WTIA Community Profile (Esri 2026)

COMMUNITY PROFILE: GIBSON TOWN, TN

Gibson Town, TN (FIPS: 4729020) | 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

WEST TENNESSEE INDUSTRIAL ASSOCIATION — Work

373	**0.32%**	**2.47**	**25.2**	**39.9**	**$61,539**
Population Total	Pop Growth (Ann.)	Average HH Size	Diversity Index	Median Age	Median HH Income
Gibson Co: 51,389	2020-26 | '26-31: 0.00%	151 Households (2026)	Gibson Co: 44.1	Gibson Co: 41.8	Gibson Co: $63,561

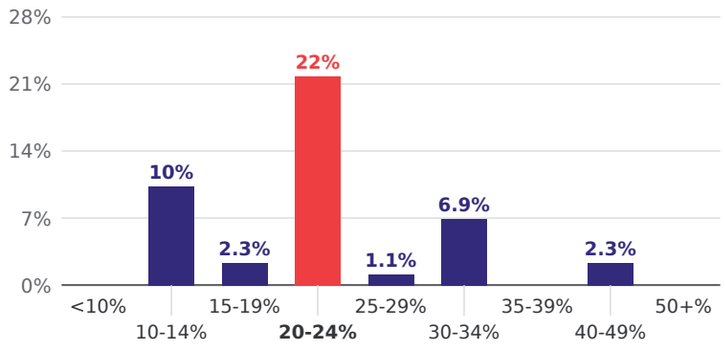
$191,667	**$185,519**	**19.8%**	**68.9%**	**11.3%**
Median Home Value	Median Net Worth	Age <18 (Youth)	Age 18-64 (Workforce)	Age 65+ (Senior)
2031 Forecast: $334,375	Average: $695,801	74 Residents (<18)	257 Residents (18-64)	42 Residents (65+)

EMPLOYED WORKFORCE (191)

Services	Blue Collar	White Collar
15.2%	25.7%	59.2%
29 workers	49 workers	113 workers
County: 14.0%	County: 32.1%	County: 54.0%

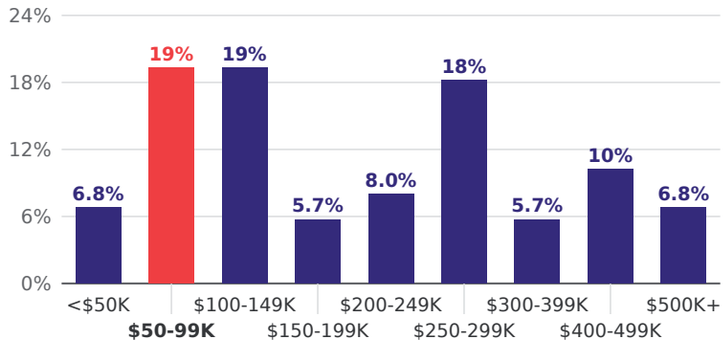
Mortgage as Percent of Salary

ACS Owner HUs



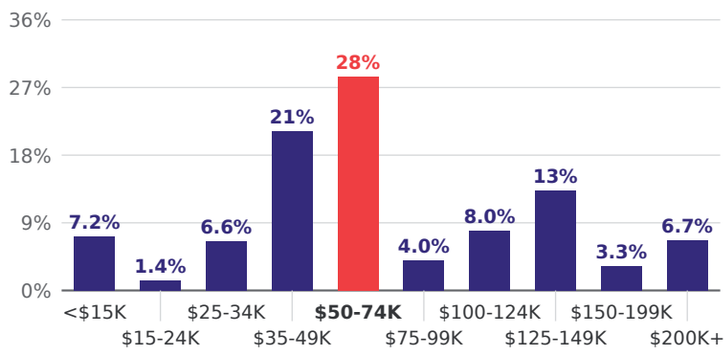
Home Value (2026 Esri)

