

COMMUNITY PROFILE: THREE WAY CITY, TN

Three Way City, TN (FIPS: 4774100) | Geography: Place | Benchmark: Madison County, TN (FIPS: 47113)

1,880

Population Total

Madison Co: 99,242

0.03%

Pop Growth (Ann.)

2020-26 | '26-31: 0.07%

2.29

Average HH Size

822 Households (2026)

44.2

Diversity Index

Madison Co: 62.1

47.1

Median Age

Madison Co: 40.2

\$98,165

Median HH Income

Madison Co: \$66,574

EMPLOYED WORKFORCE (934)

12.5%

Services

117 workers

County: 19.0%

18.7%

Blue Collar

175 workers

County: 24.2%

68.7%

White Collar

642 workers

County: 56.8%

\$275,587

Median Home Value

2031 Forecast: \$426,136

\$596,146

Median Net Worth

Average: \$2,206,441

18.5%

Age <18 (Youth)

347 Residents (<18)

56.2%

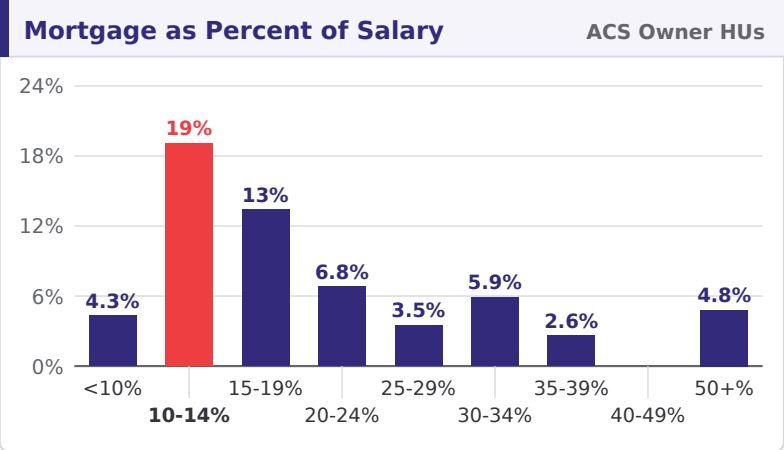
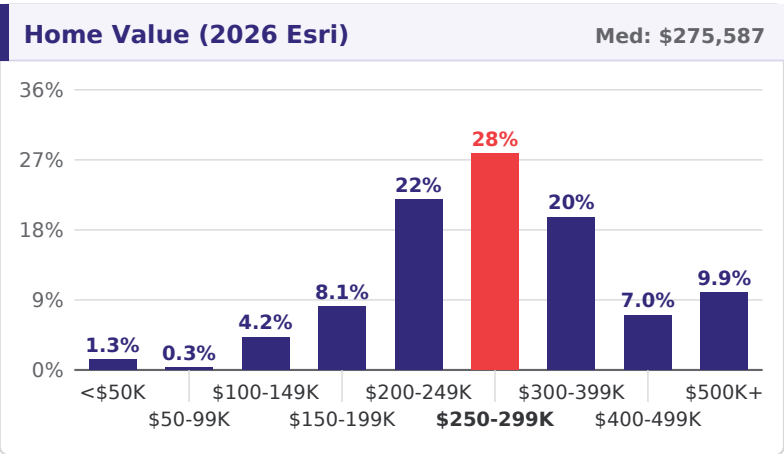
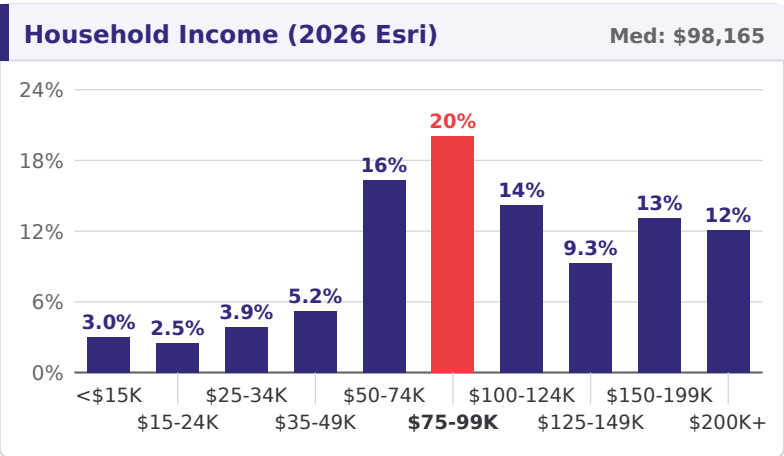
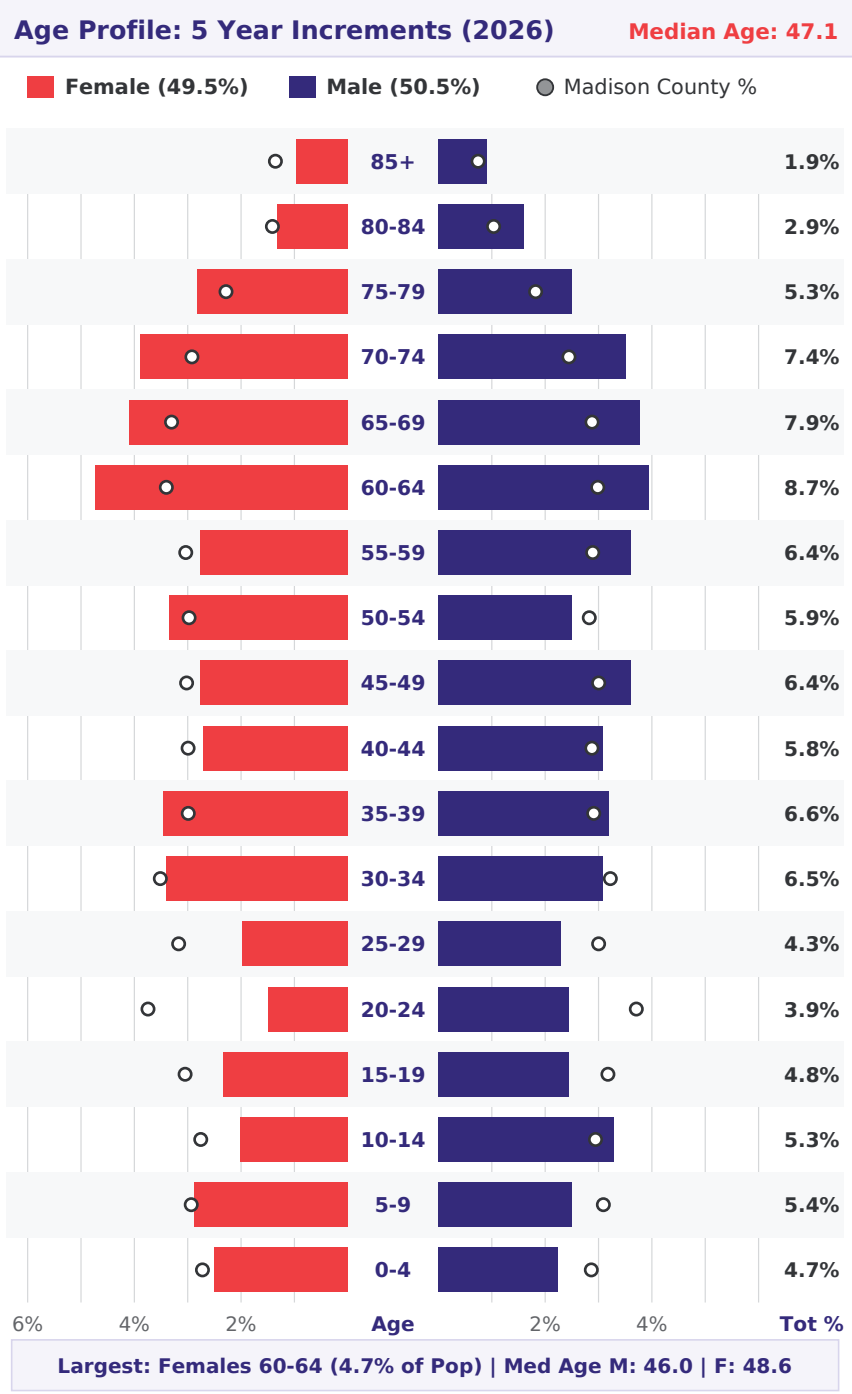
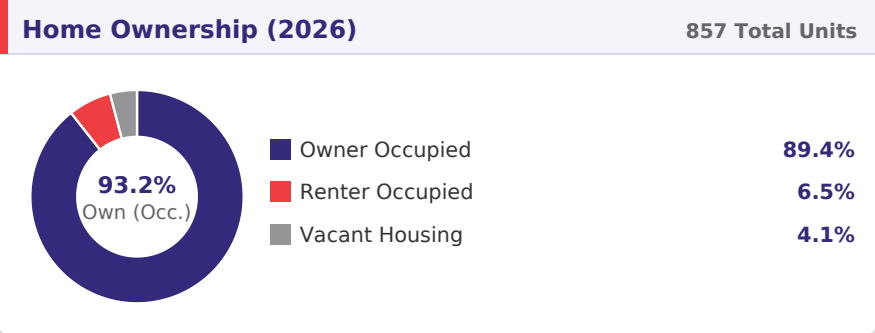
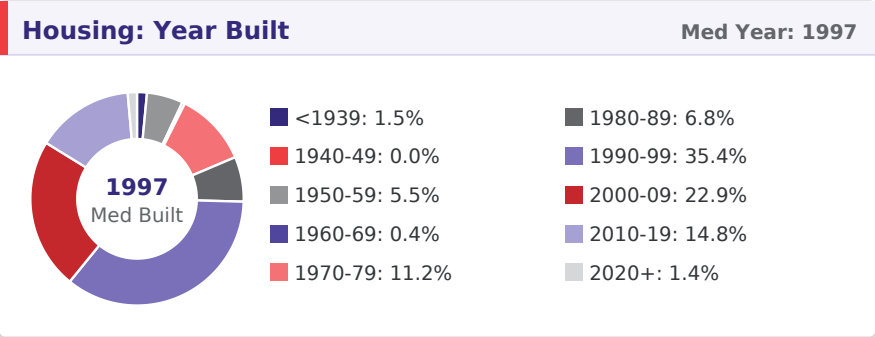
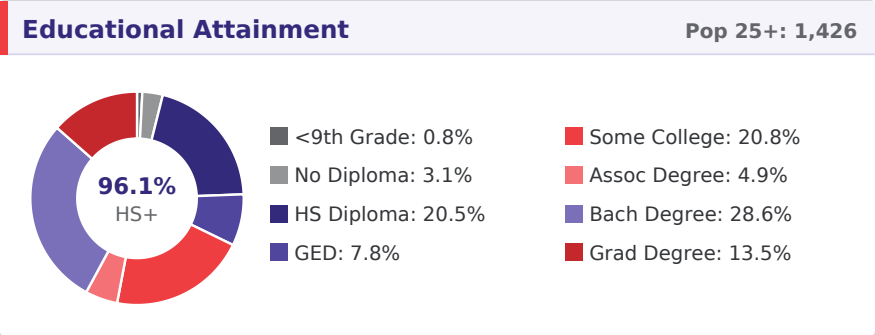
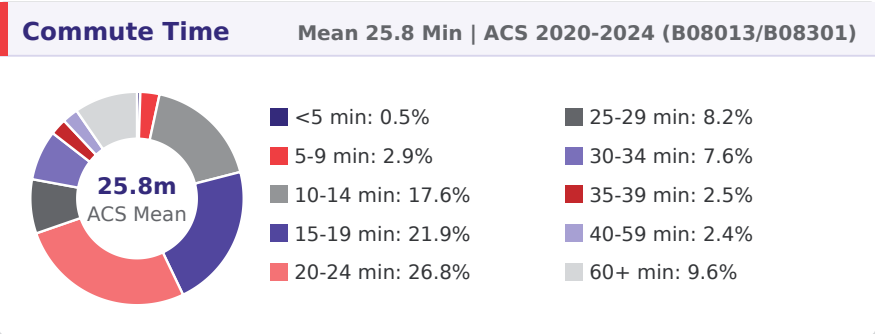
Age 18-64 (Workforce)

