COMMUNITY PROFILE: SARDIS TOWN, TN

Sardis Town, TN (FIPS: 4766660) | 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

409	**-0.20%**	**2.31**	**20.8**	**47.0**	**$78,497**
Population Total	Pop Growth (Ann.)	Average HH Size	Diversity Index	Median Age	Median HH Income
Henderson Co: 27,838	2020-26 | '26-31: -0.10%	177 Households (2026)	Henderson Co: 30.7	Henderson Co: 42.9	Henderson Co: $58,731

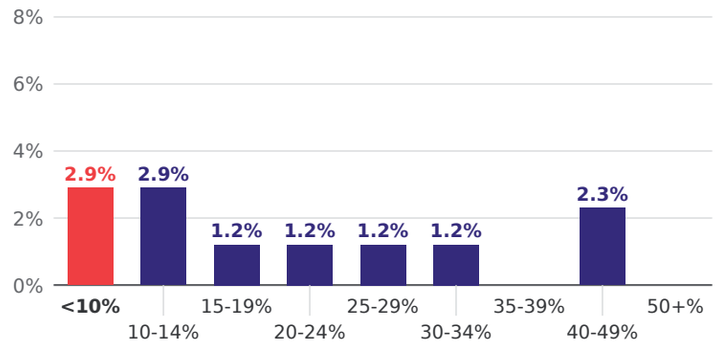
$176,190	**$258,720**	**19.6%**	**54.5%**	**25.9%**
Median Home Value	Median Net Worth	Age <18 (Youth)	Age 18-64 (Workforce)	Age 65+ (Senior)
2031 Forecast: $167,935	Average: $457,274	80 Residents (<18)	223 Residents (18-64)	106 Residents (65+)

EMPLOYED WORKFORCE (209)

10.5%	**19.1%**	**70.3%**
Services	**Blue Collar**	**White Collar**
22 workers	40 workers	147 workers
County: 16.8%	**County: 30.5%**	**County: 52.7%**

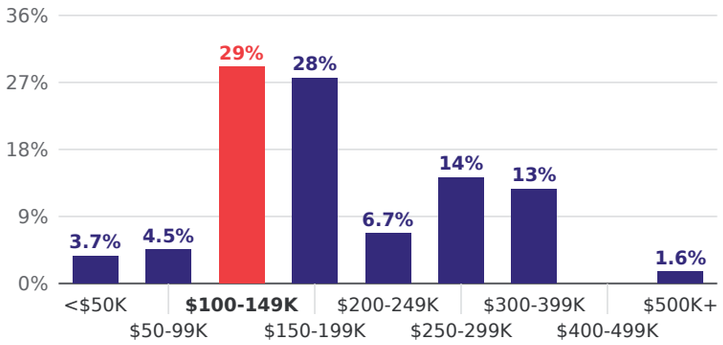
Mortgage as Percent of Salary

ACS Owner HUs



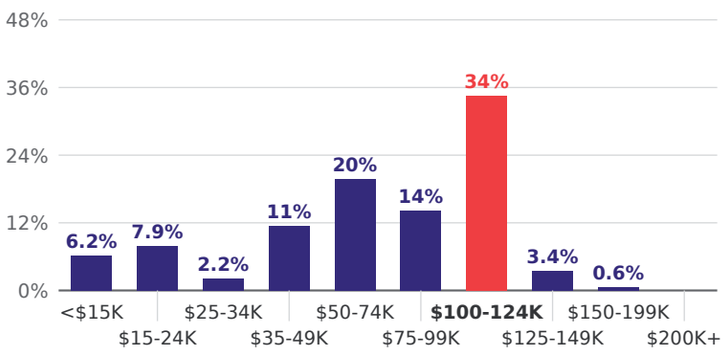
Home Value (2026 Esri)

