WTIA Community Profile (Esri 2026)

COMMUNITY PROFILE: LEXINGTON CITY, TN

Lexington City, TN (FIPS: 4741980) | Geography: Place | Benchmark: Henderson County, TN (FIPS: 47077)

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

7,891	-0.16%	2.25	44.3	40.7	$53,138
Population Total	**Pop Growth (Ann.)**	**Average HH Size**	**Diversity Index**	**Median Age**	**Median HH Income**
Henderson Co: 27,838	2020-26 | '26-31: 0.00%	3,356 Households (2026)	Henderson Co: 30.7	Henderson Co: 42.9	Henderson Co: $58,731

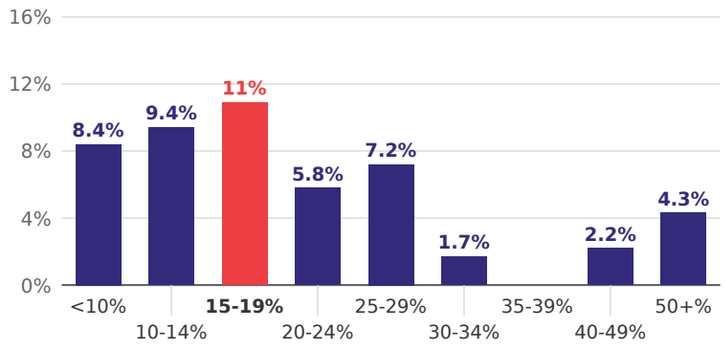
$179,625	$98,662	22.2%	57.2%	20.6%
Median Home Value	**Median Net Worth**	**Age <18 (Youth)**	**Age 18-64 (Workforce)**	**Age 65+ (Senior)**
2031 Forecast: $183,514	Average: $519,555	1,749 Residents (<18)	4,513 Residents (18-64)	1,629 Residents (65+)

EMPLOYED WORKFORCE (3,027)

20.2%	24.8%	55.0%
Services	**Blue Collar**	**White Collar**
611 workers	751 workers	1,665 workers
County: 16.8%	**County: 30.5%**	**County: 52.7%**

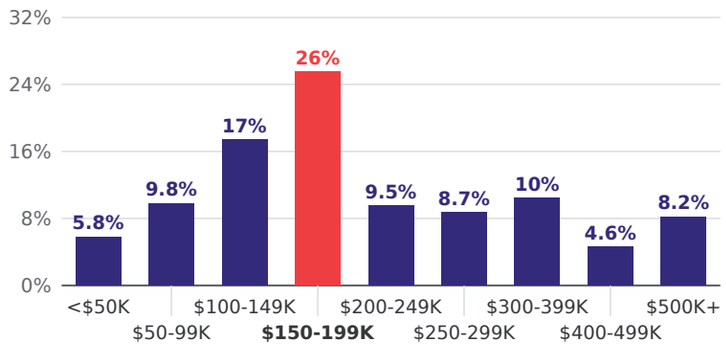
Mortgage as Percent of Salary

ACS Owner HUs



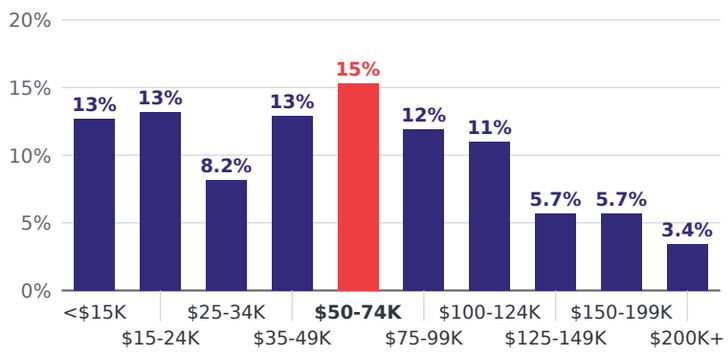
Home Value (2026 Esri)

