COMMUNITY PROFILE: SAULSBURY TOWN, TN

Saulsbury Town, TN (FIPS: 4766680) | Geography: Place | Benchmark: Hardeman County, TN (FIPS: 47069)

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

117	**0.73%**	**1.89**	**54.9**	**48.5**	**$41,736**
Population Total	Pop Growth (Ann.)	Average HH Size	Diversity Index	Median Age	Median HH Income
Hardeman Co: 25,188	2020-26 | '26-31: 0.00%	62 Households (2026)	Hardeman Co: 56.1	Hardeman Co: 42.2	Hardeman Co: $52,581

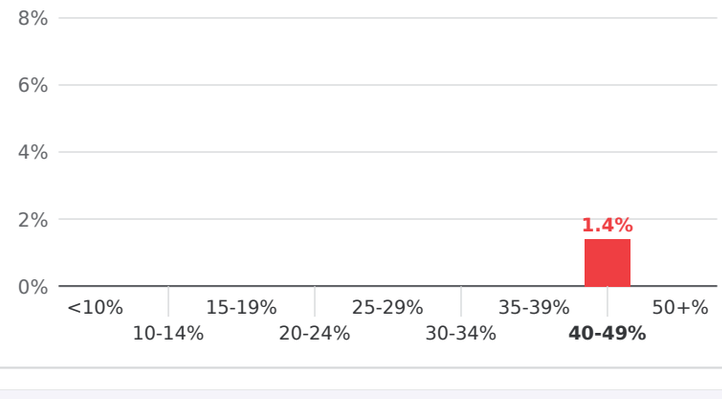
$110,833	**$139,451**	**12.0%**	**56.4%**	**31.6%**
Median Home Value	Median Net Worth	Age <18 (Youth)	Age 18-64 (Workforce)	Age 65+ (Senior)
2031 Forecast: $116,071	Average: $326,288	14 Residents (<18)	66 Residents (18-64)	37 Residents (65+)

EMPLOYED WORKFORCE (43)

Services	Blue Collar	White Collar
16.3%	37.2%	46.5%
7 workers	16 workers	20 workers
County: 15.5%	County: 36.8%	County: 47.7%

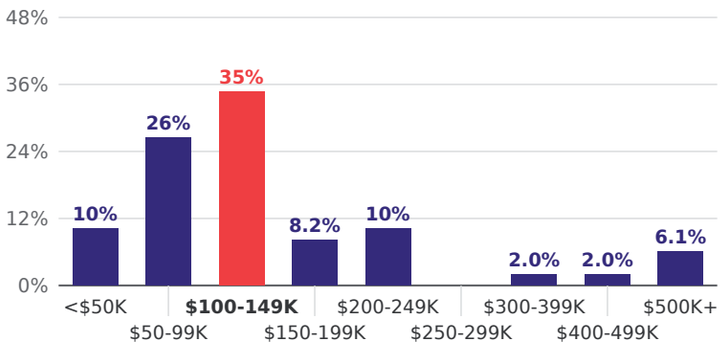
Mortgage as Percent of Salary

ACS Owner HUs



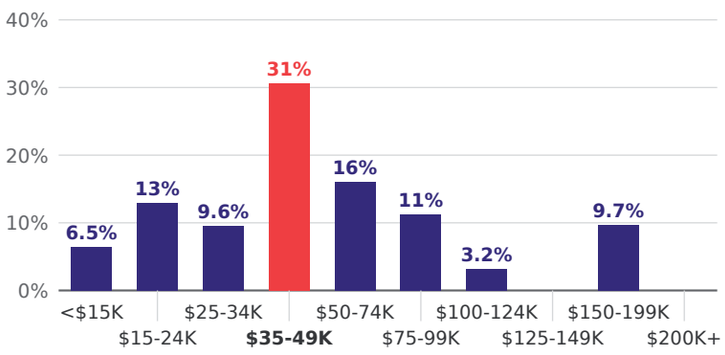
Home Value (2026 Esri)

