COMMUNITY PROFILE: DYER CITY, TN

Dyer City, TN (FIPS: 4722180) | 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

2,235	**-0.63%**	**2.43**	**37.3**	**41.9**	**$56,096**
Population Total	Pop Growth (Ann.)	Average HH Size	Diversity Index	Median Age	Median HH Income
Gibson Co: 51,389	2020-26 | '26-31: -0.13%	890 Households (2026)	Gibson Co: 44.1	Gibson Co: 41.8	Gibson Co: $63,561

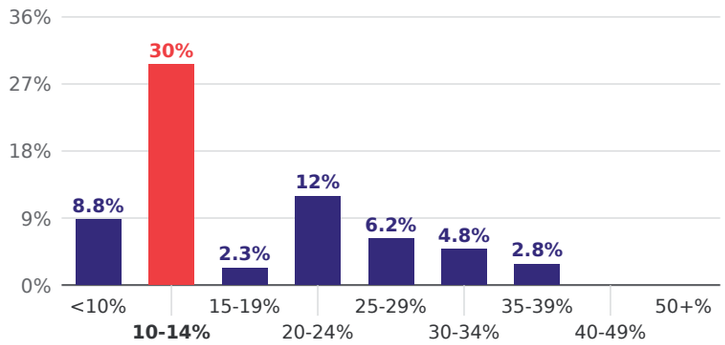
$159,593	**$114,255**	**19.7%**	**57.3%**	**22.9%**
Median Home Value	Median Net Worth	Age <18 (Youth)	Age 18-64 (Workforce)	Age 65+ (Senior)
2031 Forecast: $433,190	Average: $436,718	441 Residents (<18)	1,281 Residents (18-64)	513 Residents (65+)

EMPLOYED WORKFORCE (975)

17.3%	**42.1%**	**40.6%**
Services	**Blue Collar**	**White Collar**
169 workers	410 workers	396 workers
County: 14.0%	**County: 32.1%**	**County: 54.0%**

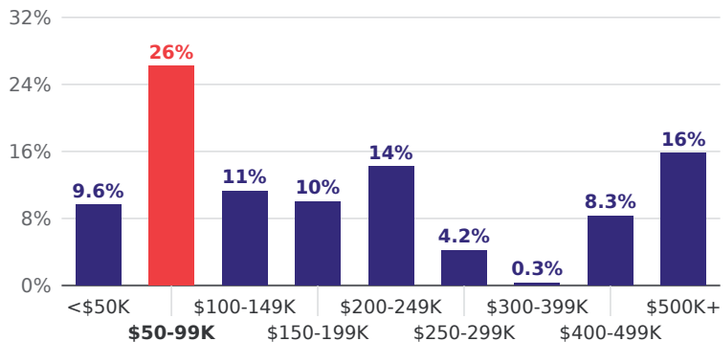
Mortgage as Percent of Salary

ACS Owner HUs



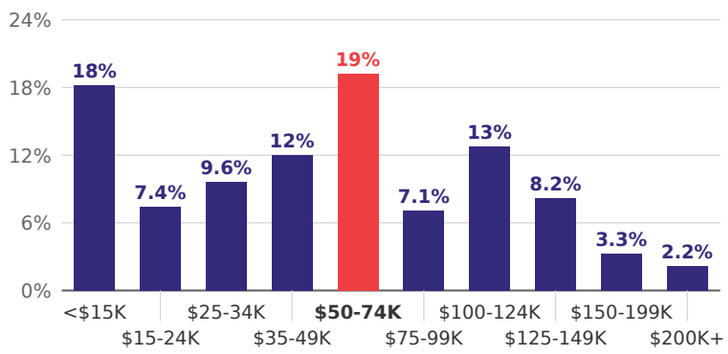
Home Value (2026 Esri)

