

POPULATION & DEMOGRAPHICS

LOCATION	
Time Zone	Central Time Zone
Grand Division	West Tennessee
Area (Square Miles)	557.1
County Seat	Jackson
Metropolitan Area	Jackson, TN
ECD Region	Southwest

POPULATION		RACE (PERCENTAGE OF POPULATION)	
Population (2014)	98,134	White Alone	58.6%
Population (2019)	97,984	Black or African American, alone	37.4%
Population Change (2014-2019)	-0.2%	American Indian And Alaska Native, alone	0.1%
Population Forecast (2040)	98,510	Asian, alone	1.0%
Foreign Born Population	2,923	Native Hawaiian or Other Pacific Islander, alone	0.0%
Foreign Born Persons (Percentage of Population)	3.0%	Some Other Race, alone	1.0%
Language Other Than English Spoken At Home	5.1%	Two or More Races	1.9%
Civilian Veteran Population	5,810	Hispanic or Latino	3.8%

AGE (PERCENTAGE OF POPULATION)	MALE	FEMALE	TOTAL
Under 5 Years Old	6.7%	5.8%	6.3%
Under 18 Years Old	24.5%	21.1%	22.7%
18-64 Years Old	61.0%	61.7%	61.4%
65 Years and Over	14.5%	17.2%	15.9%
Median Age	36.9	39.7	38.2

Sources:
 U.S. Census Bureau, 2014-2018 5-Year American Community Survey
 U.S. Census Bureau, 2018 Annual Population Estimates
 U.S. Bureau of Labor Statistics
 Tennessee State Data Center (2018)

HOUSING & INCOME

HOUSING & INCOME		HOUSEHOLD INCOME & BENEFITS	PERCENT OF HOUSEHOLD
Households	37,189	Less Than \$10,000	9.0%
Homeownership Rate	62.4%	\$10,000 to \$14,999	6.2%
Persons Per Household	2.49	\$15,000 to \$24,999	11.4%
Living In Same House 1 Year & Over	89.2%	\$25,000 to \$34,999	11.6%
Median Home Value	\$127,100	\$35,000 to \$49,999	15.3%
Annual Home Sales	1,718	\$50,000 to \$74,999	17.4%
Median Sale Price of Homes Sold	\$146,000	\$75,000 to \$99,999	11.8%
Persons In Households With Income Below Poverty Level	19.4%	\$100,000 to \$149,999	10.6%
Total Personal Income	\$4,169,688,000	\$150,000 to \$199,999	3.4%
Personal Income Per Capita	\$42,720	\$200,000 or More	3.3%
County Median Wage	\$16.10	Median Household Income	\$46,223

PERCENTAGE OF HOUSEHOLDS BY INCOME RANGE

Sources:

U.S. Census Bureau, 2014-2018 5-Year American Community Survey
 Tennessee Housing Development Agency (2019)
 U.S. Bureau of Economic Analysis (2018)
 Economic Modeling Specialists Intl. (2020)

TAX STRUCTURE

PROPERTY TAX		SALES TAX	
Property Tax Rate (County)	\$2.35	State Sales Tax Rate	7.00%
State Property Tax	None	County Sales Tax Rate	2.75%
Assessment Ratio: Residential Property	25%	Local Sales Tax Collections (FY 2019)	\$52,779,460
Assessment Ratio: Farm Property	25%	Local Sales Tax Collections (FY 2020)	\$55,946,962
Assessment Ratio: Commercial/Industrial Property	40%	Local Sales Tax Collections Growth (FY 2019 - FY 2020)	6.0%
Assessment Ratio: Public Utility Property	55%		
Assessment Ratio: Business Personal Property	30%		
		STATE BOND RATINGS	
		Moody's	Aaa
		Standard & Poor's	AAA
		Fitch	AAA
STATE TAX		DEBT PER CAPITA	
State Income Tax on Wages	None	State Debt per Capita	\$929 (lowest in U.S.)
State Income Tax: Interest from Bonds and Notes and Dividends from Stock	1% (Hall Income tax is fully repealed after January 1, 2021)	County Debt Per Capita	\$865
Excise Tax (State)	6.5% of Tennessee taxable income		
Franchise Tax (state)	0.25% of the greater of net worth or real and tangible property in Tennessee. The minimum tax is \$100.		
Unemployment Insurance Tax (state)	2.7% of the first \$7,000 in wages for new employers		