Med: $176,190



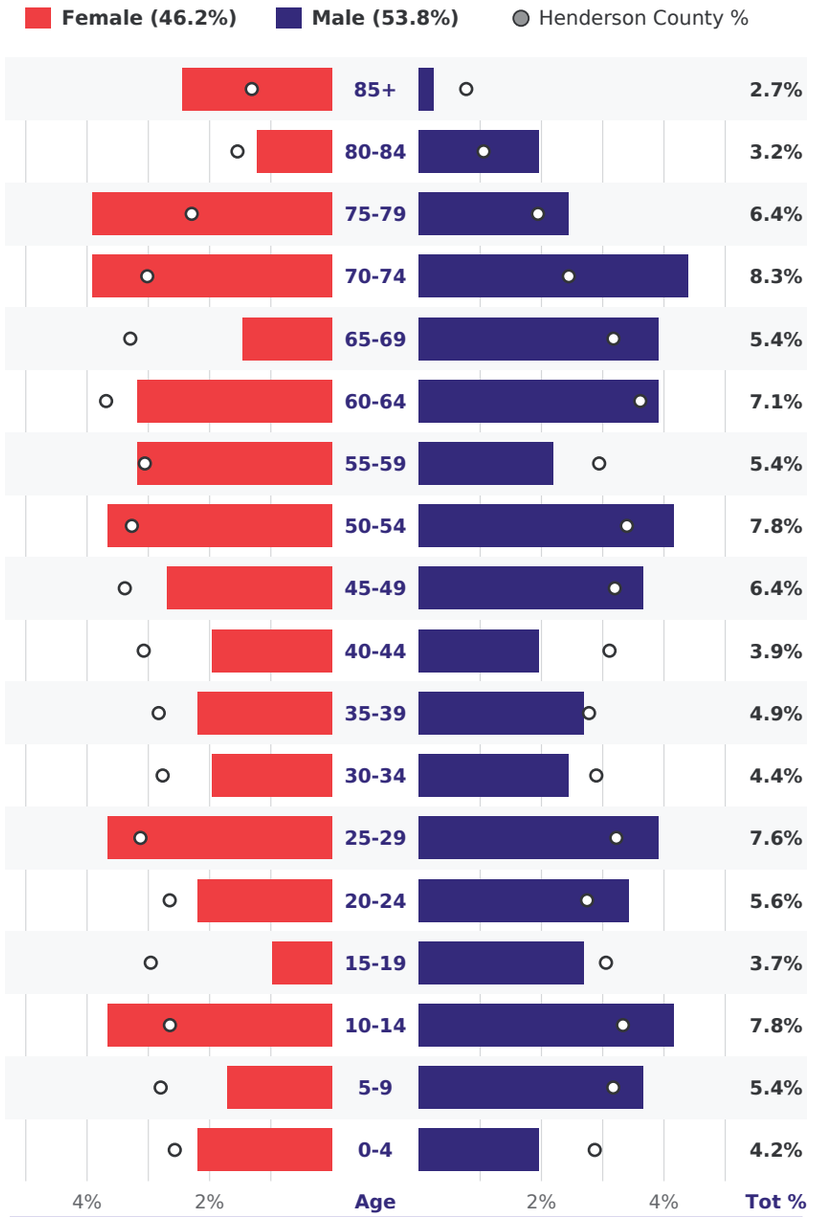
Household Income (2026 Esri)

Med: $78,497



Age Profile: 5 Year Increments (2026)

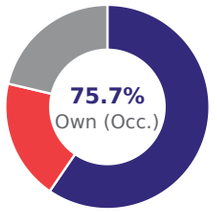
Median Age: 47.0



Largest: Males 70-74 (4.4% of Pop) | Med Age M: 45.0 | F: 49.8

Home Ownership (2026)