Med: $179,625



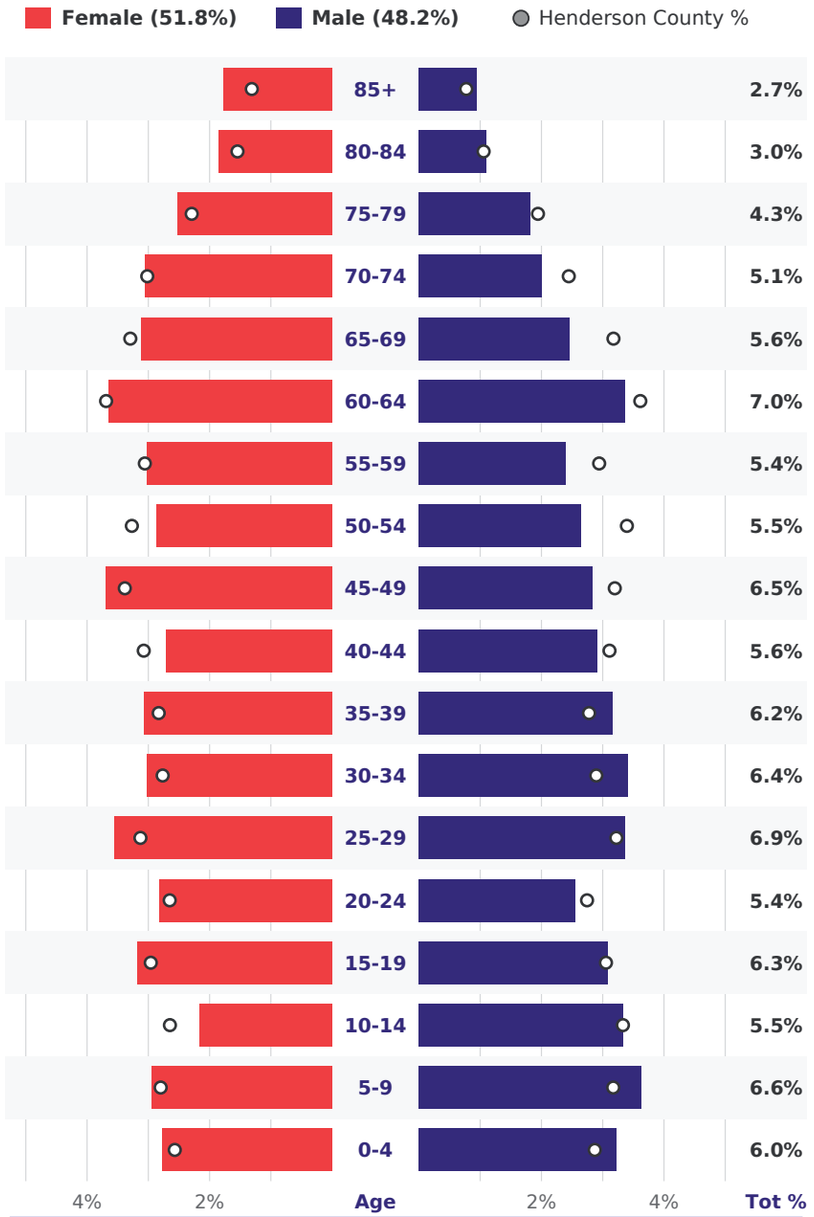
Household Income (2026 Esri)

Med: $53,138



Age Profile: 5 Year Increments (2026)

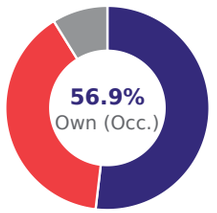
Median Age: 40.7



Largest: Females 45-49 (3.7% of Pop) | Med Age M: 37.4 | F: 44.4

Home Ownership (2026)

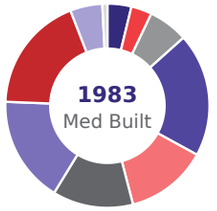
3,680 Total Units



- Owner Occupied: 51.8%
- Renter Occupied: 39.3%
- Vacant Housing: 8.8%

Housing: Year Built

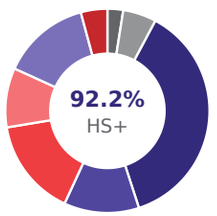
Med Year: 1983



- <1939: 3.8%
- 1940-49: 3.3%
- 1950-59: 6.3%
- 1960-69: 19.6%
- 1970-79: 13.0%
- 1980-89: 12.8%
- 1990-99: 16.9%
- 2000-09: 18.5%
- 2010-19: 5.1%
- 2020+: 0.8%