Sources:

Tennessee Comptroller of the Treasury (2020)
Tennessee Department of Revenue (2020)
The Tax Foundation (2020)

LABOR FORCE

LABOR FORCE ESTIMATES (2018)	TENNESSEE	MADISON	UNEMPLOYMENT RATE*	TENNESSEE	MADISON
Labor Force	3,242,754	49,113	2015	5.6%	5.9%
Employment	3,129,078	47,243	2016	4.7%	4.8%
Unemployment	113,676	1,870	2017	3.7%	3.9%
Unemployment Rate	3.5%	3.8%	2018	3.5%	3.8%

MONTHLY UNEMPLOYMENT RATE*	CURRENT 12 MONTHS AGO	
Tennessee	3.6%	3.3%
Madison	3.2%	3.4%

UNEMPLOYMENT RATE (BY PERCENTAGE)

Sources:

Tennessee Department of Labor and Workforce Development (December 2018)
 U.S. Bureau of Labor Statistics

INDUSTRIES (2019)

INDUSTRY	EMPLOYMENT	ESTABLISHMENTS	AVG. ANNUAL WAGES
Crop and Animal Production	101	23	\$50,787
Mining, Quarrying, and Oil and Gas Extraction	12	1	\$77,837
Utilities	30	1	\$83,289
Construction	2,336	197	\$66,579
Manufacturing	8,783	100	\$71,117
Wholesale Trade	2,467	177	\$64,032
Retail Trade	6,937	446	\$32,008
Transportation and Warehousing	1,413	70	\$58,925
Information	414	26	\$63,158
Finance and Insurance	1,038	142	\$85,748
Real Estate and Rental and Leasing	695	91	\$45,329
Professional, Scientific, and Technical Services	1,093	173	\$67,652
Management of Companies and Enterprises	128	20	\$104,022
Administrative, Support, Waste Management and Remediation	5,029	151	\$33,065
Educational Services	1,510	26	\$48,985
Health Care and Social Assistance	7,859	288	\$55,778
Arts, Entertainment, and Recreation	439	29	\$14,591
Accommodation and Food Services	5,340	219	\$18,015
Other Services (except Public Administration)	882	207	\$36,720
Government	11,860	94	\$71,376
Total	64,504	2,481	\$41,607

UNIQUE OCCUPATIONS*	EMPLOYMENT	LOCATION QUOTIENT*
Nuclear Engineers	160	18.66
Materials Engineers	182	15.51
Grinding, Lapping, Polishing, and Buffing Machine Tool Setters, Operators, and Tenders, Metal and Plastic	401	13.00
Signal and Track Switch Repairers	50	12.86
Residential Advisors	693	12.65

KEY CLUSTER	TOTAL EMPLOYMENT
Advanced Materials	510
Aerospace & Defense	0
Appliances & Electrical	0
Automotive	1,211
Business Services	707
Chemicals	100
Distribution & Logistics	4,492
Film, Music & Entertainment	263
Food & Beverage	1,346
Healthcare & Medical Devices	182

TOP EMPLOYERS

TOP COUNTY EMPLOYERS	ESTIMATED EMPLOYEES	CITY
Jackson-Madison County General Hospital District	5,000	Jackson
Pringles Manufacturing Company	900	Jackson
Jackson, City of	703	Jackson
Delta Faucet	700	Jackson
Porter-Cable Corporation	650	Jackson
Tennova Healthcare	600	Jackson
Pinnacle Foods Group LLC	500	Jackson
Union University	500	Jackson
TBDN Tennessee Company	496	Jackson

TRANSPORTATION & LOGISTICS

TRANSPORTATION

Nearest Commercial Service Airport	McKellar Sipes (Jackson)
Daily Flights At Nearest Commercial Service Airport	7
Nearest General Aviation Airport	McKellar-Sipes Regional (Jackson)
Runway Length at Nearest General Aviation Airport	6,006'
Mean Travel Time to Work (Minutes)	18.5
Access of Interstate	I-40
U.S. Highways	45, 70, 412
State Highways	1, 5, 18, 20, 43, 138, 152, 186, 197, 198, 223
Nearest Port (From County Seat)	New Johnsonville
Railroads Serving County	CSX, NS, West TN Railroad, IRW Railway

