Office of Comprehensive Planning

October
2026

JACKSON

DISTRICT PROFILE



Jackson

District Profile

ACS 5-Year Estimates (2024)

Compiled October 2026

JACKSON DISTRICT AT A GLANCE

Total Population	Median Age	Median Income	Poverty Rate
38,932	29	$42,555	25.8%

District Boundaries



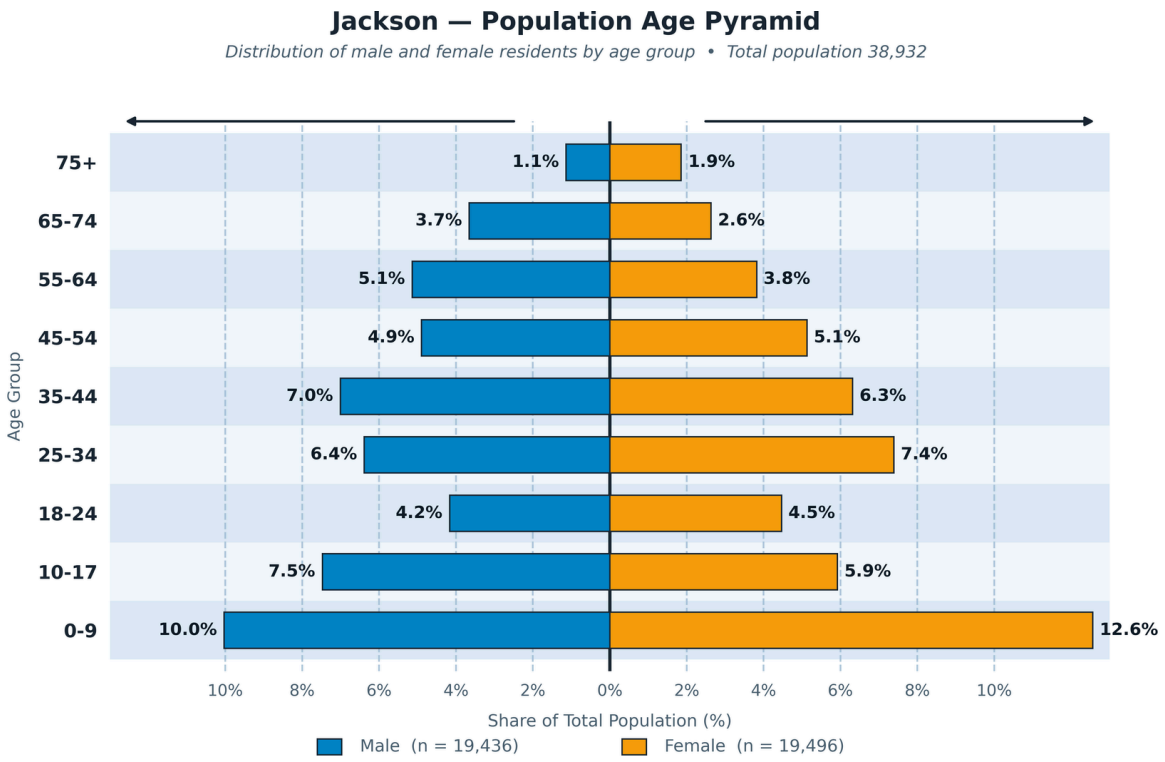
The Jackson Planning District is bound by the Wolf River to the northeast, Summer Avenue to the south, and North Trezevant Street to the west.

Population & Age Breakdown

Population and age data provide a snapshot of who lives in the Jackson District, capturing both the overall size of the community and how residents are distributed across different stages of life. At roughly 3.1 people per household, homes in the Jackson district are among the most family oriented in the city, and its low median age likely points to a district with a substantial share of children. Unlike much of Memphis, Jackson has actually *grown* in population over the last fifteen years.

