Office of Comprehensive Planning

October 2026

OAKHAVEN & PARKWAY VILLAGE

DISTRICT PROFILE



Oakhaven & Parkway Village

District Profile

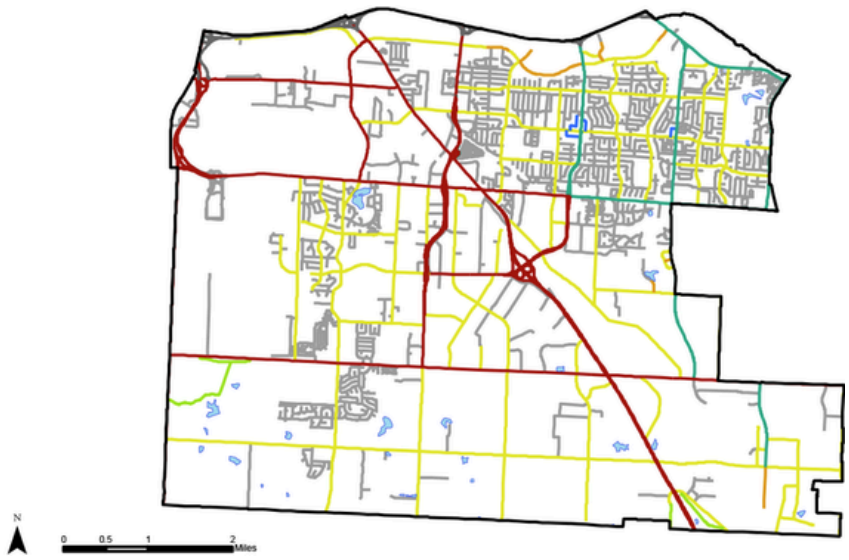
ACS 5-Year Estimates (2024)

Compiled August 2026

OAKHAVEN & PARKWAY VILLAGE AT A GLANCE

Total Population	Median Age	Median Income	Poverty Rate
51,327	30	$43,970	22%

District Boundaries



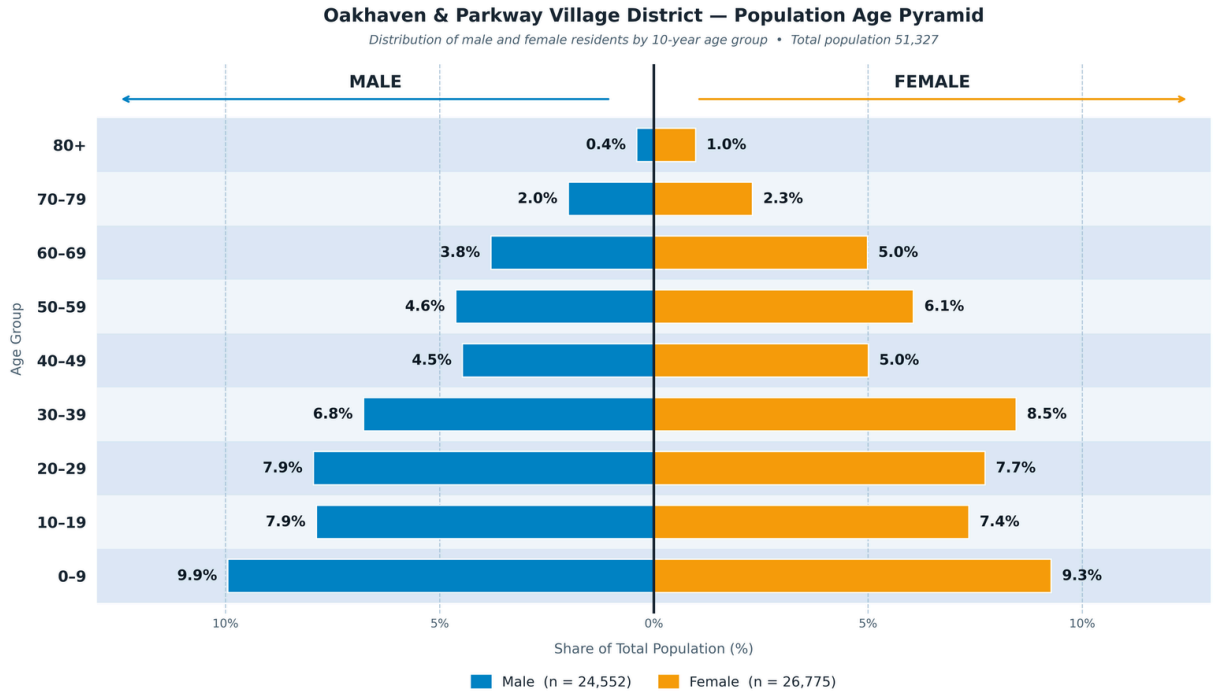
The Oakhaven & Parkway Village Planning District is bound by Interstate 240 to the north, Crumpler Road to the east, the Mississippi state border to the south, and Airways Boulevard to the west.