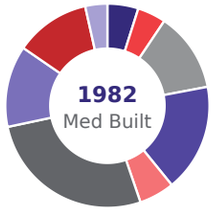
225 Total Units



Owner Occupied	59.6%
Renter Occupied	19.1%
Vacant Housing	21.3%

Housing: Year Built

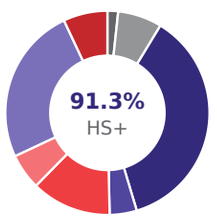
Med Year: 1982



<1939: 4.9%	1980-89: 26.9%
1940-49: 4.5%	1990-99: 12.9%
1950-59: 12.6%	2000-09: 11.9%
1960-69: 17.1%	2010-19: 3.5%
1970-79: 5.6%	2020+: 0.0%

Educational Attainment

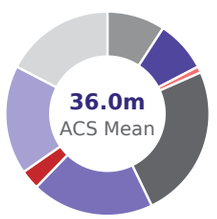
Pop 25+: 300



<9th Grade: 1.7%	Some College: 12.7%
No Diploma: 7.0%	Assoc Degree: 5.7%
HS Diploma: 36.7%	Bach Degree: 25.0%
GED: 4.3%	Grad Degree: 7.0%

Commute Time

Mean 36.0 Min | ACS 2020-2024 (B08013/B08301)



<5 min: 0.0%	25-29 min: 24.5%
5-9 min: 0.0%	30-34 min: 19.4%
10-14 min: 9.2%	35-39 min: 3.1%
15-19 min: 8.2%	40-59 min: 17.3%
20-24 min: 1.0%	60+ min: 17.4%

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Age Pyramid (2026 Esri Demographics)

Total Pop: 409 | Median Age: 47.0



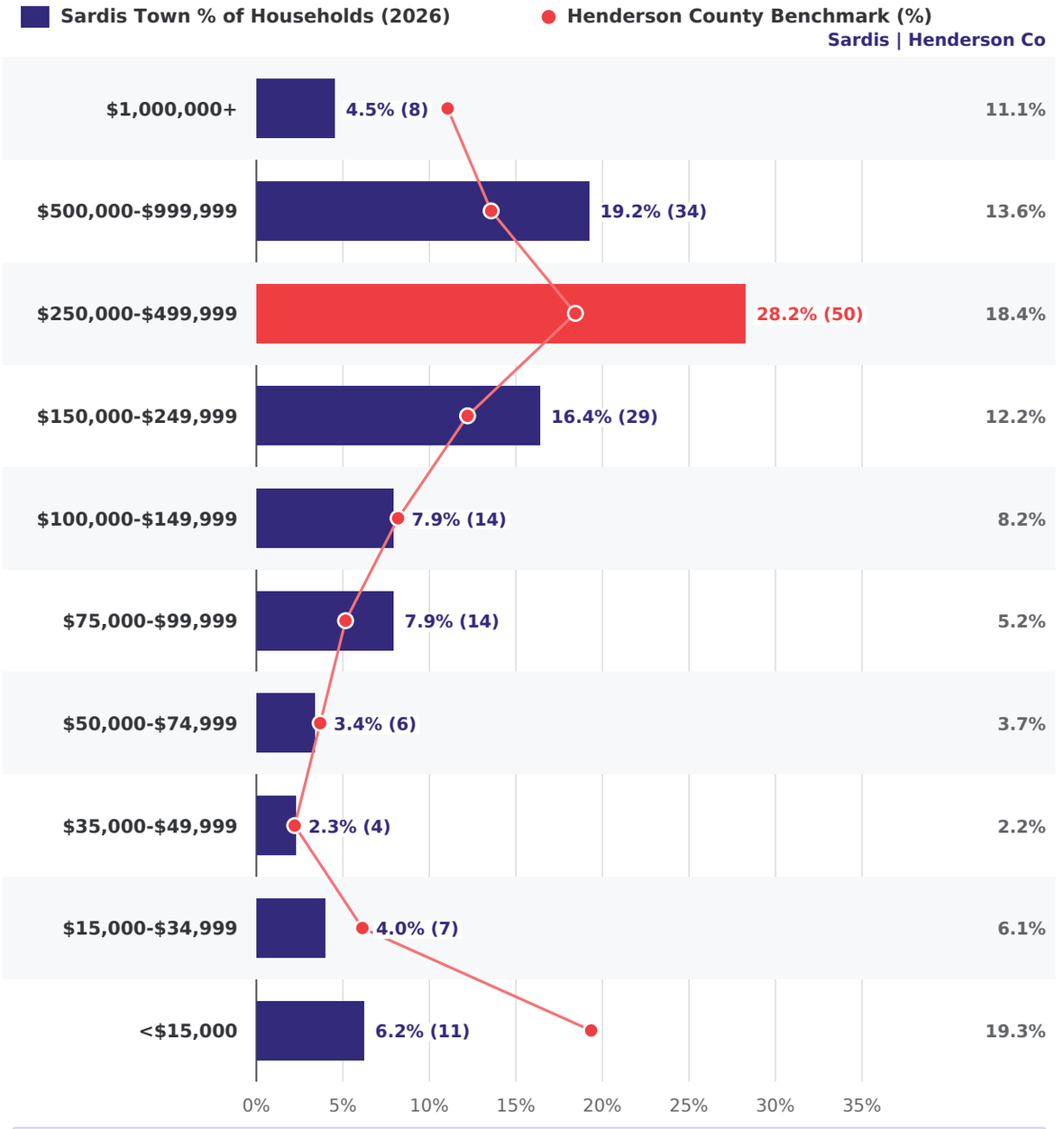
The largest group:
2026 Males Age 70 - 74
18 residents (4.4% of Pop | 8.2% of Males)