Med: $110,833



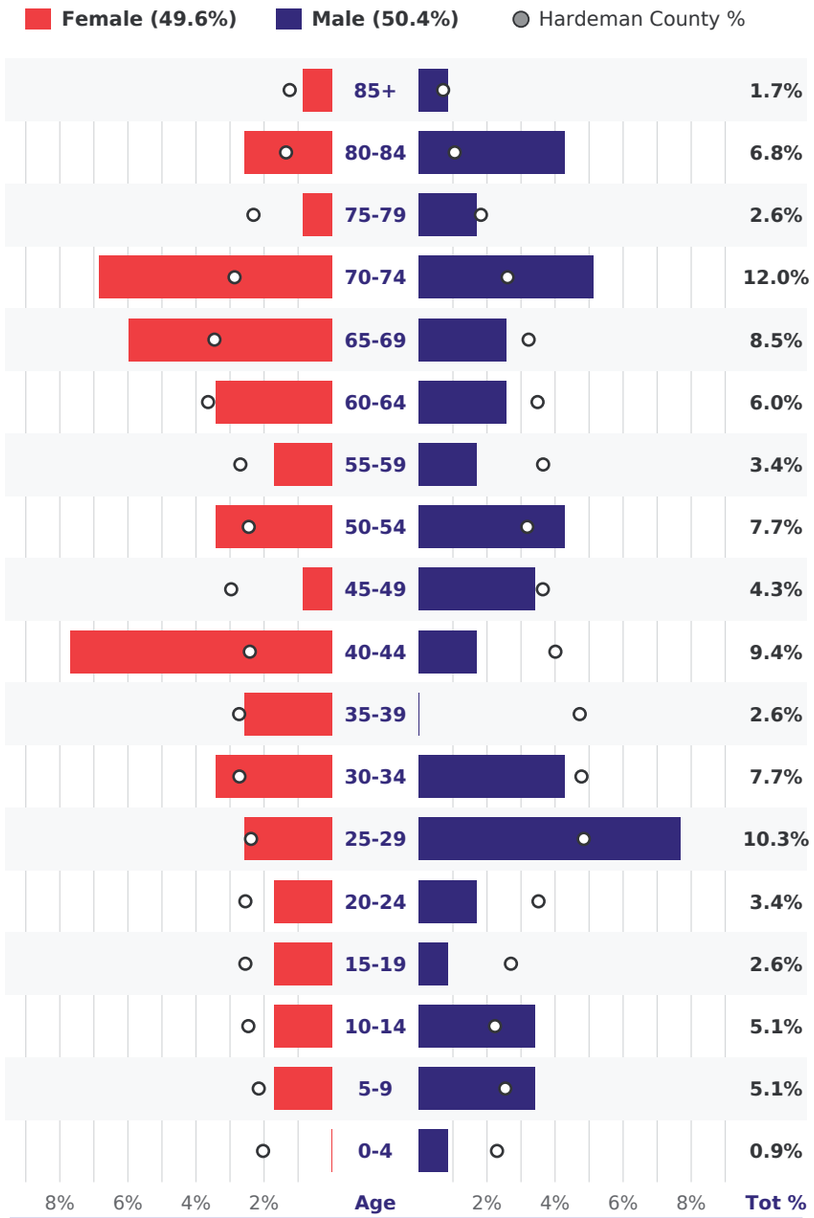
Household Income (2026 Esri)

Med: $41,736



Age Profile: 5 Year Increments (2026)

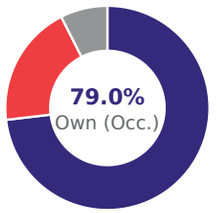
Median Age: 48.5



Largest: Males 25-29 (7.7% of Pop) | Med Age M: 46.9 | F: 51.3

Home Ownership (2026)

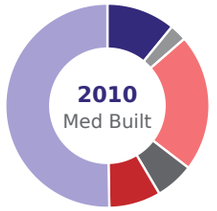
67 Total Units



Owner Occupied	73.1%
Renter Occupied	19.4%
Vacant Housing	7.5%

Housing: Year Built

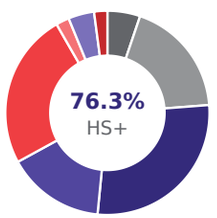
Med Year: 2010



<1939: 10.9%	1980-89: 6.1%
1940-49: 0.0%	1990-99: 0.0%
1950-59: 2.7%	2000-09: 8.2%
1960-69: 0.0%	2010-19: 50.3%
1970-79: 21.8%	2020+: 0.0%