Population & Age Breakdown

Home to just over 51,000 residents, Oakhaven and Parkway Village is among the largest districts by population, having lost just over 1% of its residents since 2009. Although the total number of households has fallen, their average size has grown, meaning the district's residents are now concentrated in fewer, fuller homes. With a median age of 30, Oakhaven & Parkway Village is also a relatively young district with a large share of children.

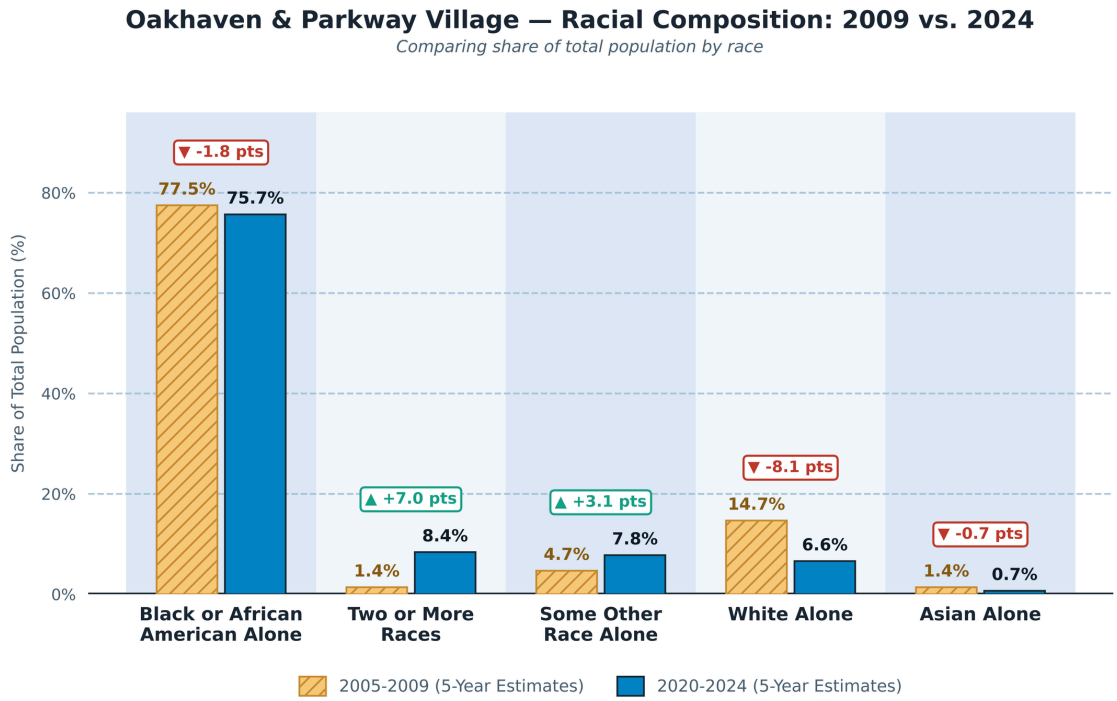
Population Change Since 2009	**-1.3%**
Total Households	**17,892**
Average Household Size	**2.87**

Distribution By Age Group, Sex & Racial Composition



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates) Compiled by the Office of Comprehsnive Planning