The smallest group:
2026 Males Age 85+
1 residents (0.2% of Pop | 0.5% of Males)

Net Worth (%) - 2026 Household Wealth Distribution

177 Households

$258,720	$457,274	47
Median Net Worth	**Average Net Worth**	**Esri Wealth Index**
Henderson Co: $184,135	Henderson Co: $658,823	Henderson Co: 55 (US=100)



High-Net-Worth ($500,000+): 23.7% of Sardis HHs (42) vs. 24.6% in Henderson County
Middle & Upper-Middle ($150,000 - $499,999): 44.6% of Sardis HHs (79) vs. 30.6% in Henderson County

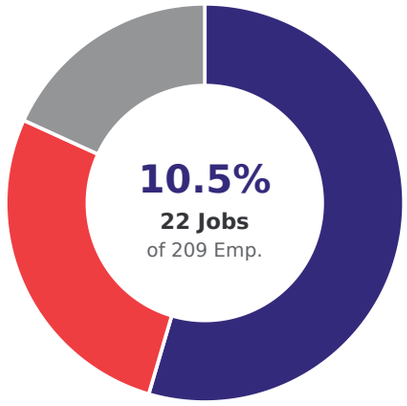
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Services Occupations (2026 Esri)

10.5% (22 Jobs) | Henderson Co: 16.8%

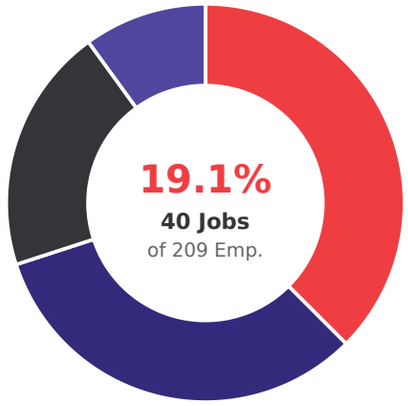


- **Protective Service**
  5.7% of Total Emp (54.5% of Sector) | 12 jobs
- **Healthcare Support**
  2.9% of Total Emp (27.3% of Sector) | 6 jobs
- **Building & Grounds Maint.**
  1.9% of Total Emp (18.2% of Sector) | 4 jobs
- **Food Preparation & Serving**
  0.0% of Total Emp (0.0% of Sector) | 0 jobs
- **Personal Care & Service**
  0.0% of Total Emp (0.0% of Sector) | 0 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Protective Service	12	54.5%	5.7%	4.1%
Healthcare Support	6	27.3%	2.9%	2.1%
Building & Grounds Maint.	4	18.2%	1.9%	2.6%
Food Preparation & Serving	0	0.0%	0.0%	6.5%
Personal Care & Service	0	0.0%	0.0%	1.5%