Educational Attainment

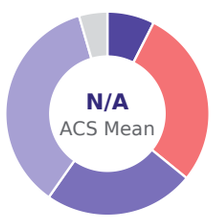
Pop 25+: 97



<9th Grade: 5.2%	Some College: 24.7%
No Diploma: 18.6%	Assoc Degree: 2.1%
HS Diploma: 27.8%	Bach Degree: 4.1%
GED: 15.5%	Grad Degree: 2.1%

Commute Time

Mean: N/A (not published by ACS)



<5 min: 0.0%	25-29 min: 0.0%
5-9 min: 0.0%	30-34 min: 23.9%
10-14 min: 0.0%	35-39 min: 0.0%
15-19 min: 7.5%	40-59 min: 35.8%
20-24 min: 28.4%	60+ min: 4.5%

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Age Pyramid (2026 Esri Demographics)

Total Pop: 117 | Median Age: 48.5

Saulsbury Males (59 | 50.4%) **Saulsbury Females (58 | 49.6%)** Hardeman Co. %

M#	Age Group	F# / Tot%
1	85+	1 (1.7%)
5	80-84	3 (6.8%)
2	75-79	1 (2.6%)
6	70-74	8 (12.0%)
3	65-69	7 (8.5%)
3	60-64	4 (6.0%)
2	55-59	2 (3.4%)
5	50-54	4 (7.7%)
4	45-49	1 (4.3%)
2	40-44	9 (9.4%)
0	35-39	3 (2.6%)
5	30-34	4 (7.7%)
9	25-29	3 (10.3%)
2	20-24	2 (3.4%)
1	15-19	2 (2.6%)
4	10-14	2 (5.1%)
4	5-9	2 (5.1%)
1	0-4	0 (0.9%)

8% 6% 4% 2% 2% 4% 6% 8%

The largest group:
2026 Males Age 25 - 29
9 residents (7.7% of Pop | 15.3% of Males)

The smallest group:
2026 Males Age 35 - 39
0 residents (0.0% of Pop | 0.0% of Males)

Net Worth (%) - 2026 Household Wealth Distribution

62 Households

$139,451	$326,288	35
Median Net Worth	**Average Net Worth**	**Esri Wealth Index**
Hardeman Co: $154,011	Hardeman Co: $515,073	Hardeman Co: 46 (US=100)

Saulsbury Town % of Households (2026) **Hardeman County Benchmark (%)**

	Saulsbury	Hardeman Co
$1,000,000+	4.8% (3)	9.1%
$500,000-$999,999	12.9% (8)	13.1%
$250,000-$499,999	22.6% (14)	17.7%
$150,000-$249,999	8.1% (5)	10.7%
$100,000-$149,999	9.7% (6)	9.1%
$75,000-$99,999	3.2% (2)	5.5%
$50,000-$74,999	6.5% (4)	3.7%
$35,000-$49,999	3.2% (2)	2.1%
$15,000-$34,999	8.1% (5)	7.4%
<$15,000	21.0% (13)	21.7%

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

High-Net-Worth ($500,000+): 17.7% of Saulsbury HHs (11) vs. 22.2% in Hardeman County
Middle & Upper-Middle ($150,000 - $499,999): 30.6% of Saulsbury HHs (19) vs. 28.4% in Hardeman County

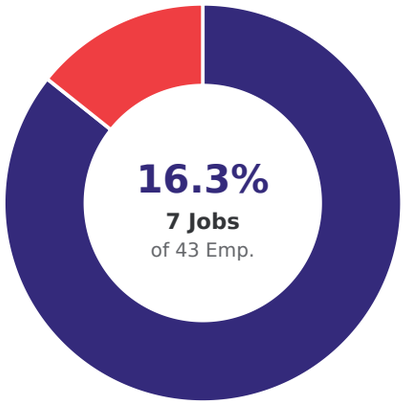
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Services Occupations (2026 Esri)

