WTIA Community Profile (Esri 2026)

COMMUNITY PROFILE: YORKVILLE CITY, TN

Yorkville City, TN (FIPS: 4782360) | Geography: Place | Benchmark: Gibson County, TN (FIPS: 47053)

Published by WTIA
Intellisite / Esri Business Analyst (2026) & U.S. Census

232	-0.28%	2.47	18.2	39.0	$68,208
Population Total	**Pop Growth (Ann.)**	**Average HH Size**	**Diversity Index**	**Median Age**	**Median HH Income**
Gibson Co: 51,389	2020-26 | '26-31: -0.09%	94 Households (2026)	Gibson Co: 44.1	Gibson Co: 41.8	Gibson Co: $63,561

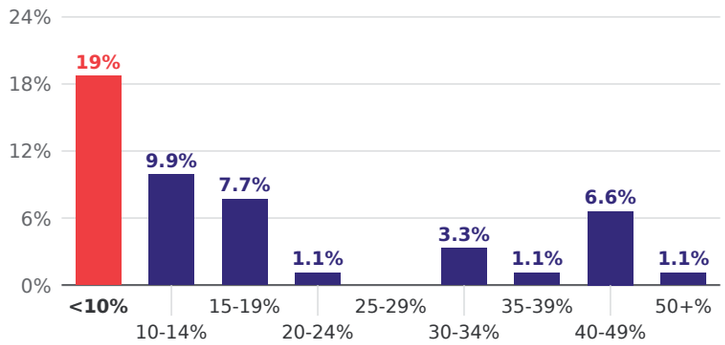
$187,500	$303,952	22.0%	57.3%	20.7%
Median Home Value	**Median Net Worth**	**Age <18 (Youth)**	**Age 18-64 (Workforce)**	**Age 65+ (Senior)**
2031 Forecast: $236,111	Average: $1,526,284	51 Residents (<18)	133 Residents (18-64)	48 Residents (65+)

EMPLOYED WORKFORCE (107)

9.3%	33.6%	57.0%
Services	**Blue Collar**	**White Collar**
10 workers	36 workers	61 workers
County: 14.0%	**County: 32.1%**	**County: 54.0%**

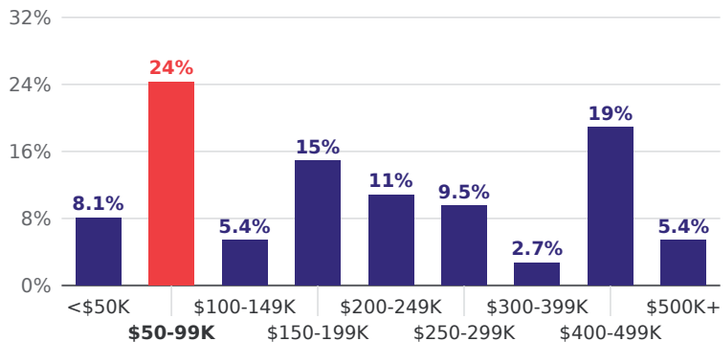
Mortgage as Percent of Salary

ACS Owner HUs



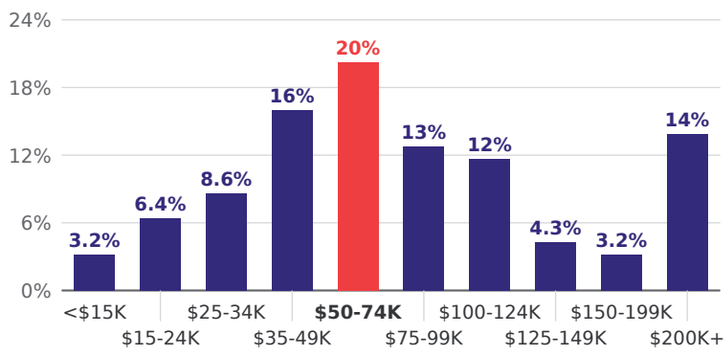
Home Value (2026 Esri)