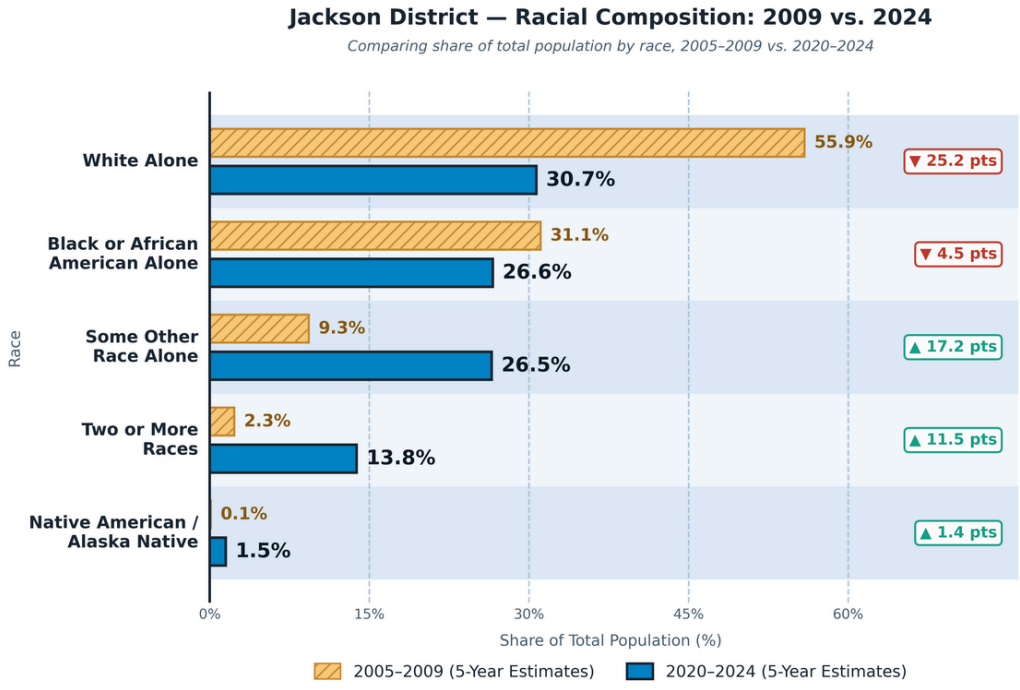
Population Change	**3.9%**
Total Households	**12,520**
Avg. Household Size	**3.1**

Distribution By Age Group, Sex & Racial Composition



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), B01001: Sex By Age, Compiled by the Office of Comprehsnive Planning

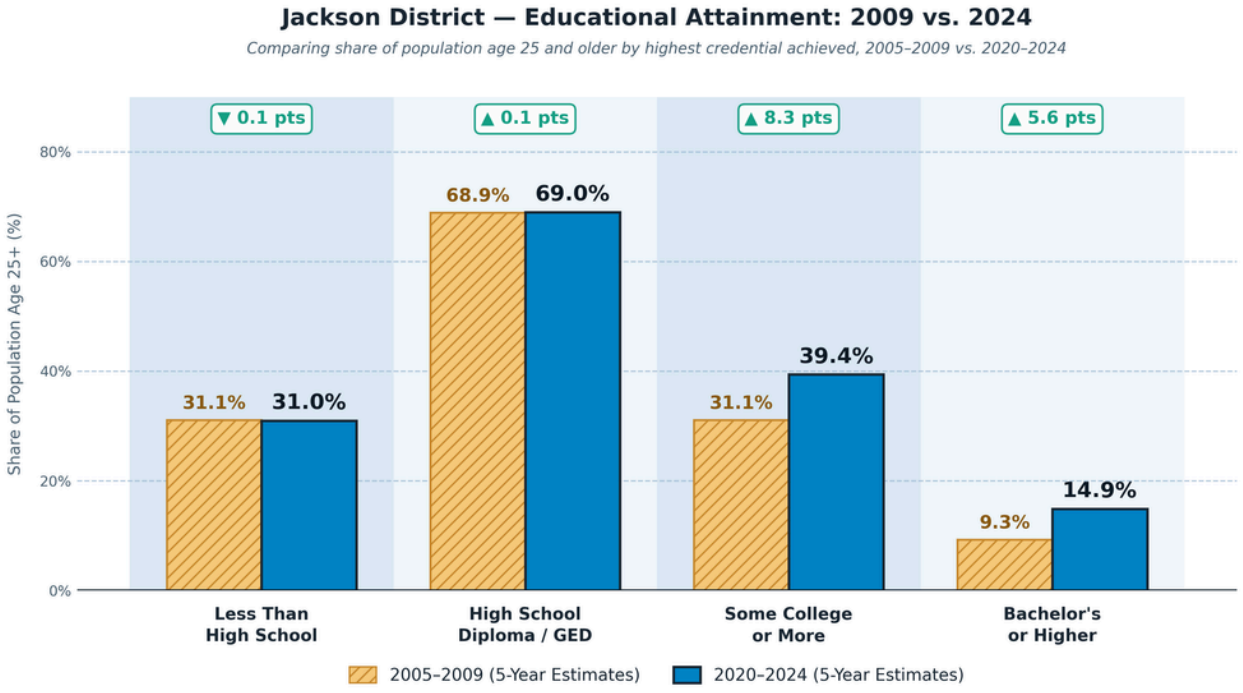
Jackson's pyramid is the most youth-heavy of any district in Memphis, with 0-9 as the largest single age group by a wide margin, especially among girls, who make up 12.6% of the entire population. From there the pyramid doesn't taper smoothly. It dips at 18-24 before swelling again at 25-34 and 35-44, both larger than the bands on either side of them, before narrowing steadily through the older age groups.



