COMMUNITY PROFILE: TROY TOWN, TN

Troy Town, TN (FIPS: 4775240) | Geography: Place | Benchmark: Obion County, TN (FIPS: 47131)

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

1,389	-0.40%	2.42	16.8	39.3	$57,702
Population Total	**Pop Growth (Ann.)**	**Average HH Size**	**Diversity Index**	**Median Age**	**Median HH Income**
Obion Co: 30,111	2020-26 | '26-31: -0.41%	573 Households (2026)	Obion Co: 42.2	Obion Co: 43.8	Obion Co: $59,052

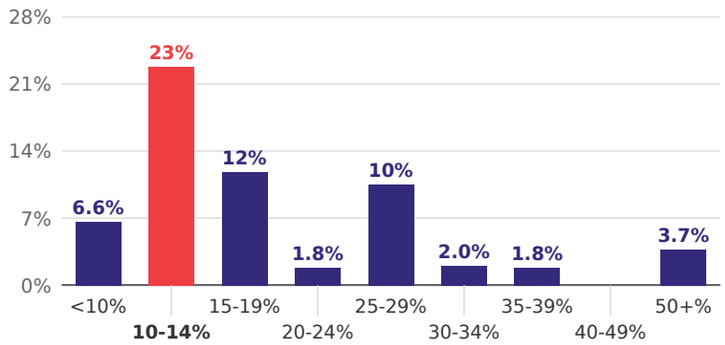
$186,000	$190,389	21.5%	57.5%	20.9%
Median Home Value	**Median Net Worth**	**Age <18 (Youth)**	**Age 18-64 (Workforce)**	**Age 65+ (Senior)**
2031 Forecast: $278,689	Average: $709,589	299 Residents (<18)	799 Residents (18-64)	291 Residents (65+)

EMPLOYED WORKFORCE (637)

7.1%	42.9%	50.1%
Services	**Blue Collar**	**White Collar**
45 workers	273 workers	319 workers
County: 18.3%	County: 34.7%	County: 47.0%

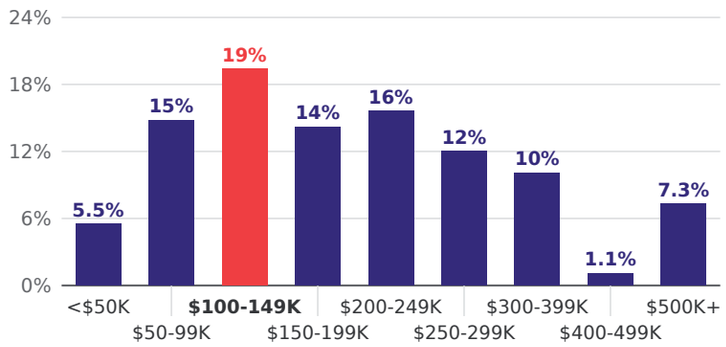
Mortgage as Percent of Salary

ACS Owner HUs



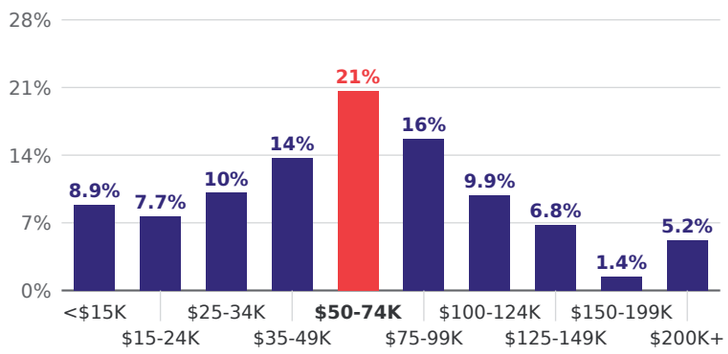
Home Value (2026 Esri)

