tax 5% tax on food and food ingredients; 7% on all other tangible personal property unless specifically exempted.

Local Sales Tax Rate 2.75%

Local & State Sales Tax Collected (FY2016): \$ 6,372,246

Income Tax

- **Personal:** 6 % on Interest & Dividends
- **Corporate Excise Tax:** 6.5% of Tennessee taxable income
- **Franchise Tax:** .25% of the greater of net worth or real and tangible property in Tennessee. The minimum tax is \$100.
- **Unemployment Tax:** New Employers 2.7% of first \$9,000

Source: Tennessee Department of Revenue

EDUCATION

District Name: Stewart County
District Grades Served: PreK-12
Number of Teachers: 129
Total Number of Students: 2,088

Grades:
PreK-3-5: 961
6-8: 473
9-12: 654

Number of High School Graduates (2015-16): 153
Graduation Rate: 94.9 %

Source: Tennessee Department of Education (October 2016)

<u>Regional Higher Education Institutions</u>	<u>City</u>
Austin Peay State University	Clarksville
TN College of Applied Technology	Paris

Source: www.tnecd.com/county-profiles/

State Industrial Training Service Available: Yes
Type of Public School System: County

GOVERNMENT

Governing Body:

City: Mayor and Aldermen
Meets: 2nd Monday Time: 6:00 p.m.
Place: Town Hall

County: Mayor and County Commissioners
Meets: 2nd Monday, Jan/Apr/Jul/Oct Time: 7:00 p.m.
Place: Stewart County Visitor Center

Fire Department: *(The City and County Volunteers are working together under Stewart County Fire and Rescue)*

full-time fire fighters in city: 0	city volunteers: 20
full-time fire fighters in county: 0	county volunteers: 120
fire stations in city: 1	city fire trucks: 4
fire stations in county: 9	county fire trucks: 23

Law Enforcement:

full-time police officers in city: 6	
full-time police officers in county & sheriff: 20	
city patrol cars: 7	county patrol cars: 20

	<u>City:</u>	<u>County:</u>
Insurance Rating:	5	6
Zoning Regulations:	Yes	No
Planning Commission:	Yes	No
Industrial Development Corp:	Yes	Yes

TRANSPORTATION

AIR SERVICE:

Nearest General Aviation:
Outlaw Field (Clarksville)
Location Identifier: CKV
Distance from City: 32 miles
Runway Length: 6,000 feet
Surface: Asphalt
Lighting: HIRL/N/VASI
Fuel: 100LL/Jet A
Repair: Major
Transportation: Taxi, Rental and Courtesy Car

Nearest Commercial Service:

Nashville International Airport
Location Identifier: BNA
Distance from Dover: 86 miles
Served by 10 major air carriers, 3 cargo carriers, and 2 fixed-base operators; serving 70 markets, 50 non-stops, 390 daily flights (2015).

HIGHWAYS:

U.S Highways: 79
State Highways: 46, 149, 233
Nearest Interstate: 32 miles to I-24 and I-40

COMMON CARRIERS:

Air Freight Companies: 0
Motor Freight Companies: 1
Terminal Facilities: 0
Bus Services – Inter-City: No
Local: No Carrier Service: No

RAILROADS SERVED BY:

None

NAVIGABLE WATERWAYS:

River: Tennessee River ; Cumberland River
Channel Depth: 50 feet ; 35 feet
Nearest Port Facility: So. Pittsburgh, TN ; Clarksville
Miles: 50 ; 47 miles

COMMUNICATIONS

Newspapers:

Stewart-Houston Times
Clarksville Leaf Chronicle
The Tennessean
Stewart County Standard

Frequency:

Weekly
Daily
Daily
Weekly

Telephone Companies: AT&T

Radio Stations: WTPR-101.7; WCVQ-107.9

Television Networks: 4 network + independent

Cable Service Available: yes Channels: 25+

Provider: Mediacom

Internet Service Available: Yes

Provider: Mediacom, AT&T, HughesNet, Exede

Fiber Optics Available: Yes

Provider: AT&T

COMMUNITY FACILITIES

Health Care:

Doctors: 5 Dentists: 4

Hospitals: 0	Beds: 0
Clinics: 4	Beds: N/A
Nursing Homes: 1	Beds: 88
Retirement Homes: 1	Beds: 28
Residential Care/Assisted Living: 0	Beds: 0

Religious Organizations:

Protestant: 20	Catholic: 1	Other:
Jehovah's Witness: 1	Seventh Day Adventist: 0	
Latter Day Saints: 0		

Day Care Centers: 1 Day Care Homes: 4

Recreation:

Libraries: 1	Parks: 1
Golf Courses (Public & Private): 0	
Swimming Pools (Public & Private): 0	
Country Clubs: 0	Theaters: 0
Bowling Alleys: 0	

Hotels & Motels: 2 Rooms: 72
 Bed & Breakfasts: 1
 Largest Meeting Room Capacity: 150
 Restaurants: 12

Other: Ball field, tennis court, Land Between the Lakes, Kentucky Lake, Lake Barkley Ft. Donelson, Cross Creek Wildlife Refuge and Paris Landing State Park.