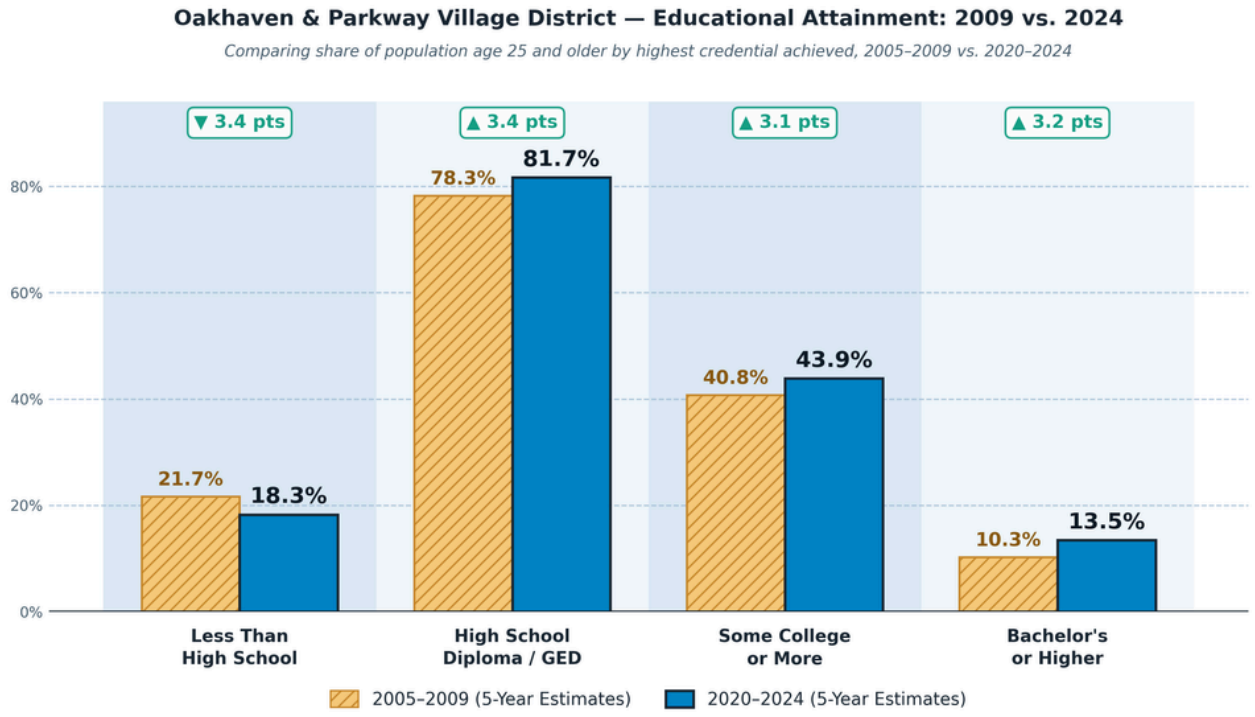
Population pyramids show how a community's population is distributed across age groups and by sex, making it easier to identify generational patterns and forecast demographic changes. Oakhaven & Parkway Village has one of the broadest bases of children in Memphis coupled with a very narrow top. Nearly one in five residents are under age 10, the largest age band by a wide margin, while residents 65 and older make up less than 10% of the district.



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A03001, Compiled by the Office of Comprehensive Planning

Racial data offers a window into who makes up our communities. Understanding this makeup is essential for recognizing and addressing disparities across Memphis. In Oakhaven & Parkway Village, the population has diversified slightly since 2009. Black or African American residents remain the largest share, although down slightly by two points. Residents identifying as two or more races saw the largest increase of roughly seven points, alongside those identifying as some other race increase by three points. The share of white residents saw the largest decrease by eight points.