16.3% (7 Jobs) | Hardeman Co: 15.5%

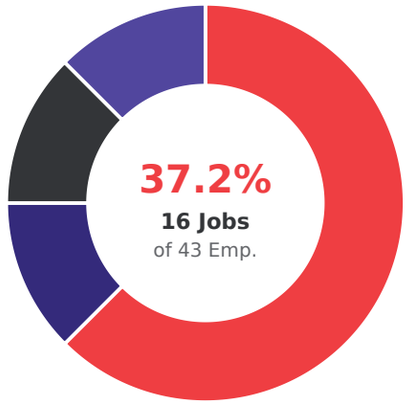


- **Food Preparation & Serving**
  14.0% of Total Emp (85.7% of Sector) | 6 jobs
- **Personal Care & Service**
  2.3% of Total Emp (14.3% of Sector) | 1 jobs
- **Building & Grounds Maint.**
  0.0% of Total Emp (0.0% of Sector) | 0 jobs
- **Protective Service**
  0.0% of Total Emp (0.0% of Sector) | 0 jobs
- **Healthcare Support**
  0.0% of Total Emp (0.0% of Sector) | 0 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Food Preparation & Serving	6	85.7%	14.0%	4.9%
Personal Care & Service	1	14.3%	2.3%	2.3%
Building & Grounds Maint.	0	0.0%	0.0%	1.1%
Protective Service	0	0.0%	0.0%	3.8%
Healthcare Support	0	0.0%	0.0%	3.4%

Blue Collar Occupations (2026 Esri)

37.2% (16 Jobs) | Hardeman Co: 36.8%



- **Transportation & Moving**
  23.3% of Total Emp (62.5% of Sector) | 10 jobs
- **Construction & Extraction**
  4.7% of Total Emp (12.5% of Sector) | 2 jobs
- **Production**
  4.7% of Total Emp (12.5% of Sector) | 2 jobs
- **Installation/Maint/Repair**
  4.7% of Total Emp (12.5% of Sector) | 2 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	10	62.5%	23.3%	15.7%
Construction & Extraction	2	12.5%	4.7%	3.8%
Production	2	12.5%	4.7%	13.4%
Installation/Maint/Repair	2	12.5%	4.7%	3.5%
Farming, Fishing & Forestry	0	0.0%	0.0%	0.4%

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

Employed: 43 | Unemployment (Esri 2026 est.): Small sample (labor force 47) (County: 5.6%)

- **Services (Health, Ed, Prof, Food, Other)** — 48.9% (21) | Cty 38.1%
- **Manufacturing** — 20.9% (9) | Cty 23.6%
- **Retail Trade** — 16.3% (7) | Cty 11.4%
- **Construction** — 7.0% (3) | Cty 6.3%
- **Finance/Insurance/Real Estate** — 2.3% (1) | Cty 3.5%
- **Public Administration** — 2.3% (1) | Cty 5.8%
- **Transportation/Warehousing/Utilities** — 2.3% (1) | Cty 7.4%
- **Agriculture/Forestry/Fishing/Mining** — 0.0% (0) | Cty 2.1%
- **Information** — 0.0% (0) | Cty 1.0%
- **Wholesale Trade** — 0.0% (0) | Cty 1.1%

DAYTIME POPULATION & COMMUTE

Total Daytime Pop (2026):	**100**	Cty: 21,087
Daytime Workers:	**29 (29.0%)**	**Balanced Hub**
Daytime Residents:	**71 (71.0%)**	Cty: 60.2%
Daytime / Resident Ratio:	**0.85x**	**Balanced Flow**
Worked at Home (ACS):	**0 (0.0%)**	Cty: 717 (8.2%)
Drove Alone to Work:	**44 (65.7%)**	Cty: 6,973 (80.0%)
Carpooled to Work:	**0 (0.0%)**	Cty: 783 (9.0%)
Mean Travel Time (Min):	**N/A (not published by ACS)**	