Med: $191,667



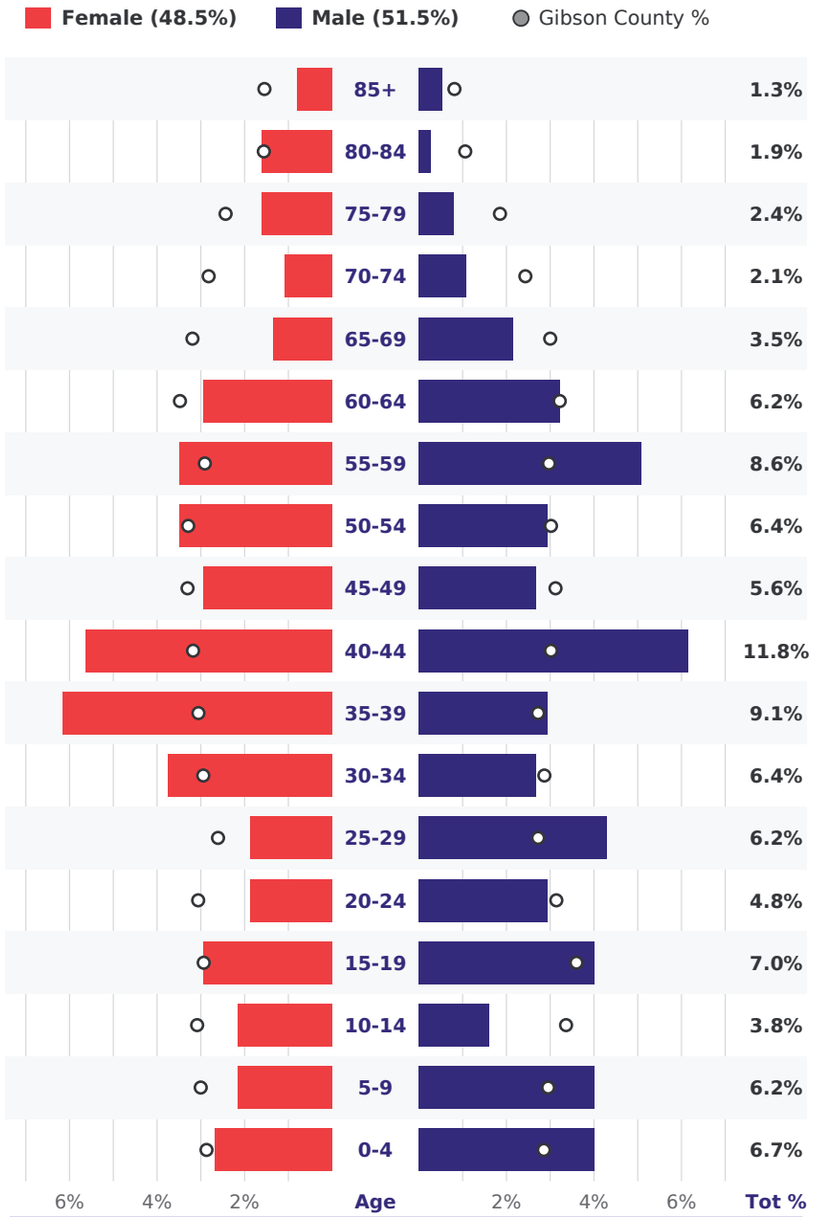
Household Income (2026 Esri)

Med: $61,539



Age Profile: 5 Year Increments (2026)

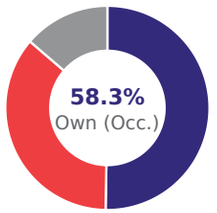
Median Age: 39.9



Largest: Females 35-39 (6.2% of Pop) | Med Age M: 38.6 | F: 40.6

Home Ownership (2026)

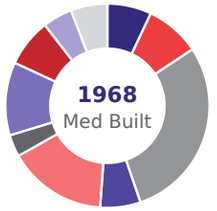
175 Total Units



Owner Occupied	50.3%
Renter Occupied	36.0%
Vacant Housing	13.7%

Housing: Year Built

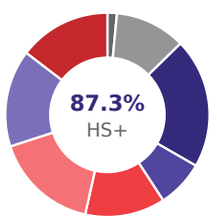
Med Year: 1968



<1939: 7.0%	1980-89: 3.5%
1940-49: 8.7%	1990-99: 11.6%
1950-59: 29.1%	2000-09: 7.6%
1960-69: 6.4%	2010-19: 4.7%
1970-79: 15.7%	2020+: 5.8%

