COMMUNITY PROFILE: BRADFORD TOWN, TN

Bradford Town, TN (FIPS: 4707860) | Geography: Place | Benchmark: Gibson County, TN (FIPS: 47053)

Published by WTIA
Intellisite / Esri Business Analyst (2026) & U.S. Census
Page 1: Executive Community Summary & Core Indicators

990	**-0.18%**	**2.28**	**19.5**	**43.3**	**$60,522**
Population Total	Pop Growth (Ann.)	Average HH Size	Diversity Index	Median Age	Median HH Income
Gibson Co: 51,389	2020-26 | '26-31: -0.12%	435 Households (2026)	Gibson Co: 44.1	Gibson Co: 41.8	Gibson Co: $63,561

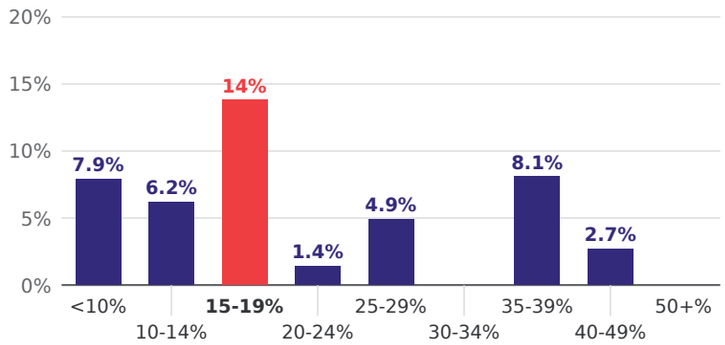
$161,538	**$189,183**	**20.4%**	**57.1%**	**22.5%**
Median Home Value	Median Net Worth	Age <18 (Youth)	Age 18-64 (Workforce)	Age 65+ (Senior)
2031 Forecast: $237,188	Average: $417,691	202 Residents (<18)	565 Residents (18-64)	223 Residents (65+)

EMPLOYED WORKFORCE (470)

11.7%	**32.3%**	**56.0%**
Services	Blue Collar	White Collar
55 workers	152 workers	263 workers
County: 14.0%	County: 32.1%	County: 54.0%

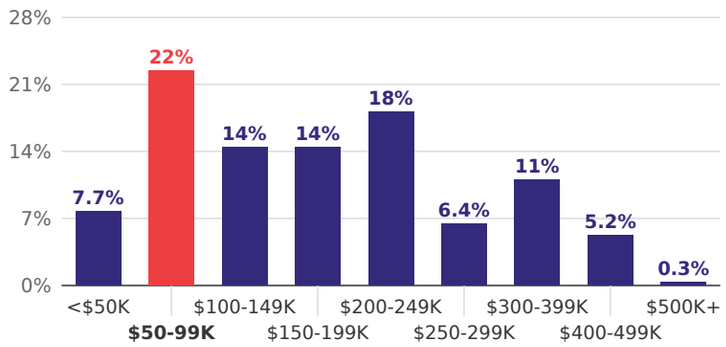
Mortgage as Percent of Salary

ACS Owner HUs



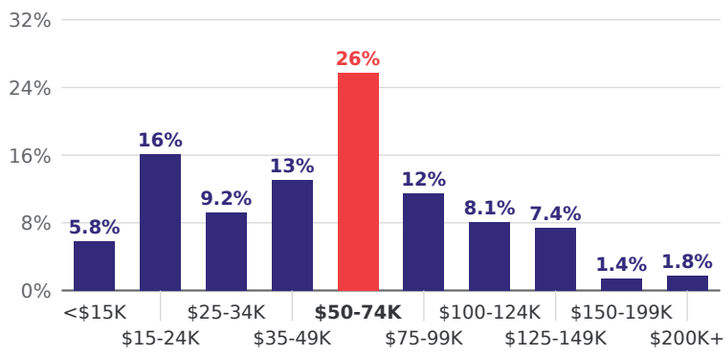
Home Value (2026 Esri)