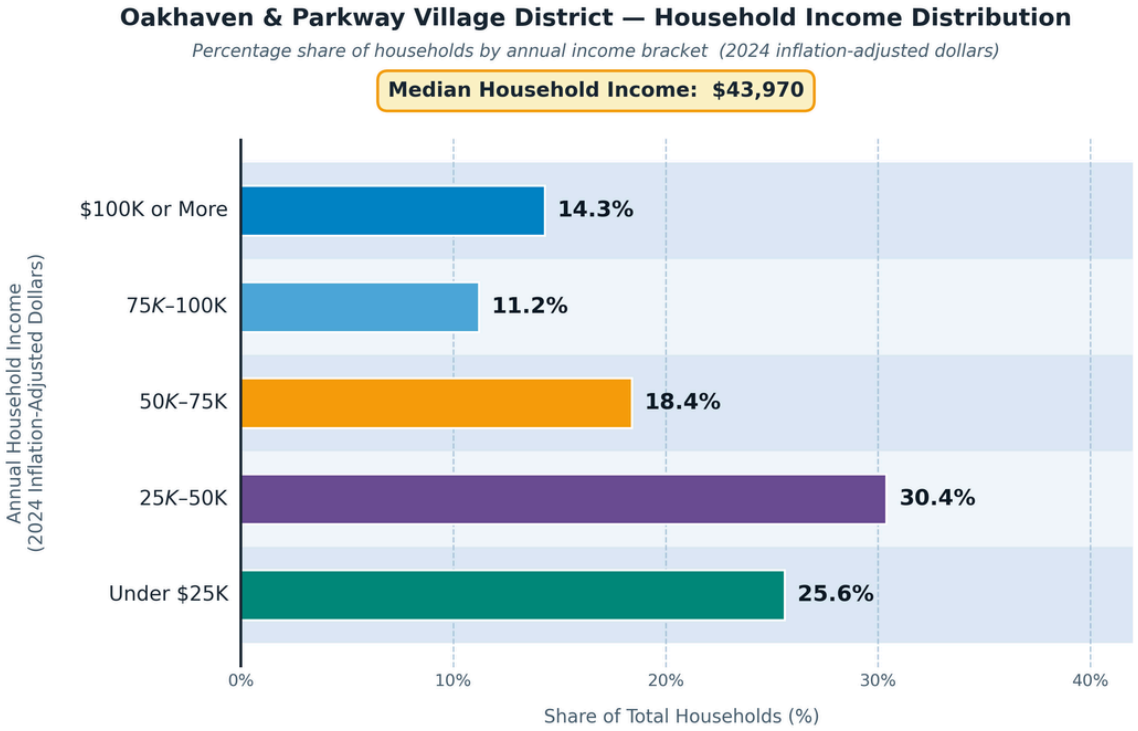
Educational Attainment



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A12001, Compiled by the Office of Comprehensive Planning

Educational attainment is a key indicator of long-term economic mobility, as it shapes a community's workforce competitiveness, influences the local tax base, and plays a central role in breaking generational cycles of poverty. In the Oakhaven & Parkway Village District, every level of educational attainment has ticked up since 2009. The share without a diploma fell 3%, while those with some college or those with a bachelors degree both climbed by 3%. While no category made large moves on their own, they all moved in the same direction, suggesting steady, incremental progress in the district's educational profile.

Income Distribution



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A14001, Compiled by the Office of Comprehensive Planning