1,056 Residents (18-64)

25.4%

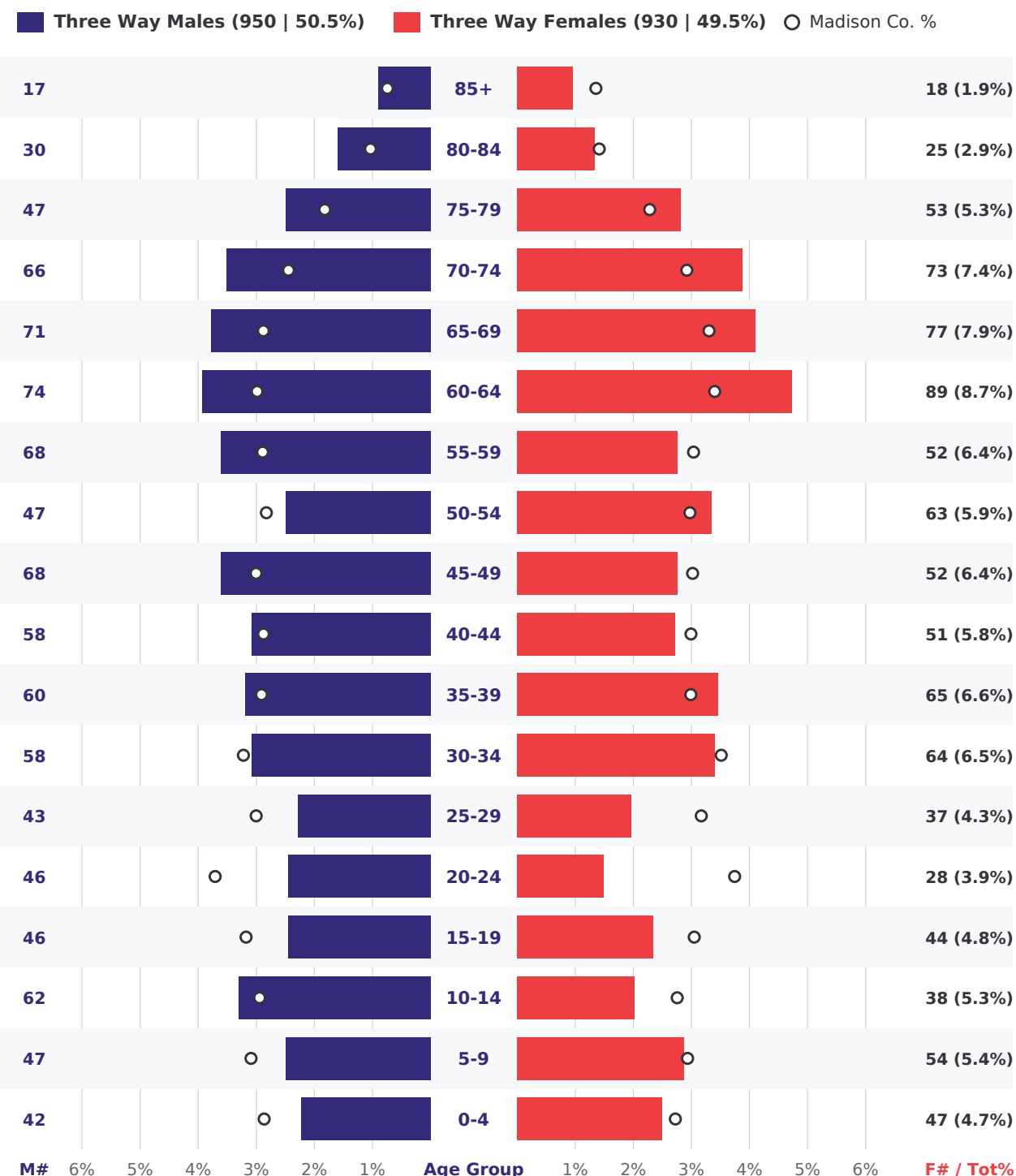
Age 65+ (Senior)