Med: $186,000



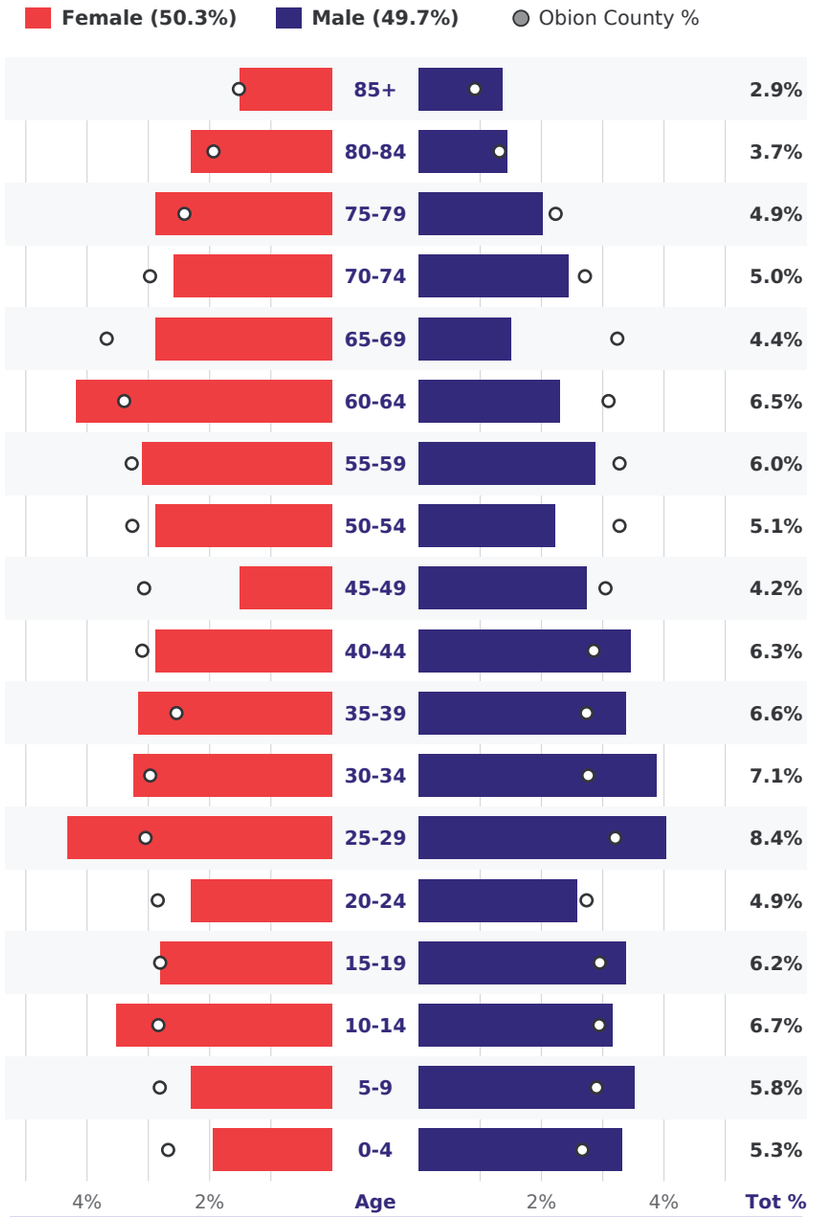
Household Income (2026 Esri)

Med: $57,702



Age Profile: 5 Year Increments (2026)

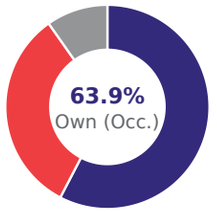
Median Age: 39.3



Largest: Females 25-29 (4.3% of Pop) | Med Age M: 36.4 | F: 42.7

Home Ownership (2026)

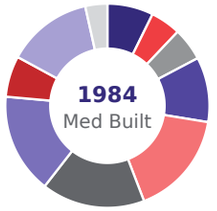
635 Total Units



Owner Occupied	57.6%
Renter Occupied	32.6%
Vacant Housing	9.8%

Housing: Year Built

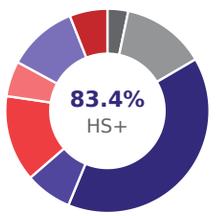
Med Year: 1984



<1939: 7.3%	1980-89: 16.4%
1940-49: 4.8%	1990-99: 15.9%
1950-59: 5.2%	2000-09: 6.5%
1960-69: 10.3%	2010-19: 13.6%
1970-79: 16.6%	2020+: 3.5%

Educational Attainment

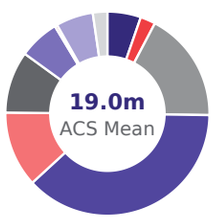
Pop 25+: 988



<9th Grade: 3.3%	Some College: 13.7%
No Diploma: 13.3%	Assoc Degree: 5.6%
HS Diploma: 39.7%	Bach Degree: 11.1%
GED: 7.4%	Grad Degree: 6.0%