Educational Attainment

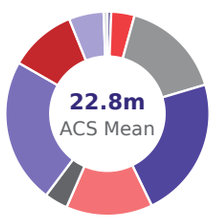
Pop 25+: 267



<9th Grade: 1.5%	Some College: 12.7%
No Diploma: 11.2%	Assoc Degree: 16.5%
HS Diploma: 20.6%	Bach Degree: 15.4%
GED: 7.5%	Grad Degree: 14.6%

Commute Time

Mean 22.8 Min | ACS 2020-2024 (B08013/B08301)



<5 min: 0.6%	25-29 min: 3.7%
5-9 min: 3.7%	30-34 min: 23.0%
10-14 min: 16.1%	35-39 min: 10.6%
15-19 min: 22.4%	40-59 min: 5.5%
20-24 min: 13.7%	60+ min: 0.6%

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Age Pyramid (2026 Esri Demographics)

Total Pop: 373 | Median Age: 39.9

Gibson Males (192 | 51.5%) **Gibson Females (181 | 48.5%)** Gibson Co. %

M#	Age Group	F# / Tot%
2	85+	3 (1.3%)
1	80-84	6 (1.9%)
3	75-79	6 (2.4%)
4	70-74	4 (2.1%)
8	65-69	5 (3.5%)
12	60-64	11 (6.2%)
19	55-59	13 (8.6%)
11	50-54	13 (6.4%)
10	45-49	11 (5.6%)
23	40-44	21 (11.8%)
11	35-39	23 (9.1%)
10	30-34	14 (6.4%)
16	25-29	7 (6.2%)
11	20-24	7 (4.8%)
15	15-19	11 (7.0%)
6	10-14	8 (3.8%)
15	5-9	8 (6.2%)
15	0-4	10 (6.7%)

6% 4% 2% 2% 4% 6%

The largest group:
2026 Females Age 35 - 39
23 residents (6.2% of Pop | 12.7% of Females)

The smallest group:
2026 Males Age 80 - 84
1 residents (0.3% of Pop | 0.5% of Males)

Net Worth (%) - 2026 Household Wealth Distribution

151 Households

$185,519	$695,801	59
Median Net Worth	**Average Net Worth**	**Esri Wealth Index**
Gibson Co: $198,075	Gibson Co: $630,583	Gibson Co: 55 (US=100)

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

	Gibson	Gibson Co
$1,000,000+	10.6% (16)	10.8%
$500,000-$999,999	10.6% (16)	13.4%
$250,000-$499,999	21.9% (33)	20.9%
$150,000-$249,999	12.6% (19)	11.5%
$100,000-$149,999	9.9% (15)	6.8%
$75,000-$99,999	5.3% (8)	4.8%
$50,000-$74,999	4.6% (7)	4.0%
$35,000-$49,999	4.6% (7)	2.2%
$15,000-$34,999	5.3% (8)	5.7%
<$15,000	14.6% (22)	19.9%

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

High-Net-Worth ($500,000+): 21.2% of Gibson HHs (32) vs. 24.2% in Gibson County
Middle & Upper-Middle ($150,000 - $499,999): 34.4% of Gibson HHs (52) vs. 32.3% in Gibson County

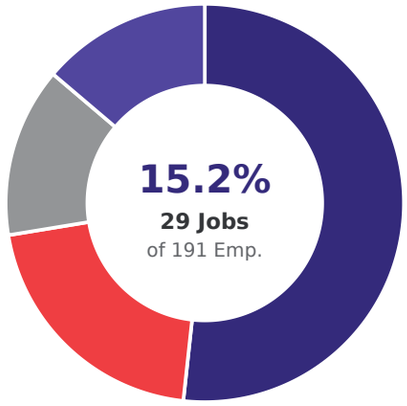
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Services Occupations (2026 Esri)