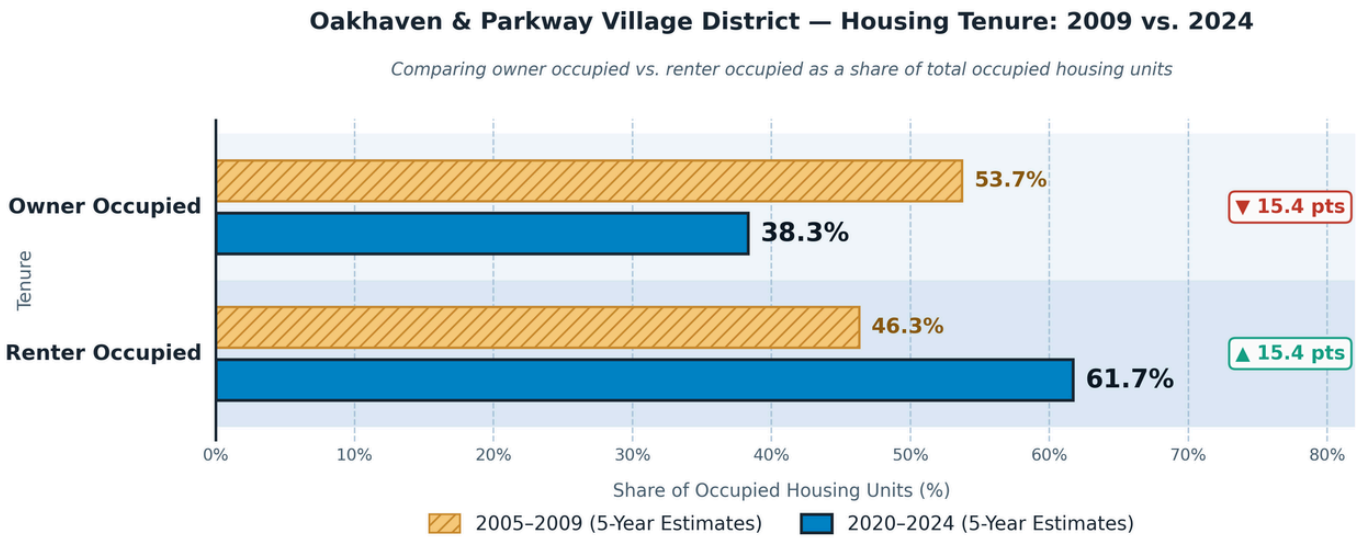
Income Distribution Continued

Household income distribution is one of the most direct indicators of a community's economic health, revealing how wealth is actually spread across residents at different financial levels. More than half (56%) of households in Oakhaven & Parkway Village earn under $50,000 a year. Only 14% make more than six figures. Real median household income has also fallen since 2009, from about $48,784 to $43,970, a decline of roughly 10% in purchasing power. While figures such as these are not uncommon across the City, these figures do stand out in the wake of improved educational outcomes. Whether these gains can be leveraged for increased economic power will remain a central question for the district going forward.

Housing Characteristics

Total Housing Units	Median Rent	Total Occupancy Rate	Median Year Built
21,816	$1,188	82%	1967

Housing characteristics offer a broad snapshot of a district's residential landscape, encompassing the size, condition, cost, and availability of its housing stock. Housing in Oakhaven & Parkway Village has shifted decisively toward renting by more than fifteen percentage points, flipping the district's owner-majority tenure. That shift happened as rent increased by about 14% since 2009.