Med: $161,538



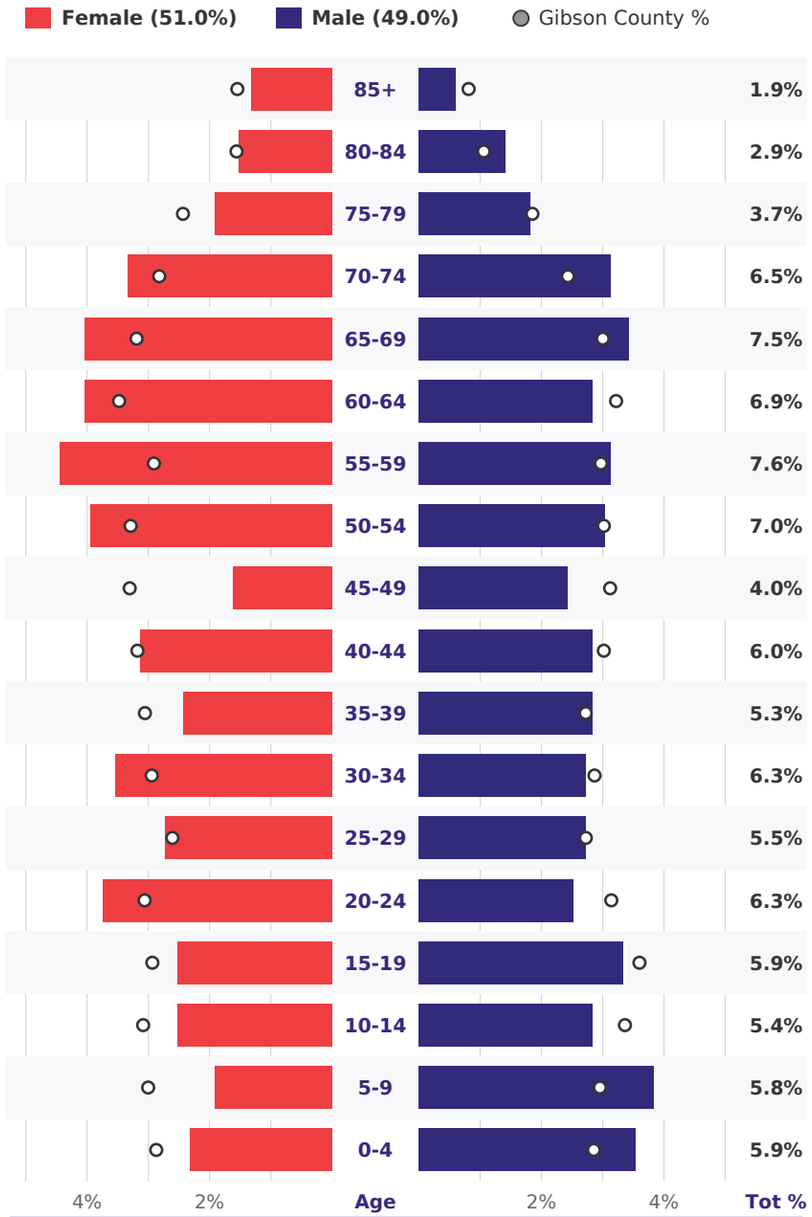
Household Income (2026 Esri)

Med: $60,522



Age Profile: 5 Year Increments (2026)

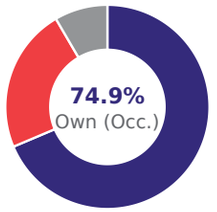
Median Age: 43.3



Largest: Females 55-59 (4.4% of Pop) | Med Age M: 40.3 | F: 47.0

Home Ownership (2026)

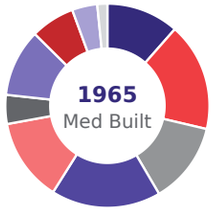
475 Total Units



Owner Occupied	68.6%
Renter Occupied	22.9%
Vacant Housing	8.4%

Housing: Year Built

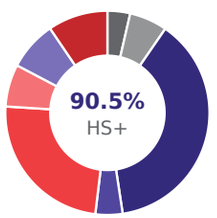
Med Year: 1965



<1939: 11.5%	1980-89: 4.6%
1940-49: 17.2%	1990-99: 10.7%
1950-59: 12.9%	2000-09: 7.0%
1960-69: 17.4%	2010-19: 4.0%
1970-79: 13.2%	2020+: 1.6%

Educational Attainment

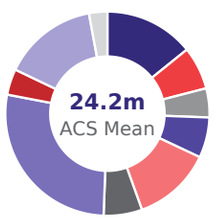
Pop 25+: 702



<9th Grade: 3.6%	Some College: 24.1%
No Diploma: 6.0%	Assoc Degree: 6.7%
HS Diploma: 38.0%	Bach Degree: 7.8%
GED: 4.3%	Grad Degree: 9.5%