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

Jackson is both the most racially diverse district in the city and its fastest-changing. In 2009 it was majority White, but now has a near even split between multiple groups. The clearest force behind that shift is a growing Hispanic population, which grew by about 20% over the past fifteen years. As it grew, the share of residents identifying as some other race or as two or more races rose steeply - the categories where Latino residents most often appear in census data measuring race and not ethnicity.

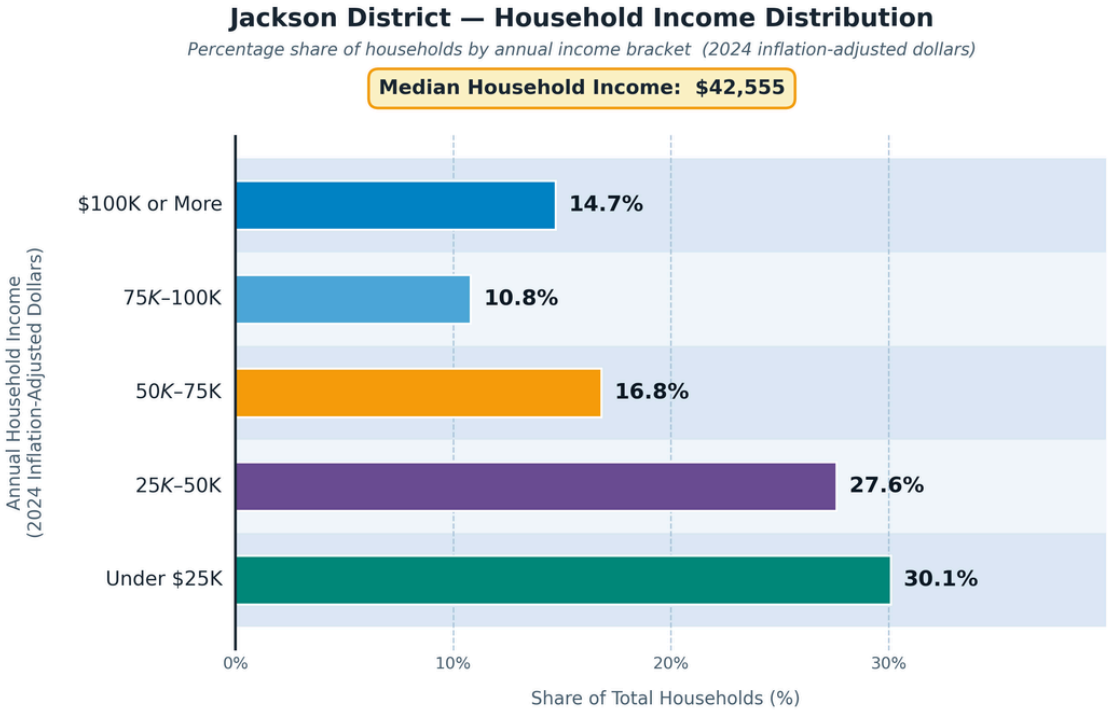
Educational Attainment



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 Jackson District, educational attainment has risen at the the college level over past fifteen years while holding steady among high school graduation rates. Bachelor's attainment grew by about 5% and the share with at least some college climbed 8%, while high school completion stayed nearly identical. That gap points to a district where more residents are reaching college than before, even as a substantial share still do not finish high school, leaving attainment uneven across the population. The increases at the upper levels, then, are likely a product of new, more educated residents moving in.