Med: $159,593



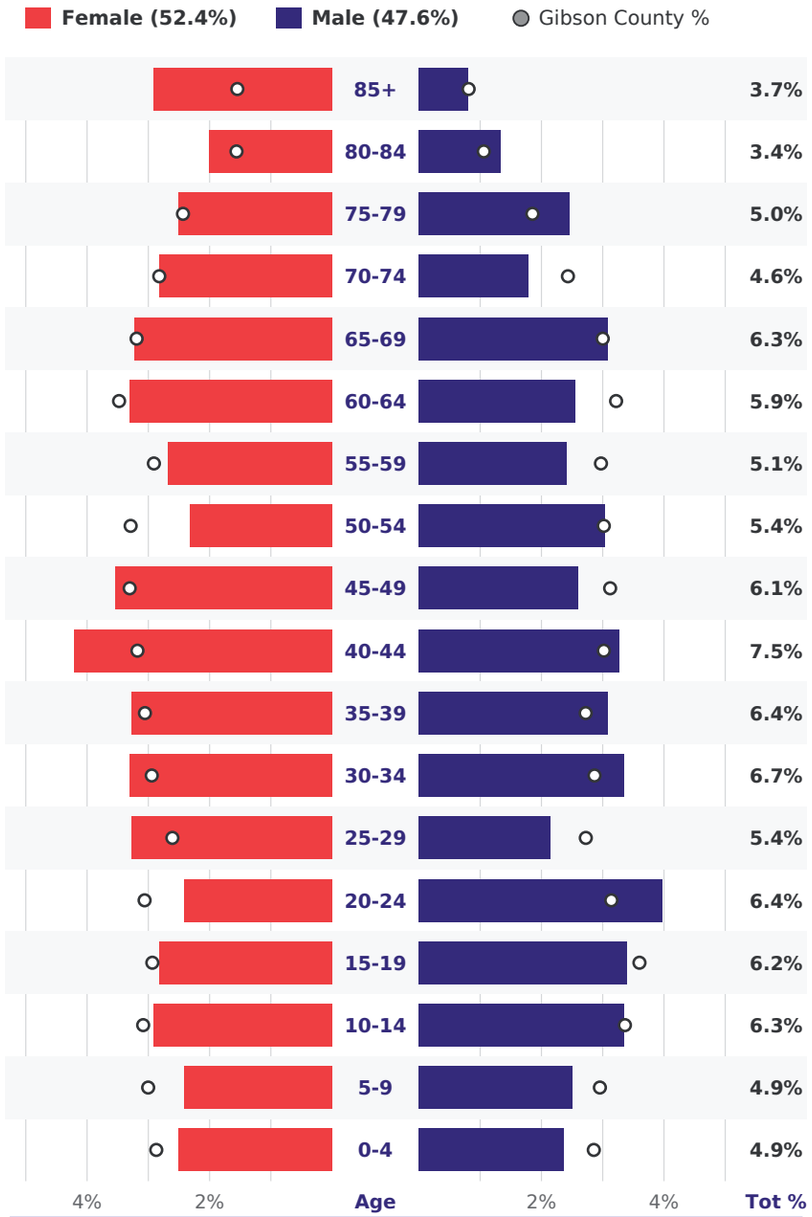
Household Income (2026 Esri)

Med: $56,096



Age Profile: 5 Year Increments (2026)

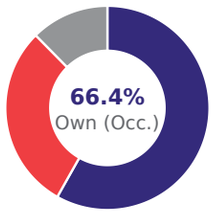
Median Age: 41.9



Largest: Females 40-44 (4.2% of Pop) | Med Age M: 39.3 | F: 43.9

Home Ownership (2026)

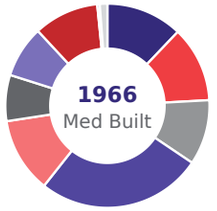
1,016 Total Units



Owner Occupied	58.2%
Renter Occupied	29.4%
Vacant Housing	12.4%

Housing: Year Built

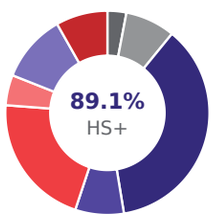
Med Year: 1966



<1939: 12.1%	1980-89: 7.3%
1940-49: 12.0%	1990-99: 8.2%
1950-59: 10.3%	2000-09: 10.3%
1960-69: 26.2%	2010-19: 0.4%
1970-79: 11.9%	2020+: 1.2%

Educational Attainment

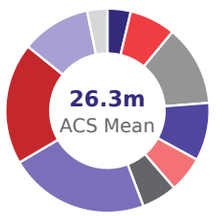
Pop 25+: 1,594



<9th Grade: 3.0%	Some College: 21.1%
No Diploma: 7.9%	Assoc Degree: 4.8%
HS Diploma: 36.5%	Bach Degree: 10.8%
GED: 7.7%	Grad Degree: 8.2%

Commute Time

Mean 26.3 Min | ACS 2020-2024 (B08013/B08301)