Med: $187,500



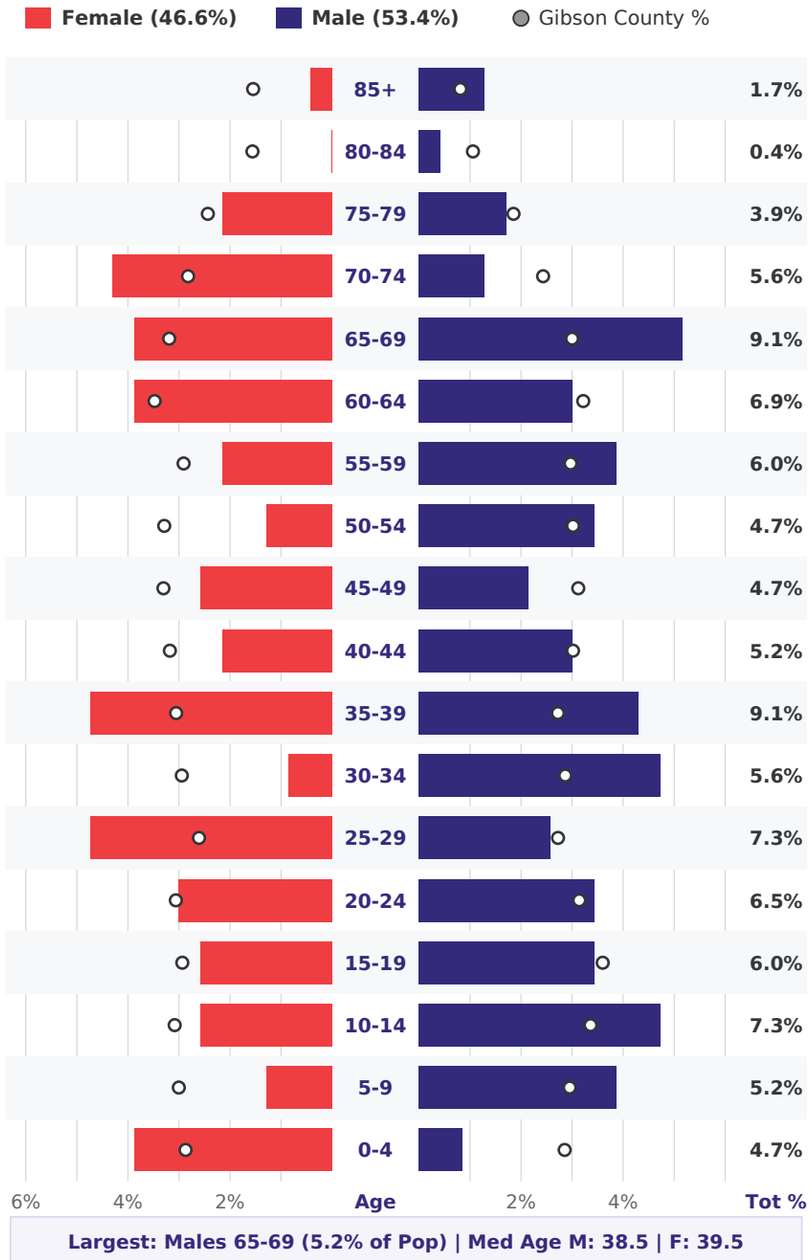
Household Income (2026 Esri)

Med: $68,208



Age Profile: 5 Year Increments (2026)

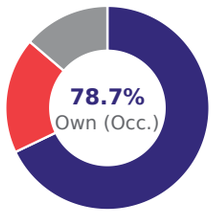
Median Age: 39.0



Largest: Males 65-69 (5.2% of Pop) | Med Age M: 38.5 | F: 39.5

Home Ownership (2026)

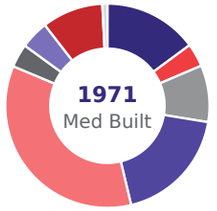
109 Total Units



Owner Occupied	67.9%
Renter Occupied	18.3%
Vacant Housing	13.8%

Housing: Year Built

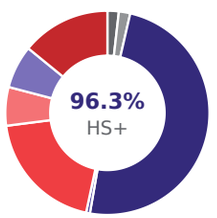
Med Year: 1971



<1939: 14.9%	1980-89: 3.7%
1940-49: 3.7%	1990-99: 4.5%
1950-59: 9.0%	2000-09: 9.7%
1960-69: 18.7%	2010-19: 0.0%
1970-79: 35.1%	2020+: 0.8%

Educational Attainment

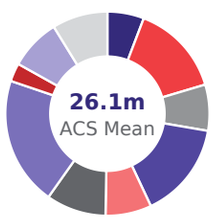
Pop 25+: 163



<9th Grade: 1.8%	Some College: 19.6%
No Diploma: 1.8%	Assoc Degree: 6.1%
HS Diploma: 49.1%	Bach Degree: 6.8%
GED: 0.6%	Grad Degree: 14.1%

Commute Time

Mean 26.1 Min | ACS 2020-2024 (B08013/B08301)