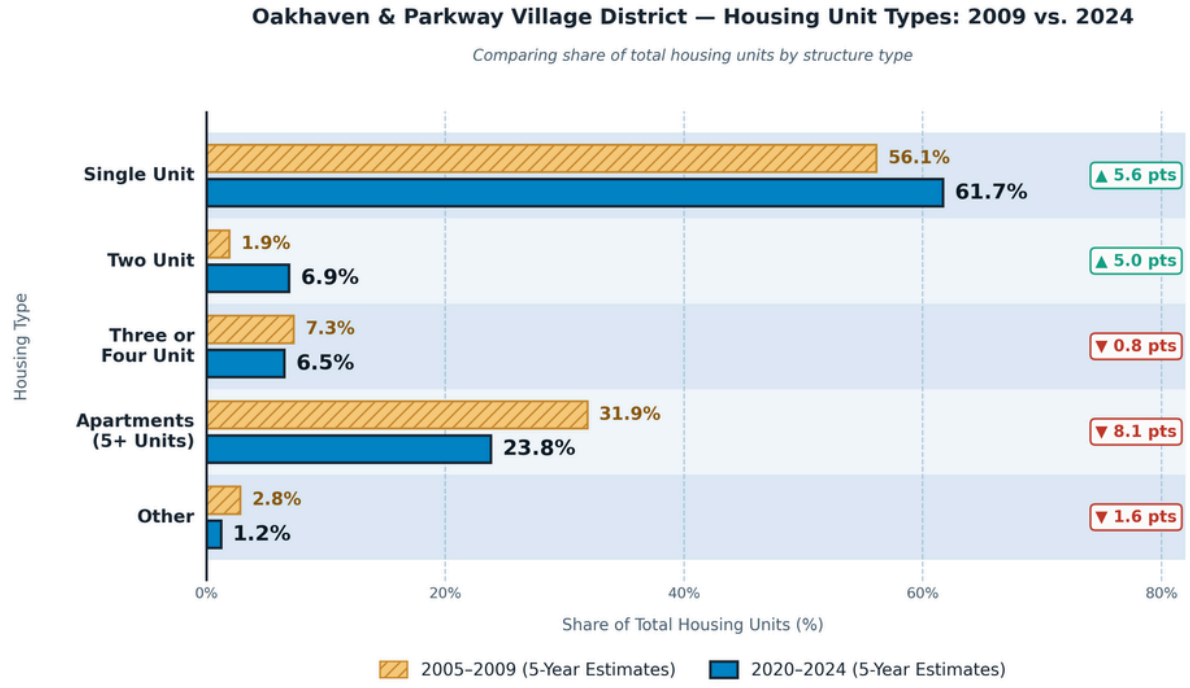


Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A10060, Compiled by the Office of Comprehensive Planning

Housing Characteristics Continued

Percentage of Off-Market Vacancies	Homeowners with a Mortgage or Similar Debt	Cost-Burdened Renters (>30% of Income)	Cost-Burdened Homeowners (>30% of Income)
56.8%	62.2%	58.1%	30.7%

Housing cost burden and vacancy data offer a deeper look into the financial pressures residents face and the availability of housing within the market. Renters in Oakhaven & Parkway Village face far more cost pressure than homeowners. 58.1% meet the cost burdened threshold by spending more than 30% of income on housing. That's nearly double the 30.7% rate among homeowners. Vacancy compounds this pressure on the rental market as more than half of the district's vacant units sit off-market and aren't actually available to rent or buy, ultimately narrowing the pool of housing renters could otherwise turn to.



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A10032, Compiled by the Office of Comprehensive Planning

Housing unit type data describes the physical composition of a district's residential stock, offering insight into the character, and variety of housing available to residents across different living arrangements.