15.2% (29 Jobs) | Gibson Co: 14.0%

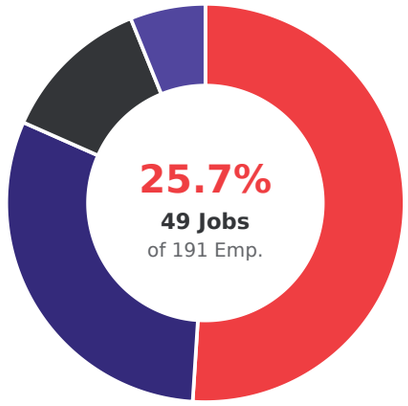


- **Healthcare Support**
  7.9% of Total Emp (51.7% of Sector) | 15 jobs
- **Building & Grounds Maint.**
  3.1% of Total Emp (20.7% of Sector) | 6 jobs
- **Food Preparation & Serving**
  2.1% of Total Emp (13.8% of Sector) | 4 jobs
- **Personal Care & Service**
  2.1% of Total Emp (13.8% of Sector) | 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	15	51.7%	7.9%	2.8%
Building & Grounds Maint.	6	20.7%	3.1%	2.9%
Food Preparation & Serving	4	13.8%	2.1%	6.1%
Personal Care & Service	4	13.8%	2.1%	0.8%
Protective Service	0	0.0%	0.0%	1.3%

Blue Collar Occupations (2026 Esri)

25.7% (49 Jobs) | Gibson Co: 32.1%



- **Transportation & Moving**
  13.1% of Total Emp (51.0% of Sector) | 25 jobs
- **Production**
  7.9% of Total Emp (30.6% of Sector) | 15 jobs
- **Construction & Extraction**
  3.1% of Total Emp (12.2% of Sector) | 6 jobs
- **Installation/Maint/Repair**
  1.6% of Total Emp (6.1% of Sector) | 3 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	25	51.0%	13.1%	10.9%
Production	15	30.6%	7.9%	10.7%
Construction & Extraction	6	12.2%	3.1%	5.2%
Installation/Maint/Repair	3	6.1%	1.6%	4.4%
Farming, Fishing & Forestry	0	0.0%	0.0%	0.9%

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

Employed: 191 | Unemployment (Esri 2026 est.): Small sample (labor force 211) (County: 5.1%)

- **Services (Health, Ed, Prof, Food, Other)** — 46.1% (88) | Cty 41.5%
- **Transportation/Warehousing/Utilities** — 15.2% (29) | Cty 7.0%
- **Manufacturing** — 14.1% (27) | Cty 18.2%
- **Construction** — 6.3% (12) | Cty 7.4%
- **Public Administration** — 6.3% (12) | Cty 2.6%
- **Wholesale Trade** — 4.2% (8) | Cty 2.8%
- **Information** — 3.0% (6) | Cty 2.0%
- **Finance/Insurance/Real Estate** — 2.6% (5) | Cty 5.0%
- **Retail Trade** — 2.6% (5) | Cty 11.4%
- **Agriculture/Forestry/Fishing/Mining** — 0.0% (0) | Cty 2.2%

DAYTIME POPULATION & COMMUTE

Total Daytime Pop (2026):	290	Cty: 45,173
Daytime Workers:	87 (30.0%)	Net Outflow
Daytime Residents:	203 (70.0%)	Cty: 63.6%
Daytime / Resident Ratio:	0.78x	Commuter Town
Worked at Home (ACS):	34 (17.4%)	Cty: 1,163 (5.3%)
Drove Alone to Work:	149 (76.4%)	Cty: 18,131 (83.2%)
Carpooled to Work:	12 (6.2%)	Cty: 2,063 (9.5%)
Mean Travel Time (Min):	22.8 min	Cty: 26.1 min

