COMMUNITY PROFILE: SCOTTS HILL TOWN, TN

Scotts Hill Town, TN (FIPS: 4766880) | Geography: Place | Benchmark: Henderson County, TN (FIPS: 47077)

Published by WTIA

Note: Scotts Hill land area is about 70% Henderson / 30% Decatur Co. Data cover the full town.

Page 1: Executive Community Summary & Core Indicators

912	0.83%	2.36	14.5	42.4	$39,227
Population Total	Pop Growth (Ann.)	Average HH Size	Diversity Index	Median Age	Median HH Income
Henderson Co: 27,838	2020-26 | '26-31: 0.28%	387 Households (2026)	Henderson Co: 30.7	Henderson Co: 42.9	Henderson Co: $58,731

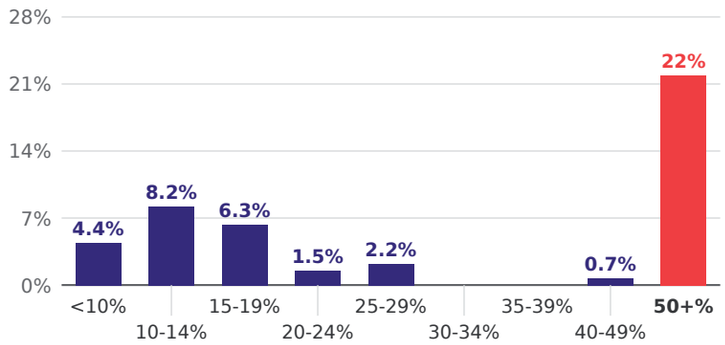
$118,534	$92,677	20.0%	56.9%	23.1%
Median Home Value	Median Net Worth	Age <18 (Youth)	Age 18-64 (Workforce)	Age 65+ (Senior)
2031 Forecast: $122,674	Average: $322,052	182 Residents (<18)	519 Residents (18-64)	211 Residents (65+)

EMPLOYED WORKFORCE (400)

20.8%	41.2%	38.0%
Services	Blue Collar	White Collar
83 workers	165 workers	152 workers
County: 16.8%	County: 30.5%	County: 52.7%

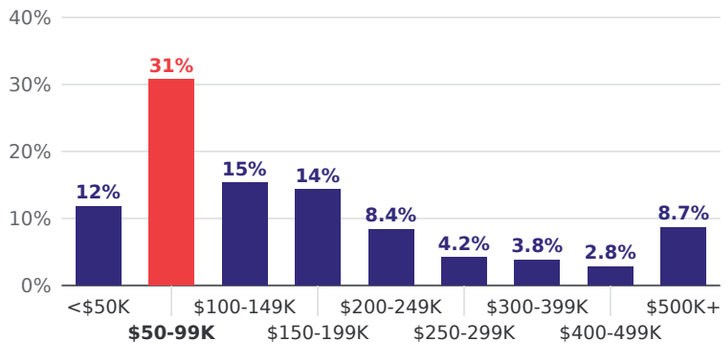
Mortgage as Percent of Salary

ACS Owner HUs



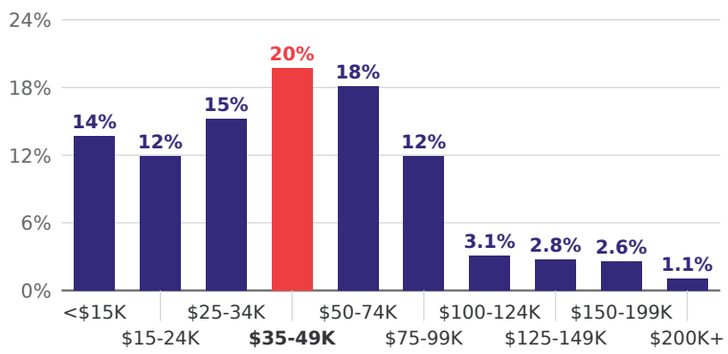
Home Value (2026 Esri)