Sources:

Tennessee Department of Transportation

U.S. Census Bureau, 2010-2014 5-Year American Community Survey

EDUCATION

GENERAL STATS	MADISON	TENNESSEE
Population Aged 25-64 With High School Degree Or Higher	90.80%	89.50%
Population Aged 25-64 With Associate's Degree Or Higher	34.40%	36.70%
Population Aged 25-64 With Bachelor's Degree Or Higher	26.40%	28.70%
High School Graduation Rate	85%	89%
College Going Rate	60.90%	63.40%
Average ACT Score	18.2	20.2

HIGH SCHOOL GRADUATION RATE

COLLEGE GOING RATE

AVERAGE ACT SCORE

MADISON COUNTY SCHOOLS	ENROLLMENT
Elementary Schools	5,976
Middle Schools	2,649
High Schools	3,588

REGIONAL HIGHER EDUCATION INSTITUTIONS	CITY	ENROLLMENT
Jackson State Community College	Jackson	4,718
Union University	Jackson	3,466
Tennessee College of Applied Technology-Jackson	Jackson	1,486
Lane College	Jackson	1,427
West Tennessee Business College		190
Bethel University	McKenzie	4,016
Freed-Hardeman University	Henderson	1,906
Tennessee College of Applied Technology-Whiteville	Whiteville	557
Tennessee College of Applied Technology-McKenzie	McKenzie	289

Sources:

U.S. Census Bureau, 2017 1-Year American Community Survey,
 U.S. Census Bureau, 2013-2017 5-Year American Community Survey
 Tennessee Department of Education (2017-2018)
 National Center for Education Statistics (2016-2017)

Tennessee Higher Education Commission

† Regional higher education institutions include those within the selected and surrounding counties.

HEALTH & PUBLIC SAFETY

DOCTORS		OVERWEIGHT & OBESITY PREVALENCE	
Number of Doctors	438	Adults*	34.3%
		Children** (Grade 8)	41.1%

REGIONAL HOSPITALS	NUMBER OF BEDS	CITY
Jackson-Madison County General Hospital District	792	Jackson
West Tennessee Healthcare North Hospital	792	Jackson
Spire Rehabilitation Hospital, in Partnership w/Healthsouth	48	Jackson
Baptist Memorial Hospital - Huntingdon	70	Huntingdon
Milan General Hospital	70	Milan
Henderson County Community Hospital	45	Lexington
Bolivar General Hospital	25	Bolivar

Sources:

Tennessee Department of Health (2014)

Tennessee Bureau of Investigation (2014)

† Regional hospitals include those within the selected and surrounding counties.

CLIMATE

CLIMATE	
Average High Temperature	70.9°F
Average Low Temperature	49.3°F
Average Annual Temperature	60.1°F
Annual Rainfall	54.11"
Elevation (at County Seat)	433'
Prevailing Winds	South-Southwest

Sources:
usclimatedata.com (2015)

COMMUNITY INFORMATION

HUMBOLDT	
Population (2013)	8,363
Charter Type	Private Act
Local Option Sales Tax Rate	2.75%
City Property Tax Rate	\$3.04
Phone Number	(731) 784-2511
Retire Tennessee Participant	No
Tennessee Downtowns Participant	Yes
Main Street Participant	No

JACKSON	
Population (2013)	67,190
Charter Type	Private Act
Local Option Sales Tax Rate	2.75%
City Property Tax Rate	\$1.96
Phone Number	(731) 425-8240
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	Yes

MEDON	
Population (2013)	153
Charter Type	Private Act
Local Option Sales Tax Rate	2.75%
Phone Number	(731) 422-6237
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	No

THREE WAY	
Population (2013)	1,579
Charter Type	General Law Mayor-Alderman
Local Option Sales Tax Rate	2.75%
City Property Tax Rate	\$0.56
Phone Number	(731) 784-7782
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	No

ADDITIONAL COMMUNITY INFORMATION	
ThreeStar Certified County	Yes

Sources:
Tennessee Municipal Technical Advisory Service

Tennessee Department of Revenue (2015)

Tennessee Comptroller of the Treasury (2015)

U.S. Census Bureau, 2010-2014 5-Year American Community Survey