Educational Attainment

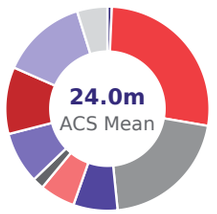
Pop 25+: 5,547



- <9th Grade: 2.5%
- No Diploma: 5.3%
- HS Diploma: 37.2%
- GED: 11.9%
- Some College: 15.5%
- Assoc Degree: 9.4%
- Bach Degree: 14.0%
- Grad Degree: 4.2%

Commute Time

Mean 24.0 Min | ACS 2020-2024 (B08013/B08301)



- <5 min: 0.7%
- 5-9 min: 27.0%
- 10-14 min: 20.7%
- 15-19 min: 7.0%
- 20-24 min: 5.6%
- 25-29 min: 1.8%
- 30-34 min: 8.2%
- 35-39 min: 10.6%
- 40-59 min: 13.6%
- 60+ min: 4.8%

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Age Pyramid (2026 Esri Demographics)

Total Pop: 7,891 | Median Age: 40.7

Lexington Males (3,807 | 48.2%) **Lexington Females (4,084 | 51.8%)** Henderson Co. %

M#	Age Group	F# / Tot%
74	85+	140 (2.7%)
87	80-84	146 (3.0%)
144	75-79	199 (4.3%)
158	70-74	241 (5.1%)
194	65-69	246 (5.6%)
266	60-64	288 (7.0%)
189	55-59	238 (5.4%)
209	50-54	226 (5.5%)
224	45-49	291 (6.5%)
230	40-44	214 (5.6%)
249	35-39	242 (6.2%)
269	30-34	238 (6.4%)
265	25-29	280 (6.9%)
202	20-24	222 (5.4%)
243	15-19	251 (6.3%)
263	10-14	171 (5.5%)
286	5-9	232 (6.6%)
255	0-4	219 (6.0%)

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

The largest group:
2026 Females Age 45 - 49
291 residents (3.7% of Pop | 7.1% of Females)

The smallest group:
2026 Males Age 85+
74 residents (0.9% of Pop | 1.9% of Males)

Net Worth (%) - 2026 Household Wealth Distribution

3,356 Households

$98,662	$519,555	48
Median Net Worth	**Average Net Worth**	**Esri Wealth Index**
Henderson Co: $184,135	Henderson Co: $658,823	Henderson Co: 55 (US=100)

Lexington City % of Households (2026) **Henderson County Benchmark (%)**

	Lexington	Henderson Co
$1,000,000+	9.6% (323)	11.1%
$500,000-$999,999	10.9% (366)	13.6%
$250,000-$499,999	13.8% (463)	18.4%
$150,000-$249,999	8.5% (286)	12.2%
$100,000-$149,999	6.9% (233)	8.2%
$75,000-$99,999	4.6% (156)	5.2%
$50,000-$74,999	4.1% (137)	3.7%
$35,000-$49,999	2.5% (84)	2.2%
$15,000-$34,999	8.2% (275)	6.1%
<$15,000	30.8% (1033)	19.3%

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

High-Net-Worth ($500,000+): 20.5% of Lexington HHs (689) vs. 24.6% in Henderson County
Middle & Upper-Middle ($150,000 - $499,999): 22.3% of Lexington HHs (749) vs. 30.6% in Henderson County

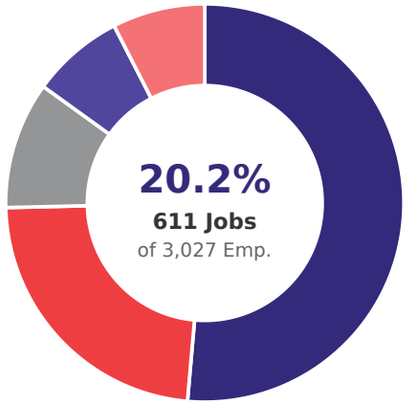
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Services Occupations (2026 Esri)