Commute Time

Mean 19.0 Min | ACS 2020-2024 (B08013/B08301)



<5 min: 5.3%	25-29 min: 9.8%
5-9 min: 2.4%	30-34 min: 6.4%
10-14 min: 17.5%	35-39 min: 0.4%
15-19 min: 37.9%	40-59 min: 5.9%
20-24 min: 12.0%	60+ min: 2.3%

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Age Pyramid (2026 Esri Demographics)

Total Pop: 1,389 | Median Age: 39.3

Troy Males (690 | 49.7%) **Troy Females (699 | 50.3%)** Obion Co. %

M#	Age Group	F# / Tot%
19	85+	21 (2.9%)
20	80-84	32 (3.7%)
28	75-79	40 (4.9%)
34	70-74	36 (5.0%)
21	65-69	40 (4.4%)
32	60-64	58 (6.5%)
40	55-59	43 (6.0%)
31	50-54	40 (5.1%)
38	45-49	21 (4.2%)
48	40-44	40 (6.3%)
47	35-39	44 (6.6%)
54	30-34	45 (7.1%)
56	25-29	60 (8.4%)
36	20-24	32 (4.9%)
47	15-19	39 (6.2%)
44	10-14	49 (6.7%)
49	5-9	32 (5.8%)
46	0-4	27 (5.3%)

M# 5% 4% 3% 2% 1% Age Group 1% 2% 3% 4% 5% F# / Tot%

The largest group:
2026 Females Age 25 - 29
60 residents (4.3% of Pop | 8.6% of Females)

The smallest group:
2026 Males Age 85+
19 residents (1.4% of Pop | 2.8% of Males)

Net Worth (%) - 2026 Household Wealth Distribution

573 Households

$190,389	$709,589	67
Median Net Worth	**Average Net Worth**	**Esri Wealth Index**
Obion Co: $174,497	Obion Co: $710,948	Obion Co: 57 (US=100)

Troy Town % of Households (2026) **Obion County Benchmark (%)**

	Troy	Obion Co
$1,000,000+	9.1% (52)	11.4%
$500,000-$999,999	12.0% (69)	11.4%
$250,000-$499,999	20.4% (117)	19.0%
$150,000-$249,999	17.3% (99)	12.1%
$100,000-$149,999	8.7% (50)	7.4%
$75,000-$99,999	5.6% (32)	5.2%
$50,000-$74,999	4.5% (26)	5.0%
$35,000-$49,999	1.9% (11)	2.3%
$15,000-$34,999	4.9% (28)	6.1%
<$15,000	15.5% (89)	20.1%

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

High-Net-Worth ($500,000+): 21.1% of Troy HHs (121) vs. 22.8% in Obion County
Middle & Upper-Middle ($150,000 - $499,999): 37.7% of Troy HHs (216) vs. 31.1% in Obion County

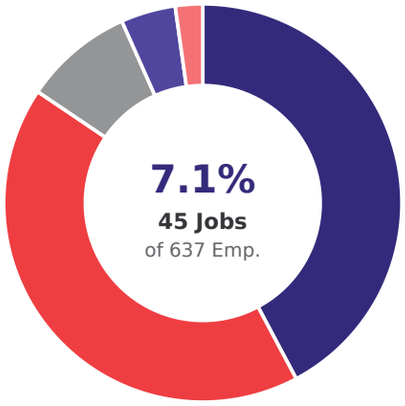
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Services Occupations (2026 Esri)