Med: $118,534



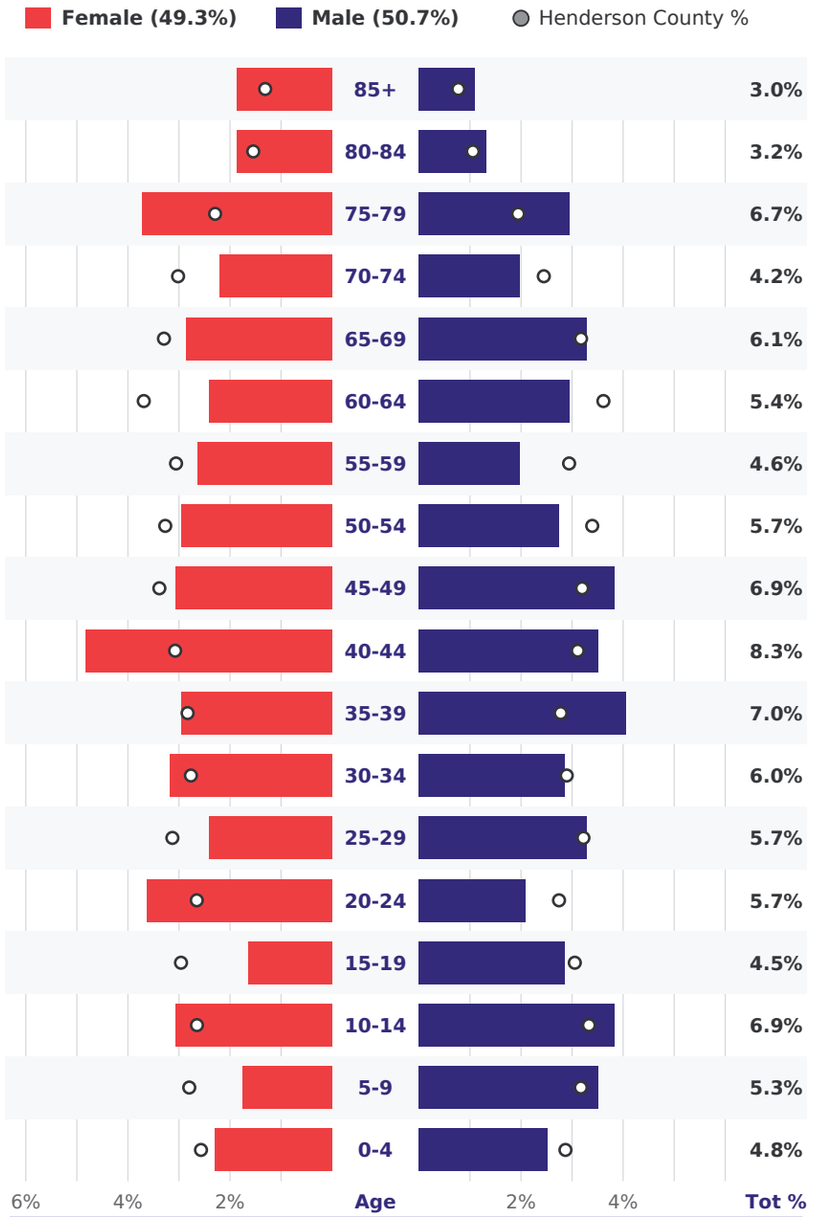
Household Income (2026 Esri)

Med: $39,227



Age Profile: 5 Year Increments (2026)

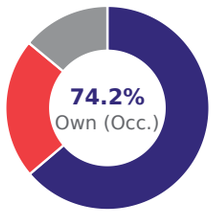
Median Age: 42.4



Largest: Females 40-44 (4.8% of Pop) | Med Age M: 40.5 | F: 43.9

Home Ownership (2026)

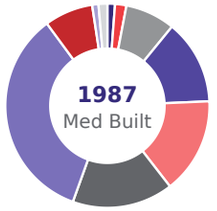
450 Total Units



Owner Occupied	63.8%
Renter Occupied	22.2%
Vacant Housing	14.0%

Housing: Year Built

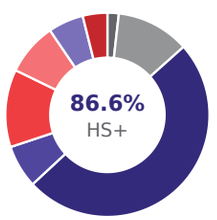
Med Year: 1987



<1939: 1.2%	1980-89: 16.0%
1940-49: 1.8%	1990-99: 34.4%
1950-59: 7.9%	2000-09: 7.7%
1960-69: 13.4%	2010-19: 1.0%
1970-79: 15.2%	2020+: 1.4%