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

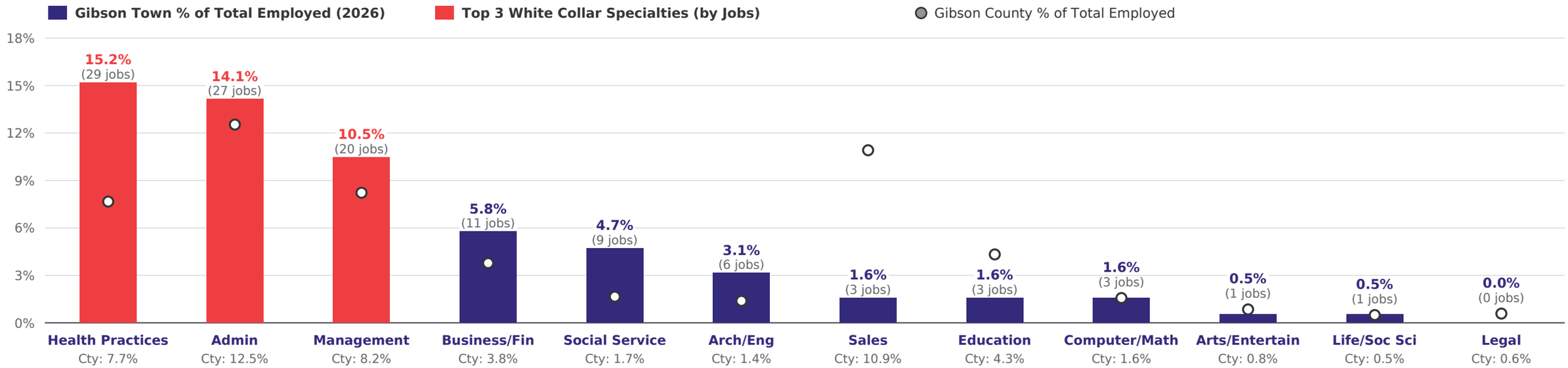
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White Collar Occupations (2026 Esri) - 59.2% of Employed Workforce (113 of 191 Jobs)

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



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

Gibson Town (4729020) 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	456	366	**373**	**373**	**51,389**
Household Population	-	366	**373**	-	50,538
Group Quarters Population	-	0	**0**	-	851
Median Age (Years)	37.1	41.0	**39.9**	**41.3**	**41.8**
Total Households	168	152	**151**	**152**	**20,871**
Average Household Size	2.71	2.41	**2.47**	2.45	2.42
Families	-	-	**106**	103	13,482
Average Family Size	-	-	**2.73**	2.81	3.04
Total Housing Units	195	172	**175**	**176**	**23,175**
Owner Occupied Housing Units	114	79	**88**	99	14,358
Renter Occupied Housing Units	54	73	**63**	53	6,513
Vacant Housing Units	27	20	**24**	24	2,304
Median Household Income	-	-	**$61,539**	**$68,422**	**$63,561**
Average Household Income	-	-	**$82,619**	-	$79,290
Per Capita Income	-	-	**$33,446**	$37,862	$32,340
Median Disposable Income	-	-	**$52,689**	-	$53,390
Median Home Value	-	-	**$191,667**	**$334,375**	**$204,911**
Average Home Value	-	-	**$248,665**	-	$237,650

2026 Race, Diversity, Indices & ACS Profile	Gibson 2026	Gibson 2031	Gibson Co '26
White Alone (% of Population)	**88.7% (331)**	88.2%	**75.3% (38,674)**
Black / African American Alone	**6.2% (23)**	5.4%	17.4% (8,957)
American Indian / Alaska Native	**0.0% (0)**	0.3%	0.3% (140)
Asian & Pacific Islander Alone	**0.8% (3)**	0.8%	0.6% (331)
Some Other Race Alone	**0.3% (1)**	0.8%	1.9% (964)
Two or More Races	**4.0% (15)**	4.6%	4.5% (2,323)
Hispanic Origin (Any Race)	**2.9% (11)**	2.1%	**3.5% (1,797)**
Esri Diversity Index (0-100)	**25.2**	-	**44.1**
Housing Affordability Index (US=100)	**127**	-	**119**
Percent of Income for Mortgage	**18.3%**	-	19.0%
Esri Wealth Index (US=100)	**59**	-	55
Bachelor's Degree or Higher (Pop 25+)	**30.0% (80)**	-	**22.3% (7,909)**
High School Graduate / GED or Higher	**87.3% (233)**	-	90.4% (32,118)
Median Gross Rent (ACS 2020-2024)	**$871 / mo**	-	**$819 / mo**
Owner HUs with a Mortgage (ACS)	**44.8% (39)**	-	54.6% (7,645)
Households w/ Broadband Internet (ACS)	**52.8% (86)**	-	71.1% (14,479)
Households Below Poverty Level (ACS)	**12.9% (21)**	-	15.3% (3,121)
Land Area (2024 Gazetteer)	**0.61 sq mi**	-	603 sq mi