7.1% (45 Jobs) | Obion Co: 18.3%

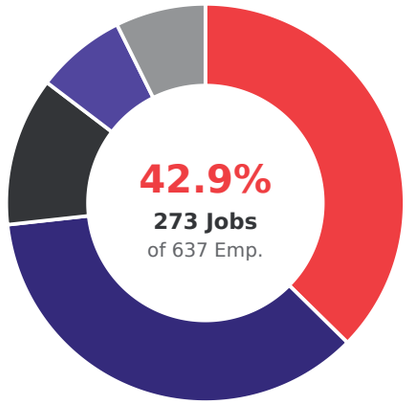


- **Building & Grounds Maint.**
  3.0% of Total Emp (42.2% of Sector) | 19 jobs
- **Protective Service**
  3.0% of Total Emp (42.2% of Sector) | 19 jobs
- **Healthcare Support**
  0.6% of Total Emp (8.9% of Sector) | 4 jobs
- **Food Preparation & Serving**
  0.3% of Total Emp (4.4% of Sector) | 2 jobs
- **Personal Care & Service**
  0.2% of Total Emp (2.2% of Sector) | 1 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Building & Grounds Maint.	19	42.2%	3.0%	5.3%
Protective Service	19	42.2%	3.0%	3.8%
Healthcare Support	4	8.9%	0.6%	3.0%
Food Preparation & Serving	2	4.4%	0.3%	5.0%
Personal Care & Service	1	2.2%	0.2%	1.3%

Blue Collar Occupations (2026 Esri)

42.9% (273 Jobs) | Obion Co: 34.7%



- **Production**
  16.0% of Total Emp (37.4% of Sector) | 102 jobs
- **Transportation & Moving**
  15.4% of Total Emp (35.9% of Sector) | 98 jobs
- **Installation/Maint/Repair**
  5.2% of Total Emp (12.1% of Sector) | 33 jobs
- **Construction & Extraction**
  3.1% of Total Emp (7.3% of Sector) | 20 jobs
- **Farming, Fishing & Forestry**
  3.1% of Total Emp (7.3% of Sector) | 20 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Production	102	37.4%	16.0%	12.6%
Transportation & Moving	98	35.9%	15.4%	12.0%
Installation/Maint/Repair	33	12.1%	5.2%	4.6%
Construction & Extraction	20	7.3%	3.1%	4.7%
Farming, Fishing & Forestry	20	7.3%	3.1%	0.7%

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

Labor Force: 670 | Employed: 637 (95.1%) | Unemployment (Esri 2026 est.): 4.9% (County: 4.4%)

- **Services (Health, Ed, Prof, Food, Other)** — 30.1% (192) | Cty 40.8%
- **Manufacturing** — 24.8% (158) | Cty 21.2%
- **Retail Trade** — 19.8% (126) | Cty 12.4%
- **Transportation/Warehousing/Utilities** — 8.9% (57) | Cty 5.8%
- **Construction** — 5.8% (37) | Cty 6.9%
- **Public Administration** — 5.8% (37) | Cty 5.4%
- **Agriculture/Forestry/Fishing/Mining** — 2.5% (16) | Cty 1.6%
- **Finance/Insurance/Real Estate** — 1.9% (12) | Cty 3.2%
- **Information** — 0.0% (0) | Cty 1.0%
- **Wholesale Trade** — 0.0% (0) | Cty 1.7%

DAYTIME POPULATION & COMMUTE

Total Daytime Pop (2026):	1,188	Cty: 30,103
Daytime Workers:	427 (35.9%)	Balanced Hub
Daytime Residents:	761 (64.1%)	Cty: 56.1%
Daytime / Resident Ratio:	0.86x	Balanced Flow
Worked at Home (ACS):	17 (1.8%)	Cty: 408 (3.2%)
Drove Alone to Work:	825 (89.8%)	Cty: 10,364 (81.7%)
Carpooled to Work:	71 (7.7%)	Cty: 1,301 (10.3%)
Mean Travel Time (Min):	19.0 min	Cty: 20.2 min