20.2% (611 Jobs) | Henderson Co: 16.8%

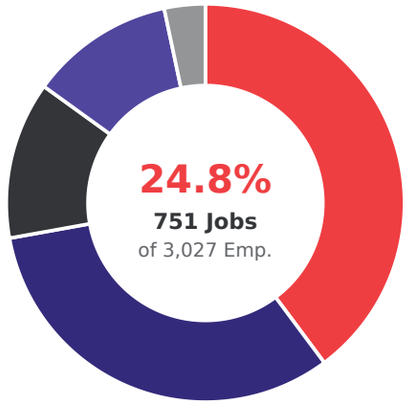


- **Food Preparation & Serving**
  10.4% of Total Emp (51.4% of Sector) | 314 jobs
- **Building & Grounds Maint.**
  4.7% of Total Emp (23.2% of Sector) | 142 jobs
- **Healthcare Support**
  2.1% of Total Emp (10.3% of Sector) | 63 jobs
- **Personal Care & Service**
  1.5% of Total Emp (7.5% of Sector) | 46 jobs
- **Protective Service**
  1.5% of Total Emp (7.5% of Sector) | 46 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Food Preparation & Serving	314	51.4%	10.4%	6.5%
Building & Grounds Maint.	142	23.2%	4.7%	2.6%
Healthcare Support	63	10.3%	2.1%	2.1%
Personal Care & Service	46	7.5%	1.5%	1.5%
Protective Service	46	7.5%	1.5%	4.1%

Blue Collar Occupations (2026 Esri)

24.8% (751 Jobs) | Henderson Co: 30.5%



- **Transportation & Moving**
  9.9% of Total Emp (39.8% of Sector) | 299 jobs
- **Production**
  8.0% of Total Emp (32.4% of Sector) | 243 jobs
- **Installation/Maint/Repair**
  3.2% of Total Emp (12.8% of Sector) | 96 jobs
- **Construction & Extraction**
  2.9% of Total Emp (11.7% of Sector) | 88 jobs
- **Farming, Fishing & Forestry**
  0.8% of Total Emp (3.3% of Sector) | 25 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Transportation & Moving	299	39.8%	9.9%	12.6%
Production	243	32.4%	8.0%	8.1%
Installation/Maint/Repair	96	12.8%	3.2%	4.7%
Construction & Extraction	88	11.7%	2.9%	4.2%
Farming, Fishing & Forestry	25	3.3%	0.8%	0.9%

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

Labor Force: 3,186 | Employed: 3,027 (95.0%) | Unemployment (Esri 2026 est.): 5.0% (County: 4.6%)

- **Services (Health, Ed, Prof, Food, Other)** — 45.0% (1362) | Cty 39.8%
- **Manufacturing** — 16.9% (512) | Cty 15.1%
- **Retail Trade** — 15.8% (478) | Cty 15.0%
- **Transportation/Warehousing/Utilities** — 8.9% (269) | Cty 9.8%
- **Finance/Insurance/Real Estate** — 4.5% (136) | Cty 4.0%
- **Construction** — 4.0% (121) | Cty 6.8%
- **Public Administration** — 1.9% (58) | Cty 4.7%
- **Wholesale Trade** — 1.1% (33) | Cty 1.7%
- **Agriculture/Forestry/Fishing/Mining** — 1.0% (30) | Cty 2.3%
- **Information** — 1.0% (30) | Cty 1.0%

DAYTIME POPULATION & COMMUTE

Total Daytime Pop (2026):	11,261	Cty: 25,682
Daytime Workers:	6,503 (57.7%)	Net Inflow Hub
Daytime Residents:	4,758 (42.3%)	Cty: 65.3%
Daytime / Resident Ratio:	1.43x	Employment Hub
Worked at Home (ACS):	300 (9.4%)	Cty: 1,088 (9.8%)
Drove Alone to Work:	2,713 (85.2%)	Cty: 9,224 (83.0%)
Carpooled to Work:	145 (4.6%)	Cty: 595 (5.4%)
Mean Travel Time (Min):	24.0 min	Cty: 26.9 min