Income Distribution



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

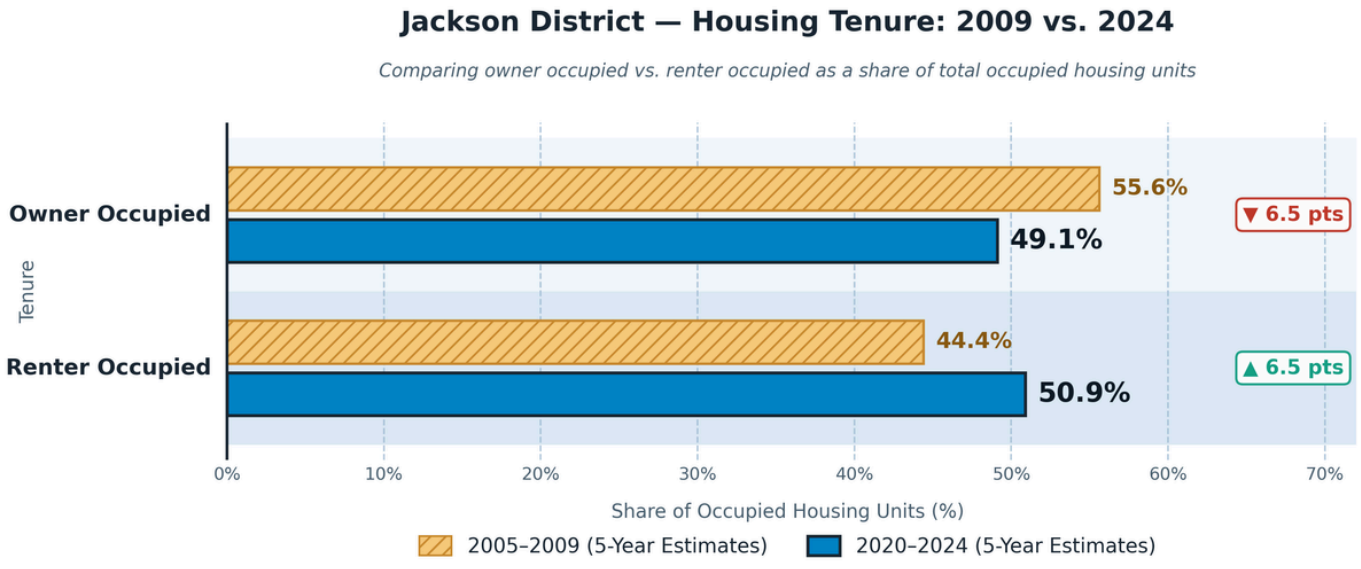
Income Distribution Continued

Household income distribution is one of the most direct indicators of a community's economic health, showing not only how much residents earn but how that income is spread across households. In Jackson, incomes concentrate toward the lower-middle of the range and have fallen slightly over time. Close to a third of all households earn under $25,000, and nearly six in ten earn under $50,000. When adjusted for inflation, the median household income eased from about $45,678 to $42,555 today, a real decline of roughly 7%. The dip is modest next to the steeper losses in some districts, but for a community where earnings were already limited, even a small decline tightens the margin many households have to work with.

Housing Characteristics

Total Housing Units	Median Rent	Total Occupancy Rate	Median Year Built
13,745	$1,072	91.1%	1945

Housing characteristics offer a broad snapshot of a district's residential landscape, encompassing the age, cost, availability, and tenure of its housing stock. Jackson's housing dates largely to the mid-1940s, and it rents at a relatively low rate of $1,072. Occupancy is high at 91.1%, meaning little of the stock sits empty. However, its tenure has crossed a threshold. Jackson was majority owner-occupied in 2009, but ownership has since edged down to 49.1% while renting rose to 50.9%, tipping the district into a narrow renter majority. Between the average household losing 7% in buying power, and rents raising another 2.5% on average, it is likely that residents are increasingly being forced to rent the same homes that could once be bought. This is a dynamic to keep an eye on as we examine how the district's physical housing stock has changed since 2009.