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

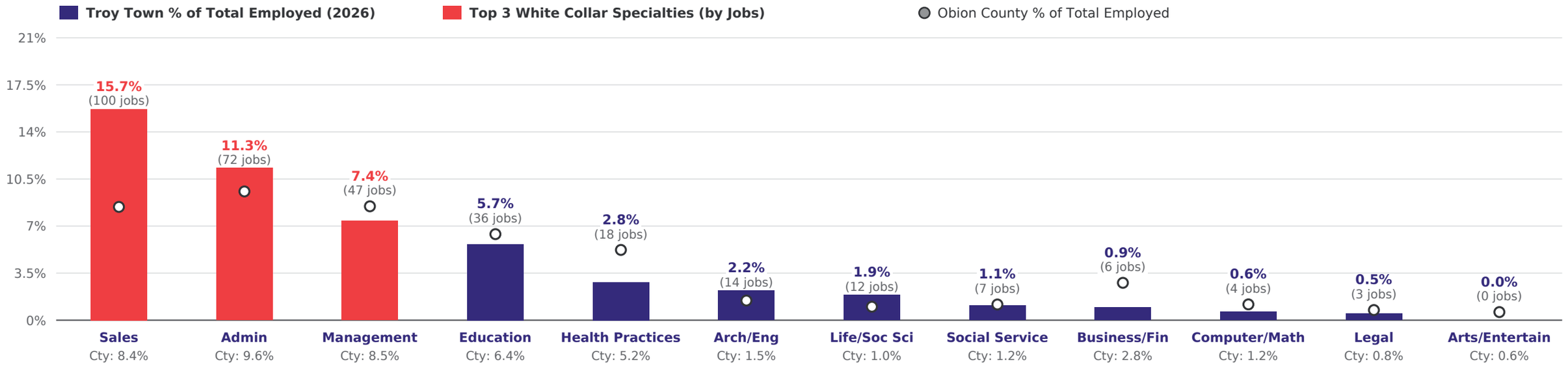
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White Collar Occupations (2026 Esri) - 50.1% of Employed Workforce (319 of 637 Jobs)

Obion County White Collar Benchmark: 47.0% (6,247 of 13,284 Jobs)



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

Troy Town (4775240) vs. Obion County (47131) | Esri 2026 & U.S. Census / ACS 2020-2024

Demographic & Economic Metric	2010	2020	2026 Est.	2031 Proj.	Obion Co '26
Total Population	1,376	1,423	**1,389**	**1,361**	**30,111**
Household Population	-	1,423	**1,389**	-	29,852
Group Quarters Population	-	0	**0**	-	259
Median Age (Years)	38.2	38.4	**39.3**	**40.8**	**43.8**
Total Households	550	573	**573**	**569**	**12,898**
Average Household Size	2.50	2.48	**2.42**	2.39	2.31
Families	-	-	**386**	384	8,201
Average Family Size	-	-	**2.94**	2.88	2.93
Total Housing Units	610	635	**635**	**635**	**14,377**
Owner Occupied Housing Units	344	343	**366**	372	8,658
Renter Occupied Housing Units	206	230	**207**	197	4,240
Vacant Housing Units	60	62	**62**	66	1,479
Median Household Income	-	-	**$57,702**	**$69,474**	**$59,052**
Average Household Income	-	-	**$101,221**	-	$76,777
Per Capita Income	-	-	**$41,756**	$49,230	$32,962
Median Disposable Income	-	-	**$51,098**	-	$51,647
Median Home Value	-	-	**$186,000**	**$278,689**	**$190,925**
Average Home Value	-	-	**$253,784**	-	$244,594

2026 Race, Diversity, Indices & ACS Profile	Troy 2026	Troy 2031	Obion Co '26
White Alone (% of Population)	**93.1% (1,293)**	92.2%	**79.8% (24,037)**
Black / African American Alone	**1.4% (20)**	1.2%	10.2% (3,064)
American Indian / Alaska Native	**0.1% (2)**	0.2%	0.3% (80)
Asian & Pacific Islander Alone	**0.1% (1)**	0.1%	0.4% (114)
Some Other Race Alone	**1.4% (20)**	1.8%	3.4% (1,018)
Two or More Races	**3.8% (53)**	4.5%	6.0% (1,798)
Hispanic Origin (Any Race)	**2.2% (30)**	3.0%	**6.1% (1,825)**
Esri Diversity Index (0-100)	**16.8**	-	**42.2**
Housing Affordability Index (US=100)	**119**	-	**119**
Percent of Income for Mortgage	**19.0%**	-	19.0%
Esri Wealth Index (US=100)	**67**	-	57
Bachelor's Degree or Higher (Pop 25+)	**17.1% (169)**	-	**19.3% (4,173)**
High School Graduate / GED or Higher	**83.4% (824)**	-	85.9% (18,583)
Median Gross Rent (ACS 2020-2024)	**$692 / mo**	-	**$770 / mo**
Owner HUs with a Mortgage (ACS)	**61.0% (342)**	-	47.5% (4,051)
Households w/ Broadband Internet (ACS)	**64.1% (508)**	-	64.8% (8,113)
Households Below Poverty Level (ACS)	**14.0% (111)**	-	18.6% (2,329)
Land Area (2024 Gazetteer)	**1.35 sq mi**	-	545 sq mi