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

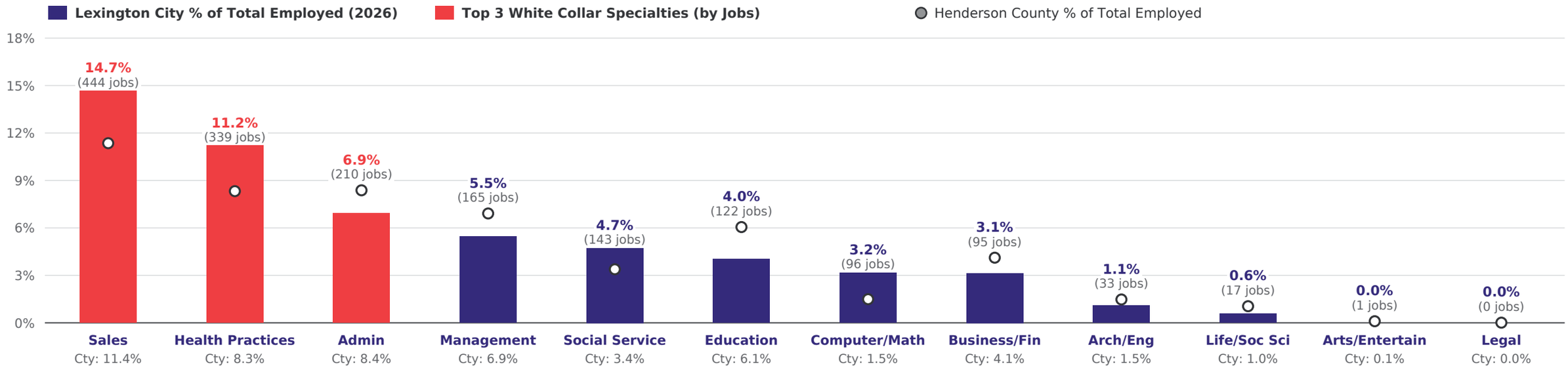
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White Collar Occupations (2026 Esri) - 55.0% of Employed Workforce (1,665 of 3,027 Jobs)

Henderson County White Collar Benchmark: 52.7% (5,819 of 11,052 Jobs)



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

Lexington City (4741980) vs. Henderson County (47077) | Esri 2026 & ACS 2020-2024

Demographic & Economic Metric	2010	2020	2026 Est.	2031 Proj.	County '26
Total Population	7,626	7,966	**7,891**	**7,890**	**27,838**
Household Population	-	7,569	**7,551**	-	27,481
Group Quarters Population	-	397	**340**	-	357
Median Age (Years)	39.3	40.7	**40.7**	**41.8**	**42.9**
Total Households	3,170	3,287	**3,356**	**3,394**	**11,732**
Average Household Size	2.34	2.30	**2.25**	2.22	2.34
Families	-	-	**1,975**	1,961	7,550
Average Family Size	-	-	**2.99**	2.99	2.99
Total Housing Units	3,600	3,626	**3,680**	**3,707**	**13,239**
Owner Occupied Housing Units	1,940	1,875	**1,908**	1,939	8,455
Renter Occupied Housing Units	1,228	1,411	**1,448**	1,453	3,277
Vacant Housing Units	428	337	**324**	311	1,507
Median Household Income	-	-	**$53,138**	**$57,335**	**$58,731**
Average Household Income	-	-	**$70,582**	-	$76,373
Per Capita Income	-	-	**$30,388**	$33,382	$32,299
Median Disposable Income	-	-	**$46,784**	-	$52,409
Median Home Value	-	-	**$179,625**	**$183,514**	**$185,450**
Average Home Value	-	-	**$230,190**	-	$224,934

2026 Race, Indices & ACS	Lexington 2026	Lexington 2031	Henderson Co '26
White Alone (% of Population)	**76.2% (6,012)**	74.6%	**85.3% (23,744)**
Black / African American Alone	**13.3% (1,053)**	14.1%	7.1% (1,987)
American Indian / Alaska Native	**0.4% (28)**	0.4%	0.4% (98)
Asian & Pacific Islander Alone	**0.9% (71)**	0.9%	0.4% (119)
Some Other Race Alone	**2.2% (170)**	2.2%	1.5% (417)
Two or More Races	**7.1% (557)**	7.7%	5.3% (1,473)
Hispanic Origin (Any Race)	**4.0% (317)**	4.3%	**3.0% (839)**
Esri Diversity Index (0-100)	**44.3**	-	**30.7**
Housing Affordability Index (US=100)	**119**	-	**128**
Percent of Income for Mortgage	**19.9%**	-	18.6%
Esri Wealth Index (US=100)	**48**	-	55
Bachelor's Degree or Higher (Pop 25+)	**18.2% (1,009)**	-	**17.4% (3,445)**
High School Graduate / GED or Higher	**92.2% (5,116)**	-	89.9% (17,827)
Median Gross Rent (ACS 2020-2024)	**$732 / mo**	-	**$745 / mo**
Owner HUs with a Mortgage (ACS)	**50.0% (993)**	-	43.8% (3,502)
Households w/ Broadband Internet (ACS)	**69.2% (2,207)**	-	57.0% (6,222)
Households Below Poverty Level (ACS)	**19.6% (626)**	-	17.2% (1,883)
Land Area (2024 Gazetteer)	**11.76 sq mi**	-	520 sq mi