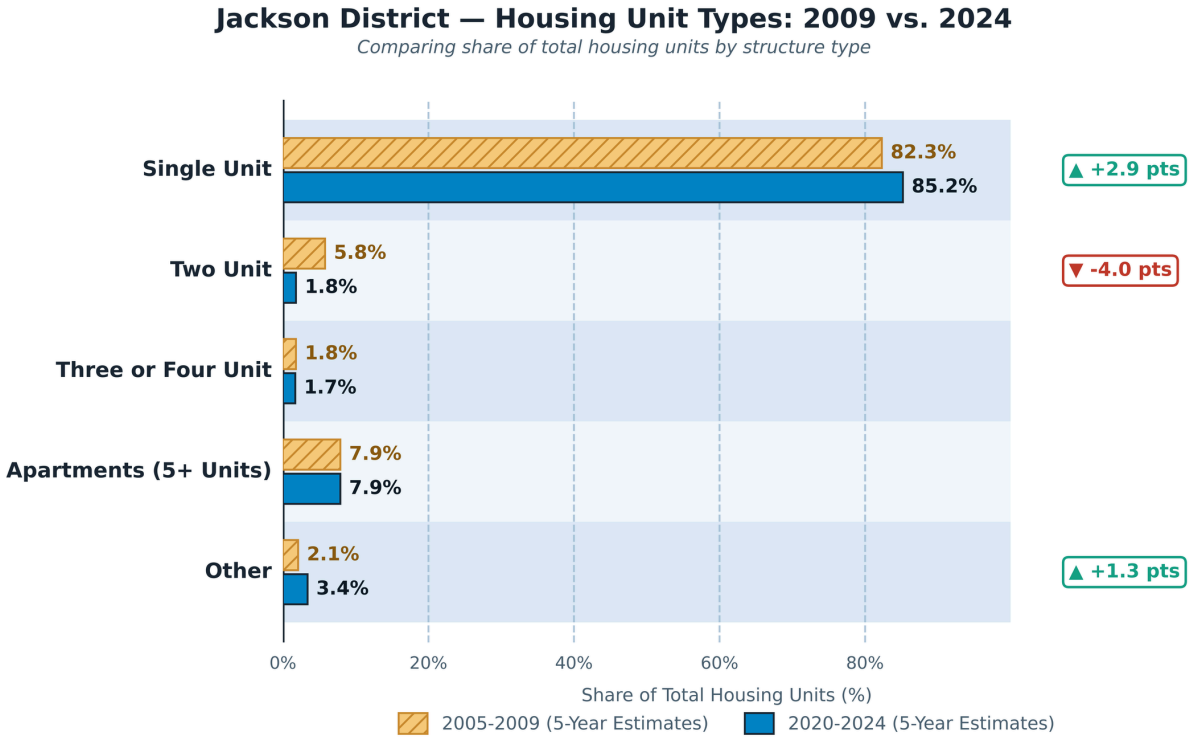


Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A10060, Compiled by the Office of Comprehsnive Planning

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)
78.9%	52.2%	49.6%	28.7%

Housing cost burden and vacancy data offer a deeper look into the financial pressures residents face and the availability of housing within the market. Almost 79% of vacant units in the Jackson District are off-market, meaning they're sitting empty but not listed for rent or sale. This significantly limits the quantity and quality of housing options available to residents. Price data also reveals that renters carry more of a housing-cost burden than homeowners. Nearly 50% all renters spend more than a third of their income on housing, compared to 28.7% of homeowners. What makes these figures especially concerning is the fact that rents have only increased in price by about 2% since 2009. With nearly half of all renters already qualifying as being cost-burdened in a comparatively flat housing market, any additional growth in costs will likely have a substantial impact on residents.