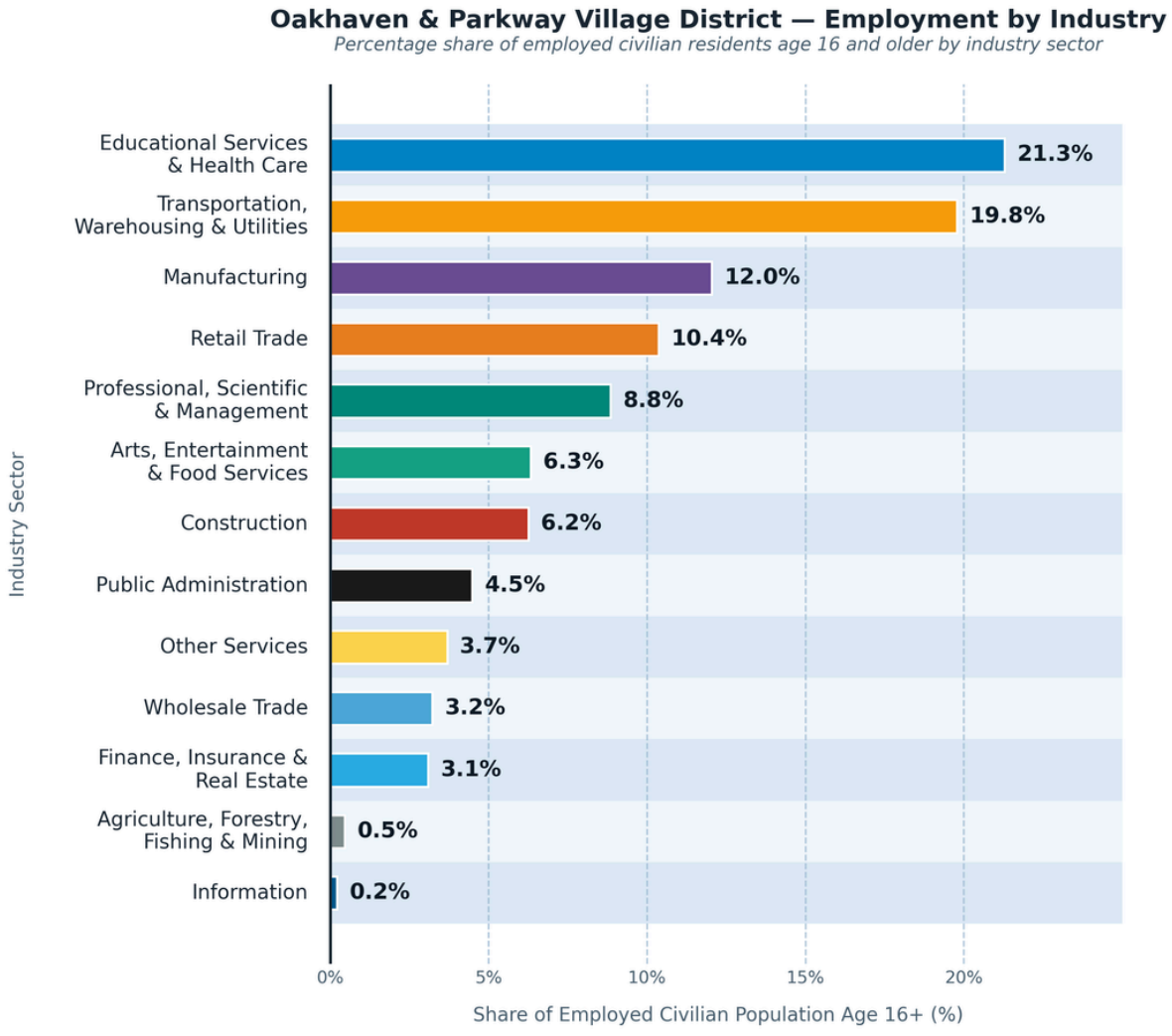
The housing stock in Oakhaven & Parkway Village has only changed modestly since 2009. Single-unit homes have long made up the overwhelming majority of the housing stock, further consolidating their share by 5.6%. Two-unit homes also grew their share of the local stock by 5%. The increased share of one and two unit homes means the share of other housing types have shrunk. Since 2009, apartments have seen the largest single decline of any category, totaling just over 8%. Smaller declines in share were also observed in three and four unit homes, as well as other housing types. WIthout a singificant increase in middle-density housing or apartments, this means the rapid shift in tenure was likely a result of economic pressures.

Poverty Rates

Total District Poverty Rate	Seniors Living in Poverty	Children Living in Poverty
22% (+1.4%)	14.8% (+1.3%)	44% (+6.4%)

Family, child, and senior poverty have all risen in Oakhaven & Parkway Village since 2009. Child poverty climbed 6.4 points, at roughly 4x the rates of other groups. Poverty in the district has grown more concentrated in households with children over the past fifteen years rather than remaining evenly spread across age groups.