<5 min: 3.7%	25-29 min: 5.6%
5-9 min: 7.3%	30-34 min: 22.3%
10-14 min: 12.8%	35-39 min: 19.3%
15-19 min: 9.2%	40-59 min: 11.0%
20-24 min: 5.7%	60+ min: 3.2%

COMMUNITY PROFILE: DYER CITY, TN

Dyer City, TN (FIPS: 4722180) | Geography: Place | Benchmark: Gibson County, TN (FIPS: 47053)

Published by WTIA
Intellisite / Esri Business Analyst (2026) & U.S. Census

Age Pyramid (2026 Esri Demographics)

Total Pop: 2,235 | Median Age: 41.9

Dyer Males (1,063 | 47.6%) **Dyer Females (1,172 | 52.4%)** Gibson Co. %

M#	Age Group	F# / Tot%
18	85+	65 (3.7%)
30	80-84	45 (3.4%)
55	75-79	56 (5.0%)
40	70-74	63 (4.6%)
69	65-69	72 (6.3%)
57	60-64	74 (5.9%)
54	55-59	60 (5.1%)
68	50-54	52 (5.4%)
58	45-49	79 (6.1%)
73	40-44	94 (7.5%)
69	35-39	73 (6.4%)
75	30-34	74 (6.7%)
48	25-29	73 (5.4%)
89	20-24	54 (6.4%)
76	15-19	63 (6.2%)
75	10-14	65 (6.3%)
56	5-9	54 (4.9%)
53	0-4	56 (4.9%)

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

The largest group:
2026 Females Age 40 - 44
94 residents (4.2% of Pop | 8.0% of Females)

The smallest group:
2026 Males Age 85+
18 residents (0.8% of Pop | 1.7% of Males)

Net Worth (%) - 2026 Household Wealth Distribution

890 Households

$114,255	$436,718	42
Median Net Worth	**Average Net Worth**	**Esri Wealth Index**
Gibson Co: $198,075	Gibson Co: $630,583	Gibson Co: 55 (US=100)

Dyer City % of Households (2026) **Gibson County Benchmark (%)**

	Dyer City % of Households (2026)	Gibson County Benchmark (%)	Dyer | Cty
$1,000,000+	7.2% (64)	10.8%	
$500,000-$999,999	10.9% (97)	13.4%	
$250,000-$499,999	18.3% (163)	20.9%	
$150,000-$249,999	9.1% (81)	11.5%	
$100,000-$149,999	6.9% (61)	6.8%	
$75,000-$99,999	6.4% (57)	4.8%	
$50,000-$74,999	2.6% (23)	4.0%	
$35,000-$49,999	1.0% (9)	2.2%	
$15,000-$34,999	6.9% (61)	5.7%	
<$15,000	30.8% (274)	19.9%	

0% 5% 10% 15% 20% 25% 30% 35% 40%

High-Net-Worth ($500,000+): 18.1% of Dyer HHs (161) vs. 24.2% in Gibson County
Middle & Upper-Middle ($150,000 - $499,999): 27.4% of Dyer HHs (244) vs. 32.3% in Gibson County

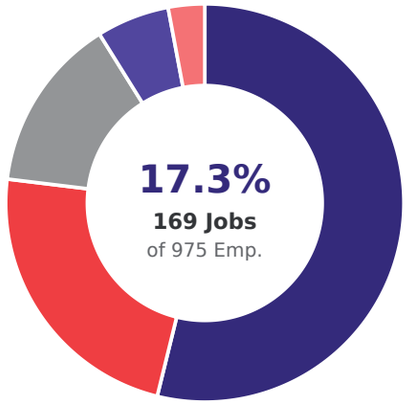
COMMUNITY PROFILE: DYER CITY, TN

Dyer City, TN (FIPS: 4722180) | Geography: Place | Benchmark: Gibson County, TN (FIPS: 47053)

Published by WTIA
Intellisite / Esri Business Analyst (2026) & U.S. Census

Services Occupations (2026 Esri)