<5 min: 5.8%	25-29 min: 9.5%
5-9 min: 14.6%	30-34 min: 20.4%
10-14 min: 7.3%	35-39 min: 2.9%
15-19 min: 15.3%	40-59 min: 8.1%
20-24 min: 7.3%	60+ min: 8.8%

COMMUNITY PROFILE: YORKVILLE CITY, TN

Yorkville City, TN (FIPS: 4782360) | Geography: Place | Benchmark: Gibson County, TN (FIPS: 47053)

Published by WTIA
Intellisite / Esri Business Analyst (2026) & U.S. Census

Age Pyramid (2026 Esri Demographics)

Total Pop: 232 | Median Age: 39.0

Yorkville Males (124 | 53.4%) **Yorkville Females (108 | 46.6%)** Gibson Co. %

M#	Age Group	F# / Tot%
3	85+	1 (1.7%)
1	80-84	0 (0.4%)
4	75-79	5 (3.9%)
3	70-74	10 (5.6%)
12	65-69	9 (9.1%)
7	60-64	9 (6.9%)
9	55-59	5 (6.0%)
8	50-54	3 (4.7%)
5	45-49	6 (4.7%)
7	40-44	5 (5.2%)
10	35-39	11 (9.1%)
11	30-34	2 (5.6%)
6	25-29	11 (7.3%)
8	20-24	7 (6.5%)
8	15-19	6 (6.0%)
11	10-14	6 (7.3%)
9	5-9	3 (5.2%)
2	0-4	9 (4.7%)

M# 6% 5% 4% 3% 2% 1% Age Group 1% 2% 3% 4% 5% 6% F# / Tot%

The largest group:
2026 Males Age 65 - 69
12 residents (5.2% of Pop | 9.7% of Males)

The smallest group:
2026 Females Age 80 - 84
0 residents (0.0% of Pop | 0.0% of Females)

Net Worth (%) - 2026 Household Wealth Distribution

94 Households

$303,952	$1,526,284	96
Median Net Worth	**Average Net Worth**	**Esri Wealth Index**
Gibson Co: $198,075	Gibson Co: $630,583	Gibson Co: 55 (US=100)

Yorkville City % of Households (2026) **Gibson County Benchmark (%)**

	Yorkville	Gibson Co
$1,000,000+	25.5% (24)	10.8%
$500,000-$999,999	9.6% (9)	13.4%
$250,000-$499,999	22.3% (21)	20.9%
$150,000-$249,999	11.7% (11)	11.5%
$100,000-$149,999	7.4% (7)	6.8%
$75,000-$99,999	4.3% (4)	4.8%
$50,000-$74,999	1.1% (1)	4.0%
$35,000-$49,999	5.3% (5)	2.2%
$15,000-$34,999	4.3% (4)	5.7%
<$15,000	8.5% (8)	19.9%

0% 5% 10% 15% 20% 25% 30% 35%

High-Net-Worth ($500,000+): 35.1% of Yorkville HHs (33) vs. 24.2% in Gibson County
Middle & Upper-Middle ($150,000 - $499,999): 34.0% of Yorkville HHs (32) vs. 32.3% in Gibson County

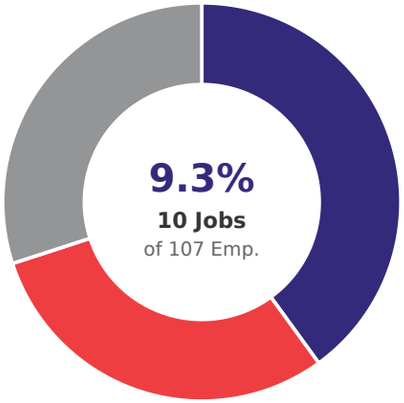
COMMUNITY PROFILE: YORKVILLE CITY, TN

Yorkville City, TN (FIPS: 4782360) | Geography: Place | Benchmark: Gibson County, TN (FIPS: 47053)

Published by WTIA
Intellisite / Esri Business Analyst (2026) & U.S. Census

Services Occupations (2026 Esri)