Commute Time

Mean 24.2 Min | ACS 2020-2024 (B08013/B08301)



<5 min: 14.2%	25-29 min: 6.1%
5-9 min: 6.8%	30-34 min: 27.4%
10-14 min: 4.6%	35-39 min: 4.1%
15-19 min: 6.4%	40-59 min: 15.0%
20-24 min: 12.5%	60+ min: 2.9%

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Age Pyramid (2026 Esri Demographics)

Total Pop: 990 | Median Age: 43.3

Bradford Males (485 | 49.0%) **Bradford Females (505 | 51.0%)** Gibson Co. %

M#	Age Group	F# / Tot%
6	85+	13 (1.9%)
14	80-84	15 (2.9%)
18	75-79	19 (3.7%)
31	70-74	33 (6.5%)
34	65-69	40 (7.5%)
28	60-64	40 (6.9%)
31	55-59	44 (7.6%)
30	50-54	39 (7.0%)
24	45-49	16 (4.0%)
28	40-44	31 (6.0%)
28	35-39	24 (5.3%)
27	30-34	35 (6.3%)
27	25-29	27 (5.5%)
25	20-24	37 (6.3%)
33	15-19	25 (5.9%)
28	10-14	25 (5.4%)
38	5-9	19 (5.8%)
35	0-4	23 (5.9%)

M# 5% 4% 3% 2% 1% Age Group 1% 2% 3% 4% 5% F# / Tot%

The largest group:
2026 Females Age 55 - 59
44 residents (4.4% of Pop | 8.7% of Females)

The smallest group:
2026 Males Age 85+
6 residents (0.6% of Pop | 1.2% of Males)

Net Worth (%) - 2026 Household Wealth Distribution

435 Households

$189,183	$417,691	42
Median Net Worth	**Average Net Worth**	**Esri Wealth Index**
Gibson Co: $198,075	Gibson Co: $630,583	Gibson Co: 55 (US=100)

Bradford Town % of Households (2026) **Gibson County Benchmark (%)**

	Bradford	Gibson Co
$1,000,000+	6.4% (28)	10.8%
$500,000-$999,999	11.3% (49)	13.4%
$250,000-$499,999	24.6% (107)	20.9%
$150,000-$249,999	15.2% (66)	11.5%
$100,000-$149,999	11.0% (48)	6.8%
$75,000-$99,999	5.5% (24)	4.8%
$50,000-$74,999	4.1% (18)	4.0%
$35,000-$49,999	2.1% (9)	2.2%
$15,000-$34,999	5.5% (24)	5.7%
<$15,000	14.3% (62)	19.9%

0% 5% 10% 15% 20% 25% 30% 35%

High-Net-Worth ($500,000+): 17.7% of Bradford HHs (77) vs. 24.2% in Gibson County
Middle & Upper-Middle ($150,000 - $499,999): 39.8% of Bradford HHs (173) vs. 32.3% in Gibson County

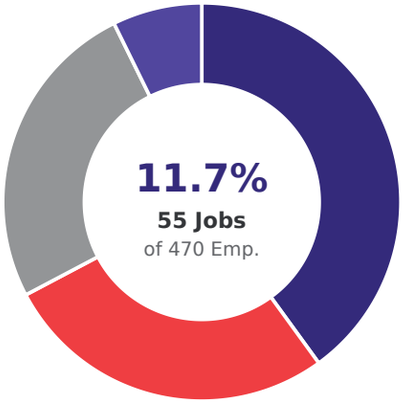
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Services Occupations (2026 Esri)