17.3% (169 Jobs) | Gibson Co: 14.0%

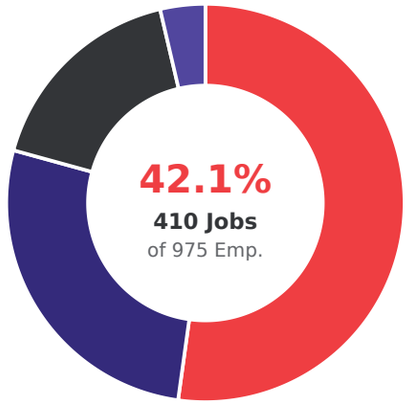


- **Food Preparation & Serving**
  9.3% of Total Emp (53.8% of Sector) | 91 jobs
- **Healthcare Support**
  4.0% of Total Emp (23.1% of Sector) | 39 jobs
- **Building & Grounds Maint.**
  2.5% of Total Emp (14.2% of Sector) | 24 jobs
- **Protective Service**
  1.0% of Total Emp (5.9% of Sector) | 10 jobs
- **Personal Care & Service**
  0.5% of Total Emp (3.0% of Sector) | 5 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Food Preparation & Serving	91	53.8%	9.3%	6.1%
Healthcare Support	39	23.1%	4.0%	2.8%
Building & Grounds Maint.	24	14.2%	2.5%	2.9%
Protective Service	10	5.9%	1.0%	1.3%
Personal Care & Service	5	3.0%	0.5%	0.8%

Blue Collar Occupations (2026 Esri)

42.1% (410 Jobs) | Gibson Co: 32.1%



- **Transportation & Moving**
  21.9% of Total Emp (52.2% of Sector) | 214 jobs
- **Production**
  11.4% of Total Emp (27.1% of Sector) | 111 jobs
- **Construction & Extraction**
  7.2% of Total Emp (17.1% of Sector) | 70 jobs
- **Installation/Maint/Repair**
  1.5% of Total Emp (3.7% of Sector) | 15 jobs
- **Farming, Fishing & Forestry**
  0.0% of Total Emp (0.0% of Sector) | 0 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Transportation & Moving	214	52.2%	21.9%	10.9%
Production	111	27.1%	11.4%	10.7%
Construction & Extraction	70	17.1%	7.2%	5.2%
Installation/Maint/Repair	15	3.7%	1.5%	4.4%
Farming, Fishing & Forestry	0	0.0%	0.0%	0.9%

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

Civilian Labor Force: 992 | Employed: 975 (98.3%) | Unemployment (Esri 2026 est.): 1.7% (County: 5.1%)

- **Services (Health, Ed, Prof, Food, Other)** — 39.8% (388) | Cty 41.5%
- **Manufacturing** — 20.8% (203) | Cty 18.2%
- **Retail Trade** — 10.5% (102) | Cty 11.4%
- **Wholesale Trade** — 8.9% (87) | Cty 2.8%
- **Construction** — 5.8% (57) | Cty 7.4%
- **Transportation/Warehousing/Utilities** — 4.6% (45) | Cty 7.0%
- **Public Administration** — 3.3% (32) | Cty 2.6%
- **Information** — 3.0% (29) | Cty 2.0%
- **Agriculture/Forestry/Fishing/Mining** — 1.7% (17) | Cty 2.2%
- **Finance/Insurance/Real Estate** — 1.7% (17) | Cty 5.0%

DAYTIME POPULATION & COMMUTE

Total Daytime Pop (2026):	2,153	Cty: 45,173
Daytime Workers:	843 (39.2%)	Balanced Hub
Daytime Residents:	1,310 (60.8%)	Cty: 63.6%
Daytime / Resident Ratio:	0.96x	Balanced Flow
Worked at Home (ACS):	0 (0.0%)	Cty: 1,163 (5.3%)
Drove Alone to Work:	718 (82.0%)	Cty: 18,131 (83.2%)
Carpooled to Work:	135 (15.4%)	Cty: 2,063 (9.5%)
Mean Travel Time (Min):	26.3 min	Cty: 26.1 min