Blue Collar Occupations (2026 Esri)

19.1% (40 Jobs) | Henderson Co: 30.5%



- **Construction & Extraction**
  7.2% of Total Emp (37.5% of Sector) | 15 jobs
- **Transportation & Moving**
  6.2% of Total Emp (32.5% of Sector) | 13 jobs
- **Production**
  3.8% of Total Emp (20.0% of Sector) | 8 jobs
- **Installation/Maint/Repair**
  1.9% of Total Emp (10.0% of Sector) | 4 jobs
- **Farming, Fishing & Forestry**
  0.0% of Total Emp (0.0% of Sector) | 0 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Construction & Extraction	15	37.5%	7.2%	4.2%
Transportation & Moving	13	32.5%	6.2%	12.6%
Production	8	20.0%	3.8%	8.1%
Installation/Maint/Repair	4	10.0%	1.9%	4.7%
Farming, Fishing & Forestry	0	0.0%	0.0%	0.9%

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

Employed: 209 | Unemployment (Esri 2026 est.): Small sample (labor force 214) (County: 4.6%)

- **Services (Health, Ed, Prof, Food, Other)** — 45.5% (95) | Cty 39.8%
- **Agriculture/Forestry/Fishing/Mining** — 10.1% (21) | Cty 2.3%
- **Retail Trade** — 10.1% (21) | Cty 15.0%
- **Finance/Insurance/Real Estate** — 9.6% (20) | Cty 4.0%
- **Construction** — 8.6% (18) | Cty 6.8%
- **Public Administration** — 7.7% (16) | Cty 4.7%
- **Manufacturing** — 4.3% (9) | Cty 15.1%
- **Transportation/Warehousing/Utilities** — 3.8% (8) | Cty 9.8%
- **Wholesale Trade** — 0.5% (1) | Cty 1.7%
- **Information** — 0.0% (0) | Cty 1.0%

DAYTIME POPULATION & COMMUTE

Total Daytime Pop (2026):	242	Cty: 25,682
Daytime Workers:	43 (17.8%)	Net Outflow
Daytime Residents:	199 (82.2%)	Cty: 65.3%
Daytime / Resident Ratio:	0.59x	Commuter Town
Worked at Home (ACS):	63 (39.1%)	Cty: 1,088 (9.8%)
Drove Alone to Work:	90 (55.9%)	Cty: 9,224 (83.0%)
Carpooled to Work:	8 (5.0%)	Cty: 595 (5.4%)
Mean Travel Time (Min):	36.0 min	Cty: 26.9 min

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

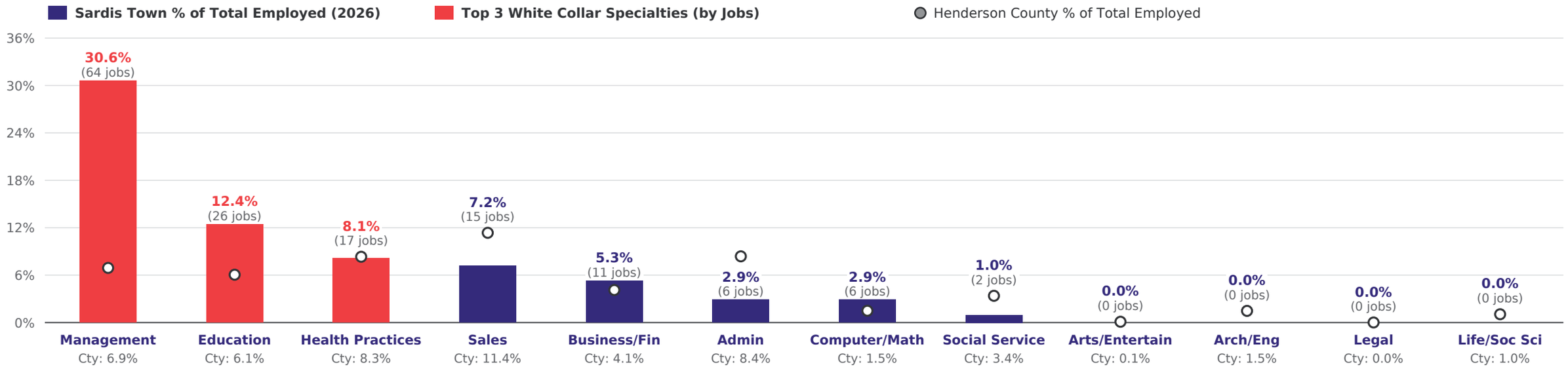
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White Collar Occupations (2026 Esri) - 70.3% of Employed Workforce (147 of 209 Jobs)