11.7% (55 Jobs) | Gibson Co: 14.0%

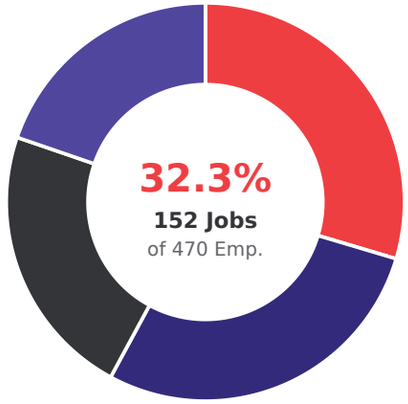


- **Healthcare Support**
  4.7% of Total Emp (40.0% of Sector) | 22 jobs
- **Food Preparation & Serving**
  3.2% of Total Emp (27.3% of Sector) | 15 jobs
- **Building & Grounds Maint.**
  3.0% of Total Emp (25.5% of Sector) | 14 jobs
- **Personal Care & Service**
  0.9% of Total Emp (7.3% of Sector) | 4 jobs
- **Protective Service**
  0.0% of Total Emp (0.0% of Sector) | 0 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Healthcare Support	22	40.0%	4.7%	2.8%
Food Preparation & Serving	15	27.3%	3.2%	6.1%
Building & Grounds Maint.	14	25.5%	3.0%	2.9%
Personal Care & Service	4	7.3%	0.9%	0.8%
Protective Service	0	0.0%	0.0%	1.3%

Blue Collar Occupations (2026 Esri)

32.3% (152 Jobs) | Gibson Co: 32.1%



- **Production**
  9.6% of Total Emp (29.6% of Sector) | 45 jobs
- **Installation/Maint/Repair**
  9.1% of Total Emp (28.3% of Sector) | 43 jobs
- **Transportation & Moving**
  7.2% of Total Emp (22.4% of Sector) | 34 jobs
- **Construction & Extraction**
  6.4% of Total Emp (19.7% of Sector) | 30 jobs
- **Farming, Fishing & Forestry**
  0.0% of Total Emp (0.0% of Sector) | 0 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Production	45	29.6%	9.6%	10.7%
Installation/Maint/Repair	43	28.3%	9.1%	4.4%
Transportation & Moving	34	22.4%	7.2%	10.9%
Construction & Extraction	30	19.7%	6.4%	5.2%
Farming, Fishing & Forestry	0	0.0%	0.0%	0.9%

2026 Employed Population 16+ by Industry (NAICS) & Daytime Workforce

Employed: 470 | Unemployment (Esri 2026 est.): Esri estimate not reliable (labor force 470) (County: 5.1%)

- **Services (Health, Ed, Prof, Food, Other)** — 40.6% (191) | Cty 41.5%
- **Manufacturing** — 21.9% (103) | Cty 18.2%
- **Retail Trade** — 14.0% (66) | Cty 11.4%
- **Transportation/Warehousing/Utilities** — 10.2% (48) | Cty 7.0%
- **Construction** — 5.5% (26) | Cty 7.4%
- **Finance/Insurance/Real Estate** — 4.5% (21) | Cty 5.0%
- **Wholesale Trade** — 1.7% (8) | Cty 2.8%
- **Information** — 1.0% (5) | Cty 2.0%
- **Agriculture/Forestry/Fishing/Mining** — 0.6% (3) | Cty 2.2%
- **Public Administration** — 0.0% (0) | Cty 2.6%

DAYTIME POPULATION & COMMUTE

Total Daytime Pop (2026):	957	Cty: 45,173
Daytime Workers:	413 (43.2%)	Balanced Hub
Daytime Residents:	544 (56.8%)	Cty: 63.6%
Daytime / Resident Ratio:	0.97x	Balanced Flow
Worked at Home (ACS):	16 (2.9%)	Cty: 1,163 (5.3%)
Drove Alone to Work:	437 (78.2%)	Cty: 18,131 (83.2%)
Carpooled to Work:	55 (9.8%)	Cty: 2,063 (9.5%)
Mean Travel Time (Min):	24.2 min	Cty: 26.1 min

Travel time source: ACS 2020-2024 (B08013/B08301)