FINANCIAL INSTITUTIONS

(Countywide)

Commercial Banks: 3
 Savings Institutions: 0
 Credit Unions: 1
 Total # of Institutions: 4
 Total # of Branches: 6
 Combined Deposits: \$ 164,324,000 (Deposits for June 30, 2016)

*Credit Unions NOT calculated in Combined Deposits

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Town	Distance (Miles)
Tool & Die	Clarksville	32
Heat Treating	Local	
Foundry	Clarksville	32
Heavy Hardware	Clarksville	32
Sheet Metal	Clarksville	32
Lubricants	Clarksville	32
Welding Supplies		
Abrasives		
Other:		

SELECTED ECONOMIC INDICATORS

2015 Annual Averages

	County	Labor Market Area*
Labor Force:		
Civilian Labor Force	5,139	107,179
Employment	4,735	100,372
Unemployment	404	6,807
Unemployment Rate	7.9 %	7.5 %

* Labor Market Area is defined as Benton, Henry, Houston, Montgomery and Stewart Counties in Tennessee.

Manufacturing in Area (Annual Averages 2015):

Number of Units:	16
Ann. Avg. Employment:	519

Source: Tennessee Department of Labor and Workforce Development

County 10-Year Growth Report

Years: 2007-2016	New Plants	Expansions
Number Projects:	2	13
Job Opportunities:	191	159
Total Investments:	\$ 8,000,000	\$ 3,094,352

Source: Tennessee Department of Economic and Community Development

Per Capita Personal Income

Year: 2015 Amount: \$ 38,085

Source: Bureau of Economic Analysis

Average Homes Sales

Year: 2015 Number of homes sold: 99
 Average Cost: \$ 124,439

Source: Tennessee Housing Development Agency

Retail Sales

Year: 2015 Amount: \$ 71,471,688

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: None
 Timber: Hardwoods & pine

AGRICULTURAL

Crops: Corn, tobacco, hay and soybeans
 Livestock: Cattle

UTILITIES

GAS

Local Distributor: None

Phone:

Source Company: East Tennessee Gas Transmission
 Fuel Oil Suppliers: 6
 Suppliers of LP Gas: 4

ELECTRICITY

Source Company: Tennessee Valley Authority

Local Power Company for City and County:

Cumberland Electric Membership Corporation

General Manager: Jim Coode

District Office: 420 Spring Street
 Dover, Tennessee 37058

Phone: 931.232.5153
 (800) 987-CEMC (2362)

Fax: 931.221.4027

Website: www.cemc.org

WATER

Water Supplier: City of Dover

Phone: 931.232.6592

Website: <http://www.dovertn.com>

Source: Cumberland River
 Capacity: 1,000,000 GPD
 Current Consumption: 325,000 GPD
 Storage Capacity: 900,000 Gallons

SEWER

Sewer Provider: City of Dover

Phone: 931.232.5817

Website: <http://www.dovertn.com>

Type of Treatment: Sequential batch reactor
 Capacity: 1,000,000 GPD
 Current Usage: 200,000 GPD
 City Sewer Coverage: 100 %
 Storm Sewer Coverage: 25 %
 Solid Waste Disposal Type: Dumpster/Bi-County (City-household pickup)

MTIDA works closely with the Tennessee Valley Authority, which supplies electric power to Middle Tennessee through our 25 member local power companies.

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

<u>Firm</u>	<u>Product or Service</u>	<u>Total Employees</u>	<u>Union</u>	<u>Phone Number</u>
Nashville Wire Products Corp.	Wire display racks	70	None	888-743-2680
GH Armor Systems	Tactical body armor	45	None	931-232-5341
Williams Cabinet & Woodworking	Cabinetry	19	None	931-232-5863
Milton Lumber Co.	Sawmill	15	None	931-232-6646
Swift Sawmill	Sawmill	9	None	931-232-8871
IMI South LLC	Septic tanks & ready-mixed concrete	3	None	931-232-7001

For information on industrial sites and available industrial buildings contact:

Robert T. Bibb, Executive Director
 Middle Tennessee Industrial Development Association
 2108 Westwood Avenue
 Nashville, Tennessee 37212
 Phone: 615.269.5233 Fax: 615.269.5184
 Email: mtida@mtida.org Website: www.mtida.org

Rickie Joiner, County Mayor
 Stewart County Mayor's Office
 Post Office Box 487
 Dover, Tennessee 37058
 Phone: 931.232.3100 Fax: 931.232.3111
 Email: stewartcountymayor@mchsi.com Website: www.stewartcogov.com

Lesla Fitzhugh, City Mayor
 City of Dover
 Post Office Box 447
 Dover, TN 37058-0447
 Phone: 931-232-5907 Fax: 931-232-9528
 Email: Website: www.dovertn.com

The information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors or change in information.