477 Residents (65+)



Age Pyramid (2026 Esri Demographics)

Total Pop: 1,880 | Median Age: 47.1



The largest group:

2026 Females Age 60 - 64

89 residents (4.7% of Pop | 9.6% of Females)

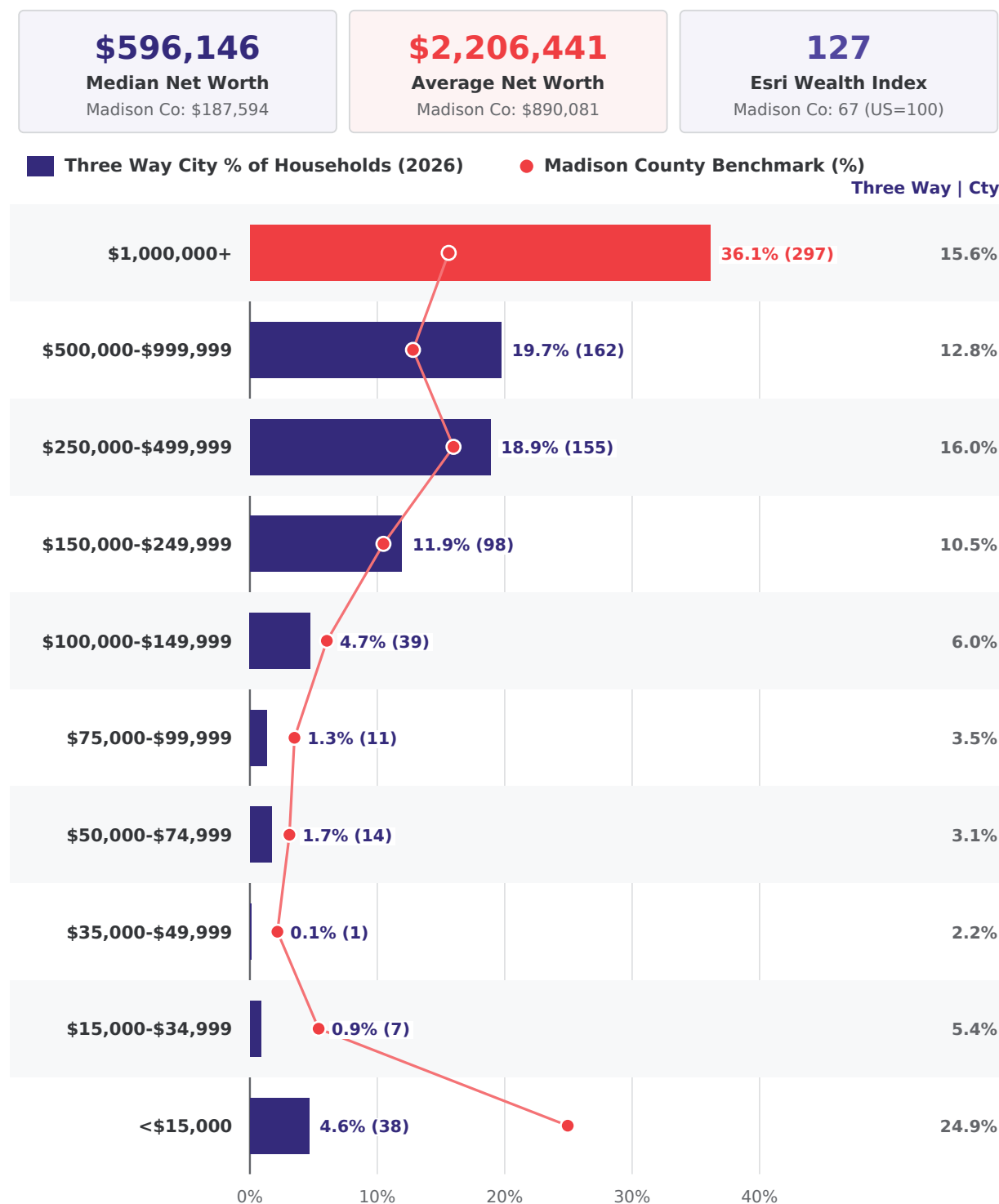
The smallest group:

2026 Males Age 85+

17 residents (0.9% of Pop | 1.8% of Males)

Net Worth (%) - 2026 Household Wealth Distribution

822 Households

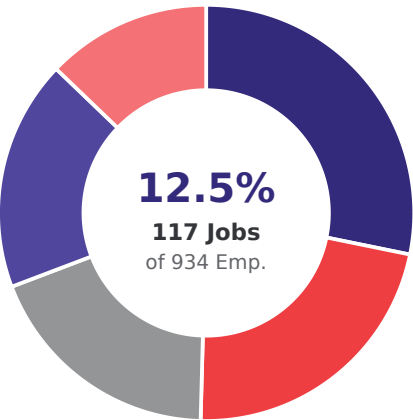


High-Net-Worth (\$500,000+): 55.8% of Three Way HHs (459) vs. 28.4% in Madison County

Middle & Upper-Middle (\$150,000 - \$499,999): 30.8% of Three Way HHs (253) vs. 26.5% in Madison County

Services Occupations (2026 Esri)

12.5% (117 Jobs) | Madison Co: 19.0%

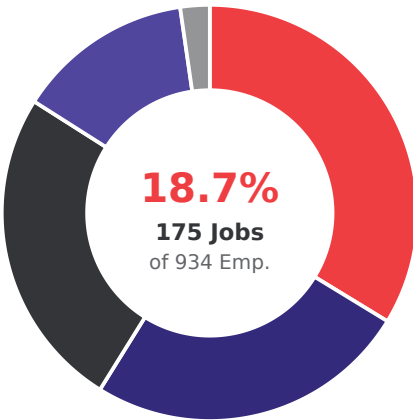


- Healthcare Support**
3.5% of Total Emp (28.2% of Sector) | 33 jobs
- Food Preparation & Serving**
2.8% of Total Emp (22.2% of Sector) | 26 jobs
- Protective Service**
2.4% of Total Emp (18.8% of Sector) | 22 jobs
- Personal Care & Service**
2.2% of Total Emp (17.9% of Sector) | 21 jobs
- Building & Grounds Maint.**
1.6% of Total Emp (12.8% of Sector) | 15 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Healthcare Support	33	28.2%	3.5%	4.5%
Food Preparation & Serving	26	22.2%	2.8%	5.8%
Protective Service	22	18.8%	2.4%	2.0%
Personal Care & Service	21	17.9%	2.2%	2.5%
Building & Grounds Maint.	15	12.8%	1.6%	4.2%

Blue Collar Occupations (2026 Esri)