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

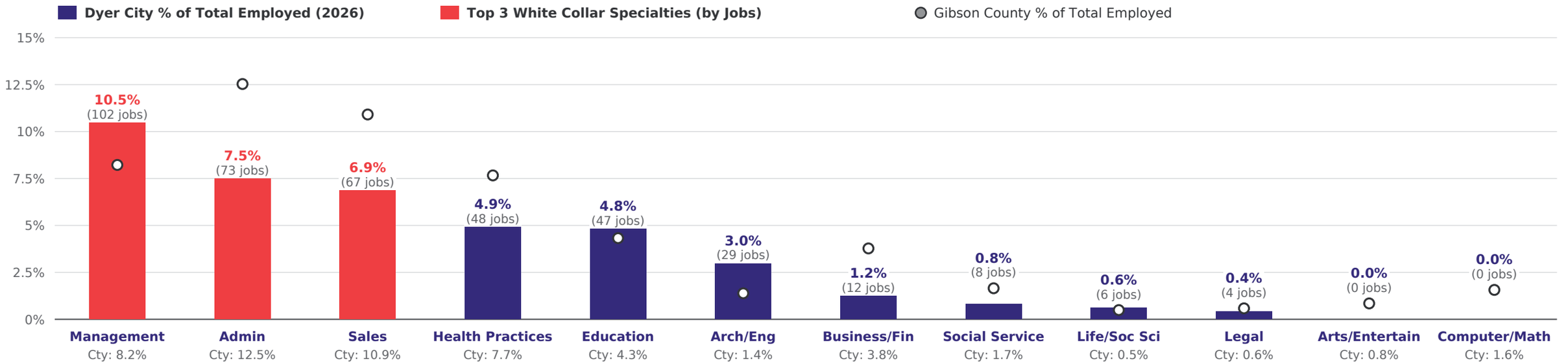
COMMUNITY PROFILE: DYER CITY, TN

Dyer City, TN (FIPS: 4722180) | Geography: Place | Benchmark: Gibson County, TN (FIPS: 47053)

Published by WTIA
Intellisite / Esri Business Analyst (2026) & U.S. Census

White Collar Occupations (2026 Esri) - 40.6% of Employed Workforce (396 of 975 Jobs)

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



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

Dyer City (4722180) vs. Gibson County (47053) | Esri 2026 & U.S. Census / ACS 2020-2024

Demographic & Economic Metric	2010	2020	2026 Est.	2031 Proj.	County '26
Total Population	2,360	2,321	**2,235**	**2,220**	**51,389**
Household Population	-	2,241	**2,163**	-	50,538
Group Quarters Population	-	80	**72**	-	851
Median Age (Years)	39.8	39.6	**41.9**	**42.7**	**41.8**
Total Households	910	883	**890**	**894**	**20,871**
Average Household Size	2.47	2.54	**2.43**	2.40	2.42
Families	-	-	**614**	612	13,482
Average Family Size	-	-	**2.91**	2.87	3.04
Total Housing Units	1,044	998	**1,016**	**1,021**	**23,175**
Owner Occupied Housing Units	619	587	**591**	597	14,358
Renter Occupied Housing Units	291	296	**299**	297	6,513
Vacant Housing Units	134	115	**126**	127	2,304
Median Household Income	-	-	**$56,096**	**$66,027**	**$63,561**
Average Household Income	-	-	**$64,660**	-	$79,290
Per Capita Income	-	-	**$25,873**	$30,446	$32,340
Median Disposable Income	-	-	**$43,680**	-	$53,390
Median Home Value	-	-	**$159,593**	**$433,190**	**$204,911**
Average Home Value	-	-	**$237,022**	-	$237,650

2026 Race, Diversity, Indices & ACS Profile	Dyer 2026	Dyer 2031	Gibson '26
White Alone (% of Population)	**79.9% (1,785)**	78.3%	**75.3% (38,674)**
Black / African American Alone	**14.5% (324)**	15.8%	17.4% (8,957)
American Indian / Alaska Native	**0.0% (1)**	0.2%	0.3% (140)
Asian & Pacific Islander Alone	**0.2% (5)**	0.3%	0.6% (331)
Some Other Race Alone	**0.9% (19)**	0.7%	1.9% (964)
Two or More Races	**4.5% (101)**	4.8%	4.5% (2,323)
Hispanic Origin (Any Race)	**2.6% (59)**	2.7%	**3.5% (1,797)**
Esri Diversity Index (0-100)	**37.3**	-	**44.1**
Housing Affordability Index (US=100)	**133**	-	**119**
Percent of Income for Mortgage	**16.7%**	-	19.0%
Esri Wealth Index (US=100)	**42**	-	55
Bachelor's Degree or Higher (Pop 25+)	**19.0% (303)**	-	**22.3% (7,909)**
High School Graduate / GED or Higher	**89.1% (1,420)**	-	90.4% (32,118)
Median Gross Rent (ACS 2020-2024)	**$771 / mo**	-	**$819 / mo**
Owner HUs with a Mortgage (ACS)	**66.4% (384)**	-	54.6% (7,645)
Households w/ Broadband Internet (ACS)	**63.2% (552)**	-	71.1% (14,479)
Households Below Poverty Level (ACS)	**17.4% (152)**	-	15.3% (3,121)
Land Area (2024 Gazetteer)	**2.86 sq mi**	-	603 sq mi