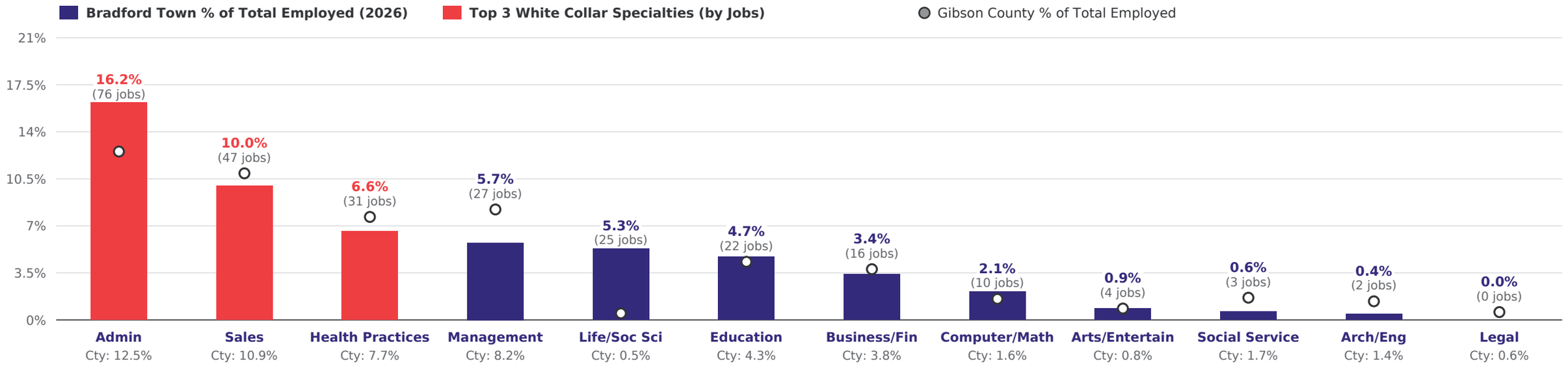
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White Collar Occupations (2026 Esri) - 56.0% of Employed Workforce (263 of 470 Jobs)

Gibson County White Collar Benchmark: 54.0% (12,304 of 22,804 Jobs)



Comprehensive Community Profile Table (2010, 2020, 2026 & 2031 Forecast)

Bradford Town (4707860) vs. Gibson County (47053) | Esri 2026 & U.S. Census / ACS 2020-2024

Demographic & Economic Metric	2010	2020	2026 Est.	2031 Proj.	Gibson Co '26
Total Population	1,060	1,001	**990**	**984**	**51,389**
Household Population	-	1,001	**990**	-	50,538
Group Quarters Population	-	0	**0**	-	851
Median Age (Years)	39.8	40.3	**43.3**	**43.3**	**41.8**
Total Households	436	425	**435**	**438**	**20,871**
Average Household Size	2.43	2.36	**2.28**	2.25	2.42
Families	-	-	**275**	279	13,482
Average Family Size	-	-	**2.95**	2.89	3.04
Total Housing Units	485	464	**475**	**478**	**23,175**
Owner Occupied Housing Units	346	314	**326**	331	14,358
Renter Occupied Housing Units	90	111	**109**	107	6,513
Vacant Housing Units	49	39	**40**	40	2,304
Median Household Income	-	-	**$60,522**	**$63,887**	**$63,561**
Average Household Income	-	-	**$65,578**	-	$79,290
Per Capita Income	-	-	**$28,815**	$33,187	$32,340
Median Disposable Income	-	-	**$45,949**	-	$53,390
Median Home Value	-	-	**$161,538**	**$237,188**	**$204,911**
Average Home Value	-	-	**$183,290**	-	$237,650

2026 Race, Diversity, Indices & ACS Profile	Bradford 2026	Bradford 2031	Gibson Co '26
White Alone (% of Population)	**90.9% (900)**	89.6%	**75.3% (38,674)**
Black / African American Alone	**4.6% (46)**	5.2%	17.4% (8,957)
American Indian / Alaska Native	**0.1% (1)**	0.2%	0.3% (140)
Asian & Pacific Islander Alone	**0.3% (3)**	0.1%	0.6% (331)
Some Other Race Alone	**0.6% (6)**	0.7%	1.9% (964)
Two or More Races	**3.4% (34)**	4.2%	4.5% (2,323)
Hispanic Origin (Any Race)	**1.5% (15)**	1.6%	**3.5% (1,797)**
Esri Diversity Index (0-100)	**19.5**	-	**44.1**
Housing Affordability Index (US=100)	**143**	-	**119**
Percent of Income for Mortgage	**15.7%**	-	19.0%
Esri Wealth Index (US=100)	**42**	-	55
Bachelor's Degree or Higher (Pop 25+)	**17.4% (122)**	-	**22.3% (7,909)**
High School Graduate / GED or Higher	**90.5% (635)**	-	90.4% (32,118)
Median Gross Rent (ACS 2020-2024)	**$740 / mo**	-	**$819 / mo**
Owner HUs with a Mortgage (ACS)	**46.1% (170)**	-	54.6% (7,645)
Households w/ Broadband Internet (ACS)	**69.8% (369)**	-	71.1% (14,479)
Households Below Poverty Level (ACS)	**19.8% (105)**	-	15.3% (3,121)
Land Area (2024 Gazetteer)	**1.77 sq mi**	-	603 sq mi