Source: U.S. Census Bureau, ACS 2005-2009 & 2020-2024 (5-Year Estimates), Table A10032 • Compiled by the Office of Comprehensive Planning

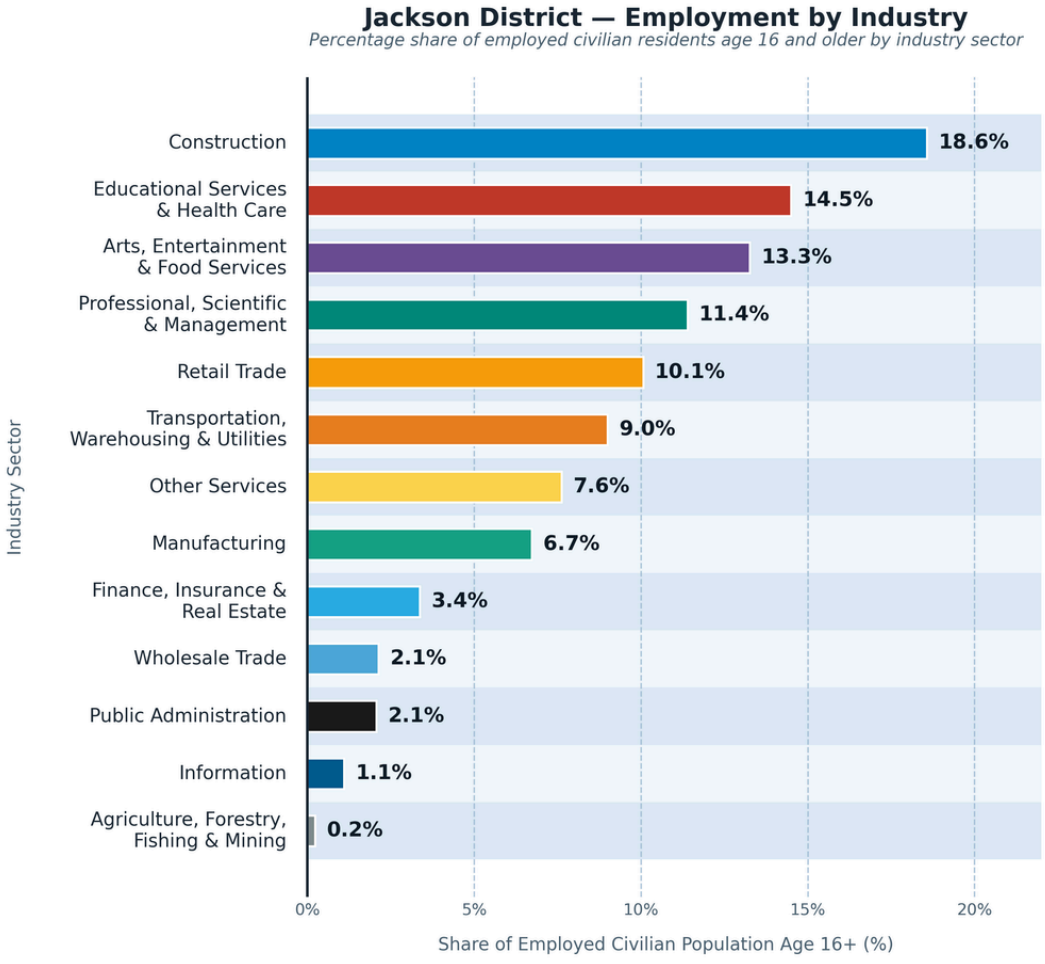
Housing unit type data describes the physical composition of a district's residential stock, offering insight into the character, and variety of housing available to residents. In Jackson, single-family homes make up the large majority of the housing stock at 80.8%. The remaining units are spread thinly across two-unit structures, apartments, and other housing types, with none exceeding a small share. This mix has largely stayed the same since 2009, with every category shifting only a point or two. This means Jackson's move toward renting has come from existing single-family homes being rented rather than from any meaningful addition of multifamily housing.

Poverty Rates

Total District Poverty Rate	Seniors Living in Poverty	Children Living in Poverty
25.8%	23.4%	36.5%

Poverty in Jackson doesn't affect every age group the same way. The youth poverty rate is the highest among measured groups, at 36.5%, and well above the district's family rate of 25.8%. Considering the wide split between the youngest and oldest residents, poverty is likely more concentrated in households raising children rather than spread out evenly.