18.7% (175 Jobs) | Madison Co: 24.2%

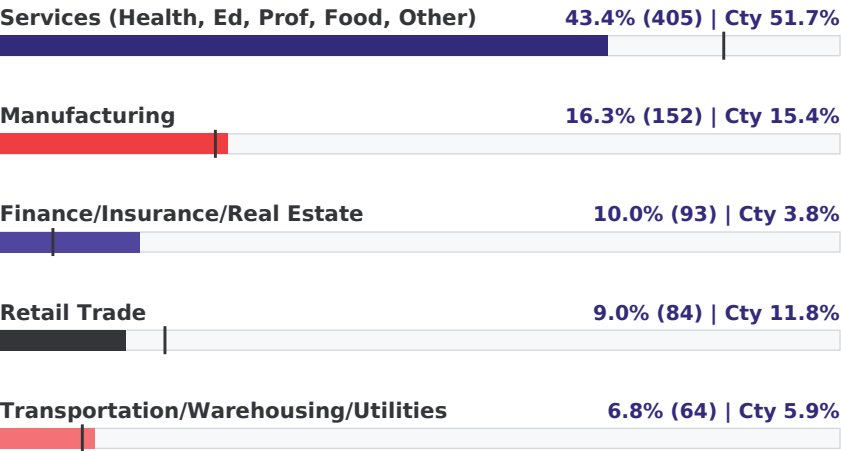
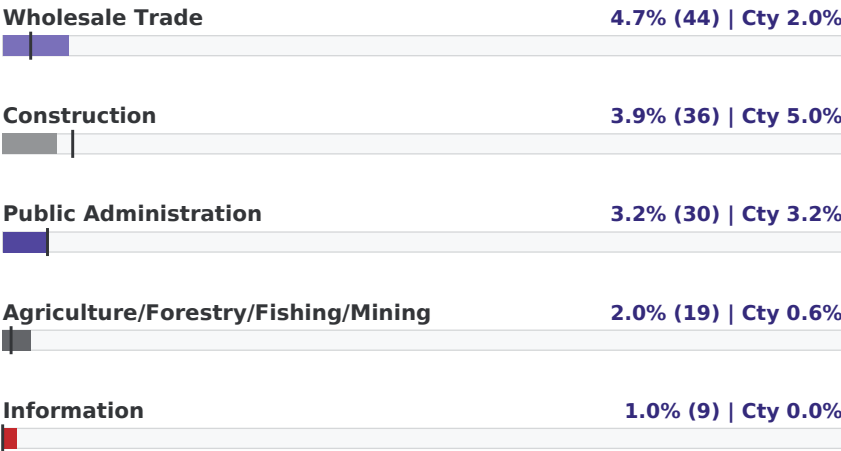


- Transportation & Moving**
6.3% of Total Emp (33.7% of Sector) | 59 jobs
- Production**
4.7% of Total Emp (25.1% of Sector) | 44 jobs
- Installation/Maint/Repair**
4.7% of Total Emp (25.1% of Sector) | 44 jobs
- Construction & Extraction**
2.6% of Total Emp (13.7% of Sector) | 24 jobs
- Farming, Fishing & Forestry**
0.4% of Total Emp (2.3% of Sector) | 4 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Transportation & Moving	59	33.7%	6.3%	7.6%
Production	44	25.1%	4.7%	9.8%
Installation/Maint/Repair	44	25.1%	4.7%	2.5%
Construction & Extraction	24	13.7%	2.6%	3.9%
Farming, Fishing & Forestry	4	2.3%	0.4%	0.4%

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

Civilian Labor Force: 972 | Employed: 934 (96.1%) | Unemployment (Esri 2026 est.): 3.9% (County: 4.9%)



DAYTIME POPULATION & COMMUTE

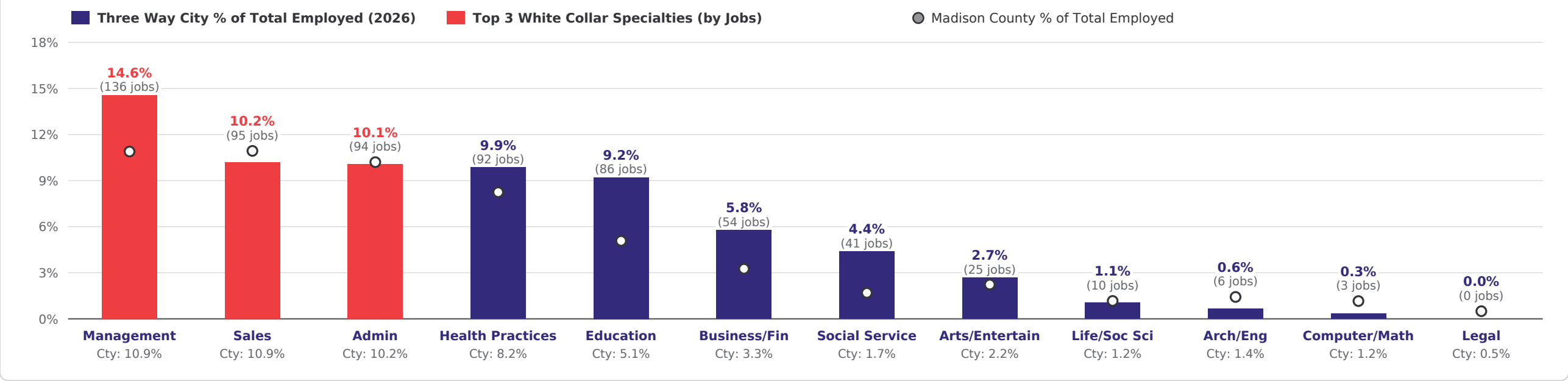
Total Daytime Pop (2026):	1,517	Cty: 115,901
Daytime Workers:	564 (37.2%)	Net Outflow
Daytime Residents:	953 (62.8%)	Cty: 44.6%
Daytime / Resident Ratio:	0.81x	Commuter Town
Worked at Home (ACS):	77 (8.1%)	Cty: 3,768 (8.5%)
Drove Alone to Work:	816 (85.9%)	Cty: 33,804 (76.2%)
Carpooled to Work:	50 (5.3%)	Cty: 4,283 (9.6%)
Mean Travel Time (Min):	25.8 min	Cty: 20.3 min