Educational Attainment

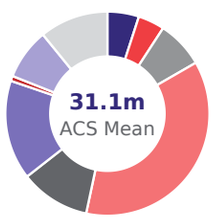
Pop 25+: 664



<9th Grade: 1.8%	Some College: 12.3%
No Diploma: 11.6%	Assoc Degree: 8.3%
HS Diploma: 49.7%	Bach Degree: 5.6%
GED: 6.8%	Grad Degree: 3.9%

Commute Time

Mean 31.1 Min | ACS 2020-2024 (B08013/B08301)



<5 min: 5.0%	25-29 min: 11.1%
5-9 min: 4.2%	30-34 min: 15.8%
10-14 min: 7.5%	35-39 min: 0.8%
15-19 min: 0.0%	40-59 min: 8.1%
20-24 min: 36.7%	60+ min: 10.9%

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Page 2: Detailed Age Pyramid & Household Net Worth Distribution

Age Pyramid (2026 Esri Demographics)

Total Pop: 912 | Median Age: 42.4

Scotts Hill Males (462 | 50.7%) | Scotts Hill Females (450 | 49.3%) | Henderson Co. %

M#	Age Group	F# / Tot%
10	85+	17 (3.0%)
12	80-84	17 (3.2%)
27	75-79	34 (6.7%)
18	70-74	20 (4.2%)
30	65-69	26 (6.1%)
27	60-64	22 (5.4%)
18	55-59	24 (4.6%)
25	50-54	27 (5.7%)
35	45-49	28 (6.9%)
32	40-44	44 (8.3%)
37	35-39	27 (7.0%)
26	30-34	29 (6.0%)
30	25-29	22 (5.7%)
19	20-24	33 (5.7%)
26	15-19	15 (4.5%)
35	10-14	28 (6.9%)
32	5-9	16 (5.3%)
23	0-4	21 (4.8%)

6% 5% 4% 3% 2% 1% 1% 2% 3% 4% 5% 6%

The largest group:
2026 Females Age 40 - 44
44 residents (4.8% of Pop | 9.8% of Females)

The smallest group:
2026 Males Age 85+
10 residents (1.1% of Pop | 2.2% of Males)

Net Worth (%) - 2026 Household Wealth Distribution

387 Households

$92,677	$322,052	33
Median Net Worth	Average Net Worth	Esri Wealth Index
Henderson Co: $184,135	Henderson Co: $658,823	Henderson Co: 55 (US=100)

Scotts Hill Town % of Households (2026) | Henderson County Benchmark (%)

	Scotts Hill	Henderson Co
$1,000,000+	4.9% (19)	11.1%
$500,000-$999,999	6.5% (25)	13.6%
$250,000-$499,999	14.5% (56)	18.4%
$150,000-$249,999	15.0% (58)	12.2%
$100,000-$149,999	7.2% (28)	8.2%
$75,000-$99,999	7.8% (30)	5.2%
$50,000-$74,999	7.2% (28)	3.7%
$35,000-$49,999	3.6% (14)	2.2%
$15,000-$34,999	9.8% (38)	6.1%
<$15,000	23.5% (91)	19.3%

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

High-Net-Worth ($500,000+): 11.4% of Scotts Hill HHs (44) vs. 24.6% in Henderson County
Middle & Upper-Middle ($150,000 - $499,999): 29.5% of Scotts Hill HHs (114) vs. 30.6% in Henderson County

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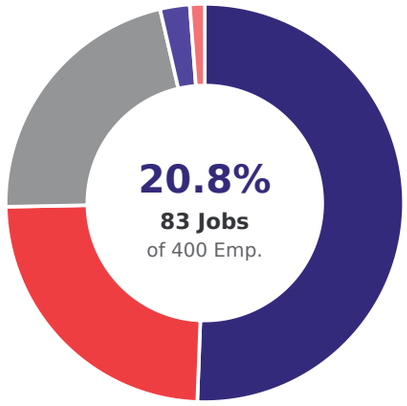
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Services Occupations (2026 Esri)