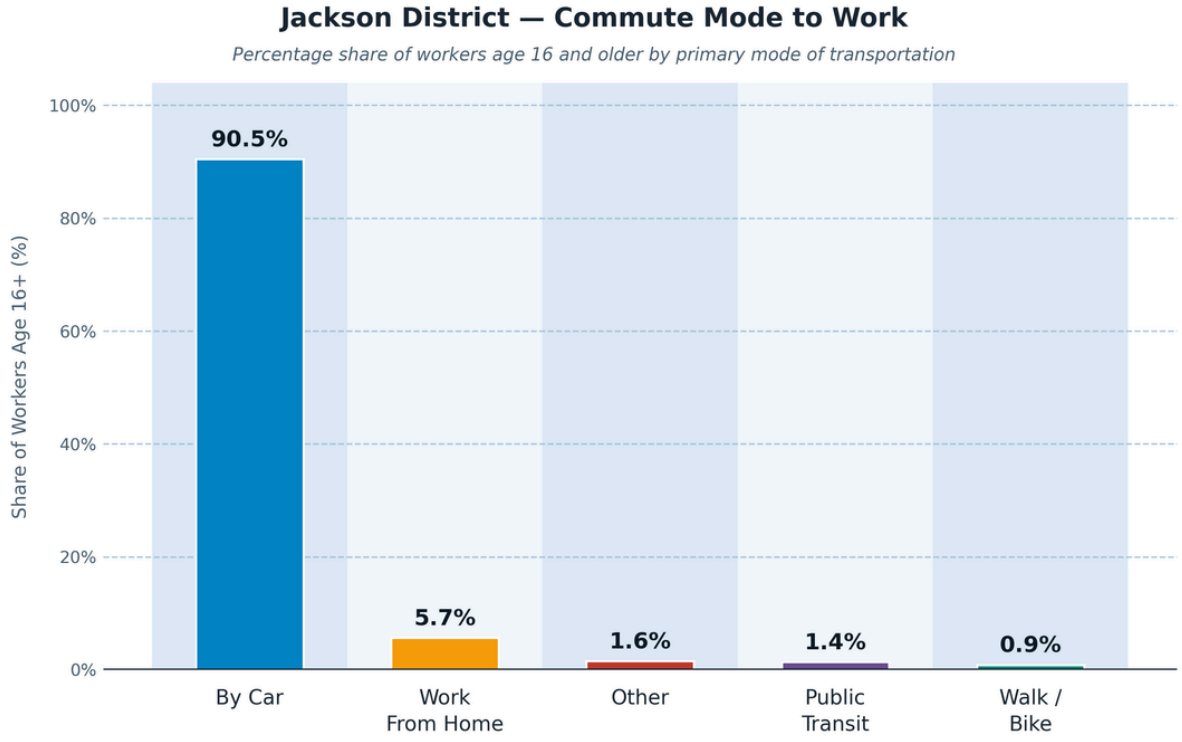
Employment by Industry



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

Construction is Jackson's largest employer at 18.6%, ahead of educational services and health care at 14.5% and arts, entertainment, and food services at 13.3%. Those three sectors alone account for nearly half the district's employed residents, a workforce base built on physical labor, institutional jobs, and hospitality work. Professional, scientific, and management services still carries a meaningful share at 11.4%, and retail trade and transportation/warehousing add another 19.1% between them. Everything else in the district's economy is spread somewhat thin, with no remaining sector topping 7.6%, which leaves Jackson's employment picture primarily concentrated in a handful of hands-on, service-driven industries.

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 personal vehicle travel. In Jackson, 90.5% of workers age 16 and older commute by car. Public transit, walking, and biking combined account for a small share of commutes, leaving almost no practical way to get to work without a vehicle. A workforce this dependent on cars puts residents without reliable vehicle access at a real disadvantage in reaching steady work. Working from home accounts for 5.7%, but that's not a meaningful option for most of the workforce, particularly in a district anchored by construction and other in-person trades.

District Summary

Jackson stands out as one of the most racially diverse districts in Memphis, featuring a large Hispanic-origin presence that distinguishes it from the more uniform makeups found across much of the city. Its age structure is also notably young, anchored by one of the widest bases of children of any district. Its population is also unusually balanced by sex, with male and female residents split almost evenly. Jackson is also the only district where construction leads employment, a workforce signature that sets it apart from the health care and logistics concentrations often seen elsewhere. However, that youth comes with real economic strain. Child poverty runs well above the district's overall family rate, and off-market vacancy and renter cost burden both point to a housing market that isn't working smoothly for the people living in it. Ultimately, these features frame Jackson as a young, diverse district who will continue to play an important role in the city's broader development.