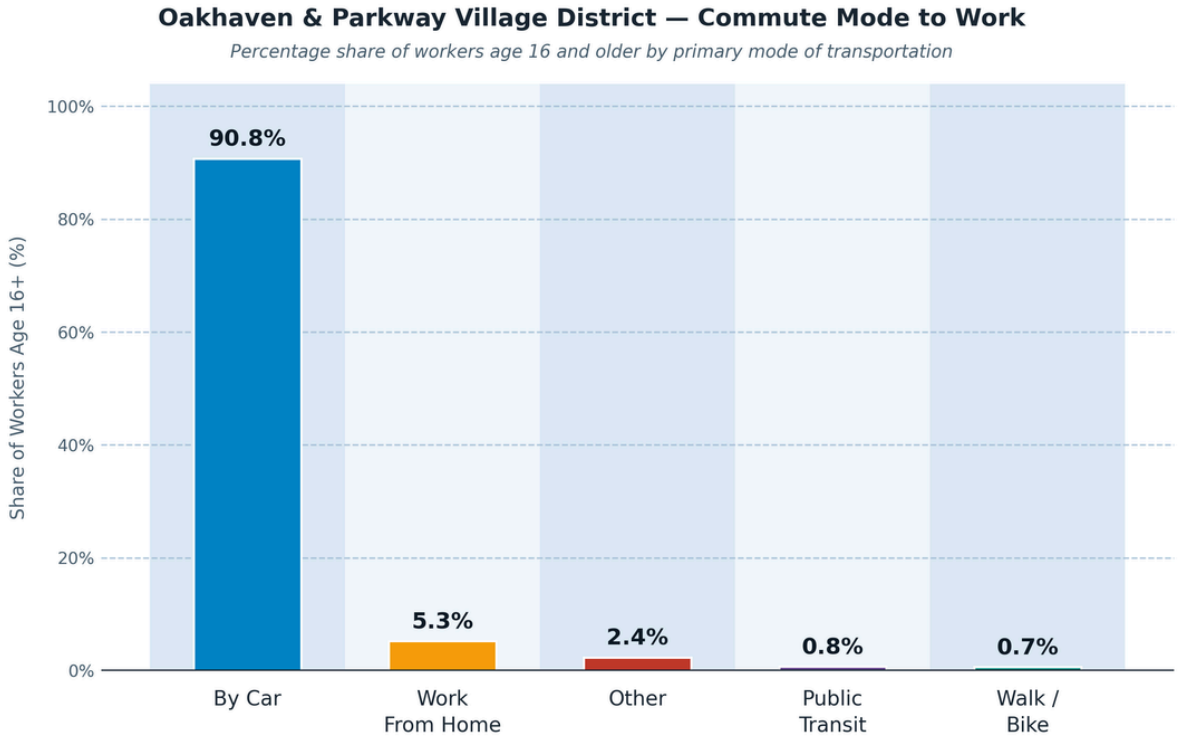
Employment by Industry



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A17004, Compiled by the Office of Comprehensive Planning

Employment in Oakhaven & Parkway Village concentrates heavily in institutional and logistics work, with education/health care and transportation/warehousing together carrying more than 40% of the workforce. That leaves the district's economic base tied closely to two sectors rather than spread across a diverse mix of industries. Manufacturing and retail add meaningful but secondary shares, and everything beyond the top five sectors falls off fairly sharply. A workforce this concentrated means shifts in either lead sector, hospital staffing, school enrollment, or freight volume, would carry outsized weight for the district's overall employment picture.

Commute Data



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A09005, Compiled by the Office of Comprehensive Planning

Commute mode data captures how residents travel to and from work, serving as a key indicator of transportation infrastructure demand, transit accessibility, and the degree to which a district's land use patterns support alternatives to traditional vehicle travel. In Oakhaven & Parkway Village, 90.8% of workers age 16 and older commute by car. Public transit, walking, and biking combined account for a small share of commutes, leaving few practical options for residents without a vehicle. Working from home makes up 5.3%, but is out of reach for most of the workforce given the district's concentration in education, health care, and logistics jobs that require showing up in person. For the households already stretched thin by falling income and rising costs, the added expense of car ownership is one more fixed cost.

District Summary

Oakhaven & Parkway Village is home to roughly 51,000 residents with an extremely strong base of children and young adults. The district is also predominantly Black or African American, and includes a notable multiracial and Hispanic-origin population of roughly 17%. In economic terms, the district has lost ground. Real median household income fell 10% since 2009, and poverty has climbed across every age group over that same period. Housing also tells a related story. The district recently flipped from majority owner-occupied to majority renter-occupied as rents have continued to rise and more residents become cost-burdened by housing. The local workforce concentrates heavily in education, health care, and logistics, which together account for more than 40% of district employment. That leaves the district's economic base tied closely to a narrow set of industries rather than a broad mix, revealing potential vulnerabilities to industry-specific downturns. Ultimately, these figures frame Oakhaven & Parkway Village as a young diverse working community whose planning priorities will likely center on supporting its many families and children, expanding economic opportunity, and closing the gap between a growing youth population and the income and housing stability needed to support it.