9.3% (10 Jobs) | Gibson Co: 14.0%

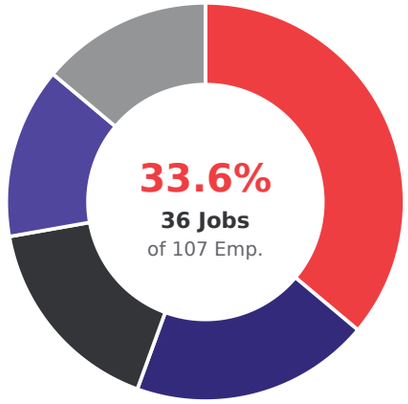


- **Building & Grounds Maint.**
  3.7% of Total Emp (40.0% of Sector) | 4 jobs
- **Food Preparation & Serving**
  2.8% of Total Emp (30.0% of Sector) | 3 jobs
- **Protective Service**
  2.8% of Total Emp (30.0% of Sector) | 3 jobs
- **Personal Care & Service**
  0.0% of Total Emp (0.0% of Sector) | 0 jobs
- **Healthcare Support**
  0.0% of Total Emp (0.0% of Sector) | 0 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Building & Grounds Maint.	4	40.0%	3.7%	2.9%
Food Preparation & Serving	3	30.0%	2.8%	6.1%
Protective Service	3	30.0%	2.8%	1.3%
Personal Care & Service	0	0.0%	0.0%	0.8%
Healthcare Support	0	0.0%	0.0%	2.8%

Blue Collar Occupations (2026 Esri)

33.6% (36 Jobs) | Gibson Co: 32.1%



- **Farming, Fishing & Forestry**
  12.1% of Total Emp (36.1% of Sector) | 13 jobs
- **Production**
  6.5% of Total Emp (19.4% of Sector) | 7 jobs
- **Construction & Extraction**
  5.6% of Total Emp (16.7% of Sector) | 6 jobs
- **Transportation & Moving**
  4.7% of Total Emp (13.9% of Sector) | 5 jobs
- **Installation/Maint/Repair**
  4.7% of Total Emp (13.9% of Sector) | 5 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Farming, Fishing & Forestry	13	36.1%	12.1%	0.9%
Production	7	19.4%	6.5%	10.7%
Construction & Extraction	6	16.7%	5.6%	5.2%
Transportation & Moving	5	13.9%	4.7%	10.9%
Installation/Maint/Repair	5	13.9%	4.7%	4.4%

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

Employed: 107 | Unemployment (Esri 2026 est.): Small sample (labor force 107) (County: 5.1%)

- **Services (Health, Ed, Prof, Food, Other)** — 38.3% (41) | Cty 41.5%
- **Manufacturing** — 22.4% (24) | Cty 18.2%
- **Agriculture/Forestry/Fishing/Mining** — 14.9% (16) | Cty 2.2%
- **Public Administration** — 5.6% (6) | Cty 2.6%
- **Transportation/Warehousing/Utilities** — 5.6% (6) | Cty 7.0%
- **Information** — 5.0% (5) | Cty 2.0%
- **Retail Trade** — 4.7% (5) | Cty 11.4%
- **Construction** — 3.7% (4) | Cty 7.4%
- **Finance/Insurance/Real Estate** — 0.0% (0) | Cty 5.0%
- **Wholesale Trade** — 0.0% (0) | Cty 2.8%

DAYTIME POPULATION & COMMUTE

Total Daytime Pop (2026):	231	Cty: 45,173
Daytime Workers:	111 (48.1%)	Balanced Hub
Daytime Residents:	120 (51.9%)	Cty: 63.6%
Daytime / Resident Ratio:	1.00x	Balanced Flow
Worked at Home (ACS):	20 (12.7%)	Cty: 1,163 (5.3%)
Drove Alone to Work:	121 (77.1%)	Cty: 18,131 (83.2%)
Carpooled to Work:	6 (3.8%)	Cty: 2,063 (9.5%)
Mean Travel Time (Min):	26.1 min	Cty: 26.1 min