ACS 2020-2024 | County mean travel time: 32.6 min

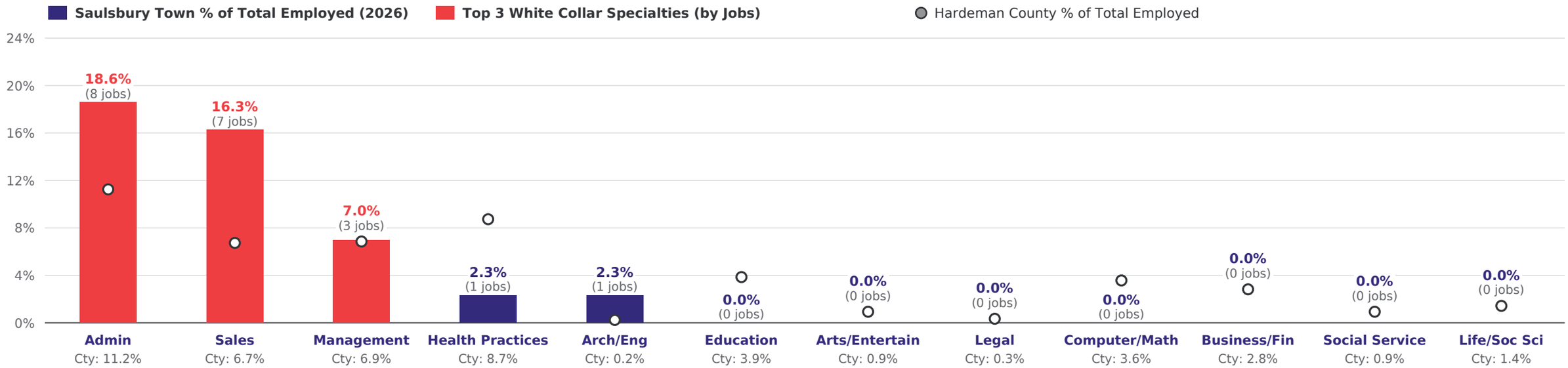
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White Collar Occupations (2026 Esri) - 46.5% of Employed Workforce (20 of 43 Jobs)

Hardeman County White Collar Benchmark: 47.7% (4,342 of 9,103 Jobs)



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

Saulsbury Town (4766680) vs. Hardeman Co. (47069) | Esri 2026 & U.S. Census / ACS 2020-2024

Demographic & Economic Metric	2010	2020	2026 Est.	2031 Proj.	Hardeman Co '26
Total Population	105	112	**117**	**117**	**25,188**
Household Population	-	112	**117**	-	21,407
Group Quarters Population	-	0	**0**	-	3,781
Median Age (Years)	46.5	50.0	**48.5**	**53.4**	**42.2**
Total Households	51	58	**62**	**63**	**9,327**
Average Household Size	2.06	1.93	**1.89**	1.86	2.30
Families	-	-	**40**	36	5,832
Average Family Size	-	-	**2.23**	2.33	2.97
Total Housing Units	61	61	**67**	**69**	**10,927**
Owner Occupied Housing Units	38	45	**49**	50	6,566
Renter Occupied Housing Units	13	13	**13**	13	2,761
Vacant Housing Units	10	3	**5**	6	1,600
Median Household Income	-	-	**$41,736**	**$44,287**	**$52,581**
Average Household Income	-	-	**$56,361**	-	$68,168
Per Capita Income	-	-	**$29,867**	$34,325	$25,660
Median Disposable Income	-	-	**$39,517**	-	$46,059
Median Home Value	-	-	**$110,833**	**$116,071**	**$151,449**
Average Home Value	-	-	**$169,133**	-	$212,079

2026 Race, Indices & ACS	Saulsbury 2026	Saulsbury 2031	Hardeman Co '26
White Alone (% of Population)	**53.0% (62)**	54.7%	**55.0% (13,854)**
Black / African American Alone	**41.0% (48)**	42.7%	39.5% (9,954)
American Indian / Alaska Native	**1.7% (2)**	0.0%	0.2% (48)
Asian & Pacific Islander Alone	**0.0% (0)**	0.0%	0.7% (165)
Some Other Race Alone	**0.0% (0)**	0.0%	1.4% (348)
Two or More Races	**4.3% (5)**	2.6%	3.3% (819)
Hispanic Origin (Any Race)	**0.0% (0)**	0.9%	**2.4% (597)**
Esri Diversity Index (0-100)	**54.9**	-	**56.1**
Housing Affordability Index (US=100)	**0**	-	**131**
Percent of Income for Mortgage	**0.0%**	-	16.9%
Esri Wealth Index (US=100)	**35**	-	46
Bachelor's Degree or Higher (Pop 25+)	**6.2% (6)**	-	**13.3% (2,521)**
High School Graduate / GED or Higher	**76.3% (74)**	-	84.6% (15,983)
Median Gross Rent (ACS 2020-2024)	**$679 / mo**	-	**$812 / mo**
Owner HUs with a Mortgage (ACS)	**1.4% (1)**	-	53.1% (3,472)
Households w/ Broadband Internet (ACS)	**47.9% (69)**	-	49.9% (4,542)
Households Below Poverty Level (ACS)	**29.9% (43)**	-	20.6% (1,878)
Land Area (2024 Gazetteer)	**0.60 sq mi**	-	668 sq mi