20.8% (83 Jobs) | Henderson Co: 16.8%

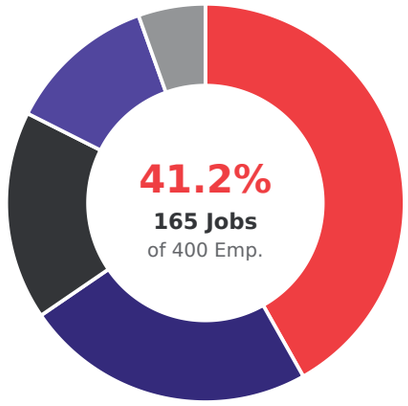


- **Food Preparation & Serving**
  10.5% of Total Emp (50.6% of Sector) | 42 jobs
- **Protective Service**
  5.0% of Total Emp (24.1% of Sector) | 20 jobs
- **Healthcare Support**
  4.5% of Total Emp (21.7% of Sector) | 18 jobs
- **Building & Grounds Maint.**
  0.5% of Total Emp (2.4% of Sector) | 2 jobs
- **Personal Care & Service**
  0.2% of Total Emp (1.2% of Sector) | 1 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Food Preparation & Serving	42	50.6%	10.5%	6.5%
Protective Service	20	24.1%	5.0%	4.1%
Healthcare Support	18	21.7%	4.5%	2.1%
Building & Grounds Maint.	2	2.4%	0.5%	2.6%
Personal Care & Service	1	1.2%	0.2%	1.5%

Blue Collar Occupations (2026 Esri)

41.2% (165 Jobs) | Henderson Co: 30.5%



- **Production**
  17.2% of Total Emp (41.8% of Sector) | 69 jobs
- **Transportation & Moving**
  9.8% of Total Emp (23.6% of Sector) | 39 jobs
- **Installation/Maint/Repair**
  7.0% of Total Emp (17.0% of Sector) | 28 jobs
- **Farming, Fishing & Forestry**
  5.0% of Total Emp (12.1% of Sector) | 20 jobs
- **Construction & Extraction**
  2.2% of Total Emp (5.5% of Sector) | 9 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Production	69	41.8%	17.2%	8.1%
Transportation & Moving	39	23.6%	9.8%	12.6%
Installation/Maint/Repair	28	17.0%	7.0%	4.7%
Farming, Fishing & Forestry	20	12.1%	5.0%	0.9%
Construction & Extraction	9	5.5%	2.2%	4.2%

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

Civilian Labor Force: 406 | Employed: 400 (98.5%) | Unemployment (Esri 2026 est.): 1.5% (County: 4.6%)

- **Services (Health, Ed, Prof, Food, Other)** — 37.3% (149) | Cty 39.8%
- **Manufacturing** — 19.8% (79) | Cty 15.1%
- **Transportation/Warehousing/Utilities** — 16.3% (65) | Cty 9.8%
- **Retail Trade** — 9.8% (39) | Cty 15.0%
- **Public Administration** — 8.3% (33) | Cty 4.7%
- **Agriculture/Forestry/Fishing/Mining** — 3.8% (15) | Cty 2.3%
- **Finance/Insurance/Real Estate** — 2.5% (10) | Cty 4.0%
- **Construction** — 2.3% (9) | Cty 6.8%
- **Wholesale Trade** — 0.3% (1) | Cty 1.7%
- **Information** — 0.0% (0) | Cty 1.0%

DAYTIME POPULATION & COMMUTE

Total Daytime Pop (2026):	906	Cty: 25,682
Daytime Workers:	374 (41.3%)	Balanced Hub
Daytime Residents:	532 (58.7%)	Cty: 65.3%
Daytime / Resident Ratio:	0.99x	Balanced Flow
Worked at Home (ACS):	9 (2.4%)	Cty: 1,088 (9.8%)
Drove Alone to Work:	327 (88.6%)	Cty: 9,224 (83.0%)
Carpooled to Work:	20 (5.4%)	Cty: 595 (5.4%)
Mean Travel Time (Min):	31.1 min	Cty: 26.9 min