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

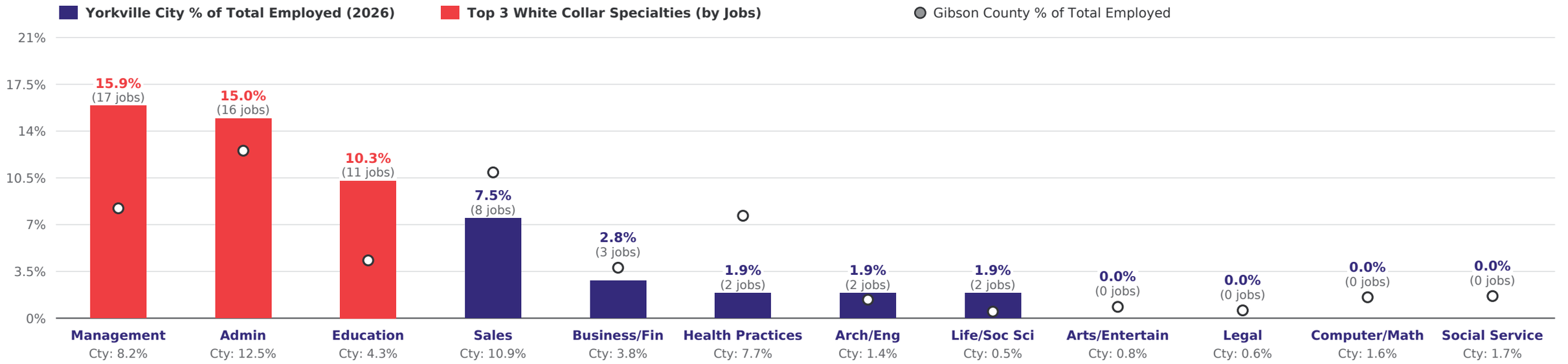
COMMUNITY PROFILE: YORKVILLE CITY, TN

Yorkville City, TN (FIPS: 4782360) | Geography: Place | Benchmark: Gibson County, TN (FIPS: 47053)

Published by WTIA
Intellisite / Esri Business Analyst (2026) & U.S. Census

White Collar Occupations (2026 Esri) - 57.0% of Employed Workforce (61 of 107 Jobs)

Gibson County White Collar Benchmark: 54.0% (12,304 of 22,804 Jobs)



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

Yorkville City (4782360) vs. Gibson County (47053) | Esri 2026 & U.S. Census / ACS 2020-2024

Demographic & Economic Metric	2010	2020	2026 Est.	2031 Proj.	Gibson Co '26
Total Population	286	236	**232**	**231**	**51,389**
Household Population	-	236	**232**	-	50,538
Group Quarters Population	-	0	**0**	-	851
Median Age (Years)	40.0	44.1	**39.0**	**45.2**	**41.8**
Total Households	105	91	**94**	**95**	**20,871**
Average Household Size	2.72	2.59	**2.47**	2.43	2.42
Families	-	-	**69**	60	13,482
Average Family Size	-	-	**2.93**	3.23	3.04
Total Housing Units	121	107	**109**	**111**	**23,175**
Owner Occupied Housing Units	86	75	**74**	75	14,358
Renter Occupied Housing Units	19	16	**20**	20	6,513
Vacant Housing Units	16	16	**15**	16	2,304
Median Household Income	-	-	**$68,208**	**$100,434**	**$63,561**
Average Household Income	-	-	**$98,809**	-	$79,290
Per Capita Income	-	-	**$40,035**	$55,582	$32,340
Median Disposable Income	-	-	**$60,053**	-	$53,390
Median Home Value	-	-	**$187,500**	**$236,111**	**$204,911**
Average Home Value	-	-	**$232,061**	-	$237,650

2026 Race, Diversity, Indices & ACS Profile	Yorkville 2026	Yorkville 2031	Gibson Co '26
White Alone (% of Population)	**92.7% (215)**	97.0%	**75.3% (38,674)**
Black / African American Alone	**1.3% (3)**	0.4%	17.4% (8,957)
American Indian / Alaska Native	**0.0% (0)**	0.4%	0.3% (140)
Asian & Pacific Islander Alone	**0.0% (0)**	0.0%	0.6% (331)
Some Other Race Alone	**1.7% (4)**	0.0%	1.9% (964)
Two or More Races	**4.3% (10)**	2.2%	4.5% (2,323)
Hispanic Origin (Any Race)	**2.6% (6)**	0.4%	**3.5% (1,797)**
Esri Diversity Index (0-100)	**18.2**	-	**44.1**
Housing Affordability Index (US=100)	**134**	-	**119**
Percent of Income for Mortgage	**16.2%**	-	19.0%
Esri Wealth Index (US=100)	**96**	-	55
Bachelor's Degree or Higher (Pop 25+)	**20.9% (34)**	-	**22.3% (7,909)**
High School Graduate / GED or Higher	**96.3% (157)**	-	90.4% (32,118)
Median Gross Rent (ACS 2020-2024)	**$861 / mo**	-	**$819 / mo**
Owner HUs with a Mortgage (ACS)	**49.5% (45)**	-	54.6% (7,645)
Households w/ Broadband Internet (ACS)	**68.9% (84)**	-	71.1% (14,479)
Households Below Poverty Level (ACS)	**5.7% (7)**	-	15.3% (3,121)
Land Area (2024 Gazetteer)	**1.30 sq mi**	-	603 sq mi