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



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

Sardis Town (4766660) vs. Henderson County (47077) | Esri 2026 & U.S. Census / ACS 2020-2024

Demographic & Economic Metric	2010	2020	2026 Est.	2031 Proj.	Henderson Co '26
Total Population	381	414	**409**	**407**	**27,838**
Household Population	-	414	**409**	-	27,481
Group Quarters Population	-	0	**0**	-	357
Median Age (Years)	47.0	44.5	**47.0**	**48.6**	**42.9**
Total Households	175	176	**177**	**178**	**11,732**
Average Household Size	2.18	2.35	**2.31**	2.29	2.34
Families	-	-	**121**	116	7,550
Average Family Size	-	-	**2.80**	2.91	2.99
Total Housing Units	224	225	**225**	**226**	**13,239**
Owner Occupied Housing Units	139	132	**134**	137	8,455
Renter Occupied Housing Units	36	44	**43**	41	3,277
Vacant Housing Units	49	49	**48**	48	1,507
Median Household Income	-	-	**$78,497**	**$87,640**	**$58,731**
Average Household Income	-	-	**$75,152**	-	$76,373
Per Capita Income	-	-	**$32,523**	$34,741	$32,299
Median Disposable Income	-	-	**$65,947**	-	$52,409
Median Home Value	-	-	**$176,190**	**$167,935**	**$185,450**
Average Home Value	-	-	**$206,381**	-	$224,934

2026 Race, Diversity, Indices & ACS Profile	Sardis 2026	Sardis 2031	Henderson Co '26
White Alone (% of Population)	**92.9% (380)**	91.2%	**85.3% (23,744)**
Black / African American Alone	**0.5% (2)**	1.5%	7.1% (1,987)
American Indian / Alaska Native	**1.2% (5)**	1.0%	0.4% (98)
Asian & Pacific Islander Alone	**0.5% (2)**	0.2%	0.4% (119)
Some Other Race Alone	**1.7% (7)**	1.5%	1.5% (417)
Two or More Races	**3.2% (13)**	4.7%	5.3% (1,473)
Hispanic Origin (Any Race)	**4.4% (18)**	3.9%	**3.0% (839)**
Esri Diversity Index (0-100)	**20.8**	-	**30.7**
Housing Affordability Index (US=100)	**177**	-	**128**
Percent of Income for Mortgage	**13.2%**	-	18.6%
Esri Wealth Index (US=100)	**47**	-	55
Bachelor's Degree or Higher (Pop 25+)	**32.0% (96)**	-	**17.4% (3,445)**
High School Graduate / GED or Higher	**91.3% (274)**	-	89.9% (17,827)
Median Gross Rent (ACS 2020-2024)	**$729 / mo**	-	**$745 / mo**
Owner HUs with a Mortgage (ACS)	**12.9% (22)**	-	43.8% (3,502)
Households w/ Broadband Internet (ACS)	**55.1% (124)**	-	57.0% (6,222)
Households Below Poverty Level (ACS)	**23.6% (53)**	-	17.2% (1,883)
Land Area (2024 Gazetteer)	**2.50 sq mi**	-	520 sq mi