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

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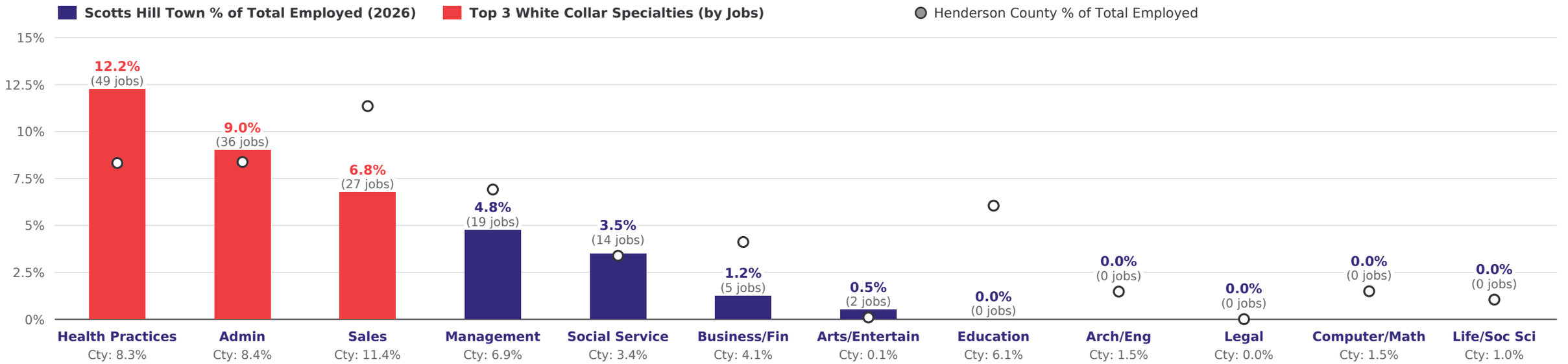
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Page 4: White Collar Occupational Breakdown & Historical / Forecast Benchmark Table

White Collar Occupations (2026 Esri) - 38.0% of Employed Workforce (152 of 400 Jobs)

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



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

Scotts Hill Town (4766880) vs. Henderson County (47077) | Esri 2026 & ACS 2020-2024

Demographic & Economic Metric	2010	2020	2026 Est.	2031 Proj.	County '26
Total Population	964	868	**912**	**925**	**27,838**
Household Population	-	868	**912**	-	27,481
Group Quarters Population	-	0	**0**	-	357
Median Age (Years)	40.9	45.0	**42.4**	**41.8**	**42.9**
Total Households	386	354	**387**	**394**	**11,732**
Average Household Size	2.48	2.45	**2.36**	2.35	2.34
Families	-	-	**242**	266	7,550
Average Family Size	-	-	**3.05**	2.90	2.99
Total Housing Units	445	419	**450**	**456**	**13,239**
Owner Occupied Housing Units	298	262	**287**	292	8,455
Renter Occupied Housing Units	88	92	**100**	102	3,277
Vacant Housing Units	59	65	**63**	62	1,507
Median Household Income	-	-	**$39,227**	**$43,384**	**$58,731**
Average Household Income	-	-	**$52,165**	-	$76,373
Per Capita Income	-	-	**$22,136**	$24,539	$32,299
Median Disposable Income	-	-	**$35,689**	-	$52,409
Median Home Value	-	-	**$118,534**	**$122,674**	**$185,450**
Average Home Value	-	-	**$182,674**	-	$224,934

2026 Race, Indices & ACS	Scotts Hill 2026	Scotts Hill 2031	Henderson Co '26
White Alone (% of Population)	**94.4% (861)**	94.1%	**85.3% (23,744)**
Black / African American Alone	**0.3% (3)**	0.4%	7.1% (1,987)
American Indian / Alaska Native	**0.1% (1)**	0.2%	0.4% (98)
Asian & Pacific Islander Alone	**0.0% (0)**	0.0%	0.4% (119)
Some Other Race Alone	**0.9% (8)**	0.8%	1.5% (417)
Two or More Races	**4.3% (39)**	4.5%	5.3% (1,473)
Hispanic Origin (Any Race)	**2.2% (20)**	2.1%	**3.0% (839)**
Esri Diversity Index (0-100)	**14.5**	-	**30.7**
Housing Affordability Index (US=100)	**131**	-	**128**
Percent of Income for Mortgage	**17.8%**	-	18.6%
Esri Wealth Index (US=100)	**33**	-	55
Bachelor's Degree or Higher (Pop 25+)	**9.5% (63)**	-	**17.4% (3,445)**
High School Graduate / GED or Higher	**86.6% (575)**	-	89.9% (17,827)
Median Gross Rent (ACS 2020-2024)	**$629 / mo**	-	**$745 / mo**
Owner HUs with a Mortgage (ACS)	**45.2% (122)**	-	43.8% (3,502)
Households w/ Broadband Internet (ACS)	**37.7% (169)**	-	57.0% (6,222)
Households Below Poverty Level (ACS)	**43.3% (194)**	-	17.2% (1,883)
Land Area (2024 Gazetteer)	**3.67 sq mi**	-	520 sq mi