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



White Collar Occupations (2026 Esri) - 68.7% of Employed Workforce (642 of 934 Jobs)

Madison County White Collar Benchmark: 56.8% (26,605 of 46,854 Jobs)



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

Three Way City (4774100) vs. Madison County (47113) | Esri 2026 & U.S. Census / ACS 2020-2024

Demographic & Economic Metric	2010	2020	2026 Est.	2031 Proj.	County '26
Total Population	1,709	1,877	1,880	1,887	99,242
Household Population	-	1,877	1,880	-	94,296
Group Quarters Population	-	0	0	-	4,946
Median Age (Years)	42.2	48.6	47.1	46.7	40.2
Total Households	679	793	822	840	40,940
Average Household Size	2.52	2.37	2.29	2.25	2.30
Families	-	-	608	622	25,815
Average Family Size	-	-	2.67	2.64	2.92
Total Housing Units	715	828	857	879	45,260
Owner Occupied Housing Units	647	735	766	783	25,569
Renter Occupied Housing Units	32	58	56	57	15,371
Vacant Housing Units	36	35	35	39	4,320
Median Household Income	-	-	\$98,165	\$111,859	\$66,574
Average Household Income	-	-	\$116,211	-	\$85,917
Per Capita Income	-	-	\$50,811	\$59,393	\$35,813
Median Disposable Income	-	-	\$82,731	-	\$55,661
Median Home Value	-	-	\$275,587	\$426,136	\$254,677
Average Home Value	-	-	\$321,057	-	\$296,789

2026 Race, Indices & ACS	Three Way 2026	Three Way 2031	Madison '26
White Alone (% of Population)	75.9% (1,427)	74.2%	53.6% (53,194)
Black / African American Alone	16.3% (306)	18.1%	36.7% (36,417)
American Indian / Alaska Native	0.1% (2)	0.1%	0.3% (300)
Asian & Pacific Islander Alone	1.0% (18)	0.9%	1.4% (1,363)
Some Other Race Alone	2.5% (47)	2.2%	3.0% (3,023)
Two or More Races	4.3% (80)	4.5%	5.0% (4,945)
Hispanic Origin (Any Race)	4.1% (77)	4.0%	5.8% (5,774)
Esri Diversity Index (0-100)	44.2	-	62.1
Housing Affordability Index (US=100)	142	-	102
Percent of Income for Mortgage	16.5%	-	22.5%
Esri Wealth Index (US=100)	127	-	67
Bachelor's Degree or Higher (Pop 25+)	42.1% (601)	-	28.6% (19,621)
High School Graduate / GED or Higher	96.1% (1,371)	-	91.7% (62,795)
Median Gross Rent (ACS 2020-2024)	\$1,646 / mo	-	\$1,123 / mo
Owner HUs with a Mortgage (ACS)	60.6% (507)	-	54.4% (13,538)
Households w/ Broadband Internet (ACS)	90.3% (808)	-	76.2% (30,594)
Households Below Poverty Level (ACS)	6.9% (62)	-	18.2% (7,296)
Land Area (2024 Gazetteer)	4.49 sq mi	-	557 sq mi