Office of Comprehensive Planning

October 2026

CORDOVA

DISTRICT PROFILE



Cordova

District Profile

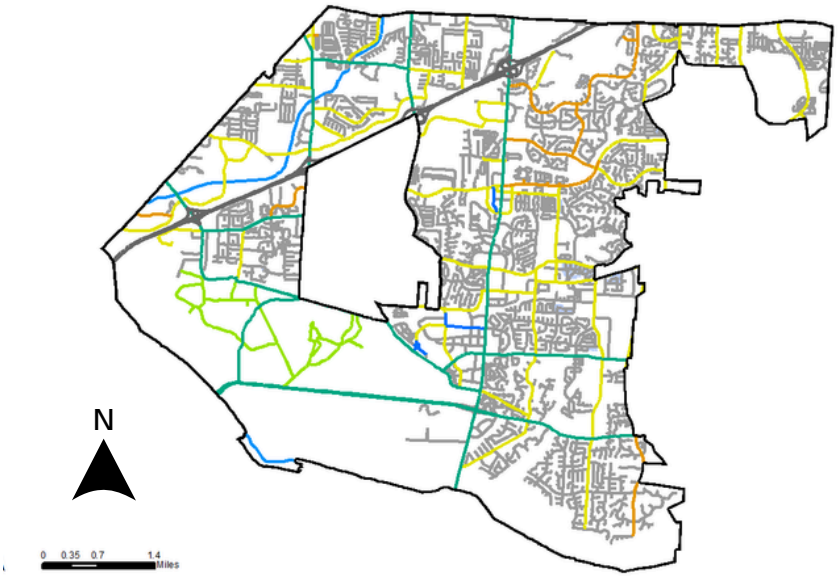
ACS 5-Year Estimates (2024)

Compiled October 2026

CORDOVA AT A GLANCE

Total Population	Median Age	Median Income	Poverty Rate
63,702	36	$70,034	6%

District Boundaries



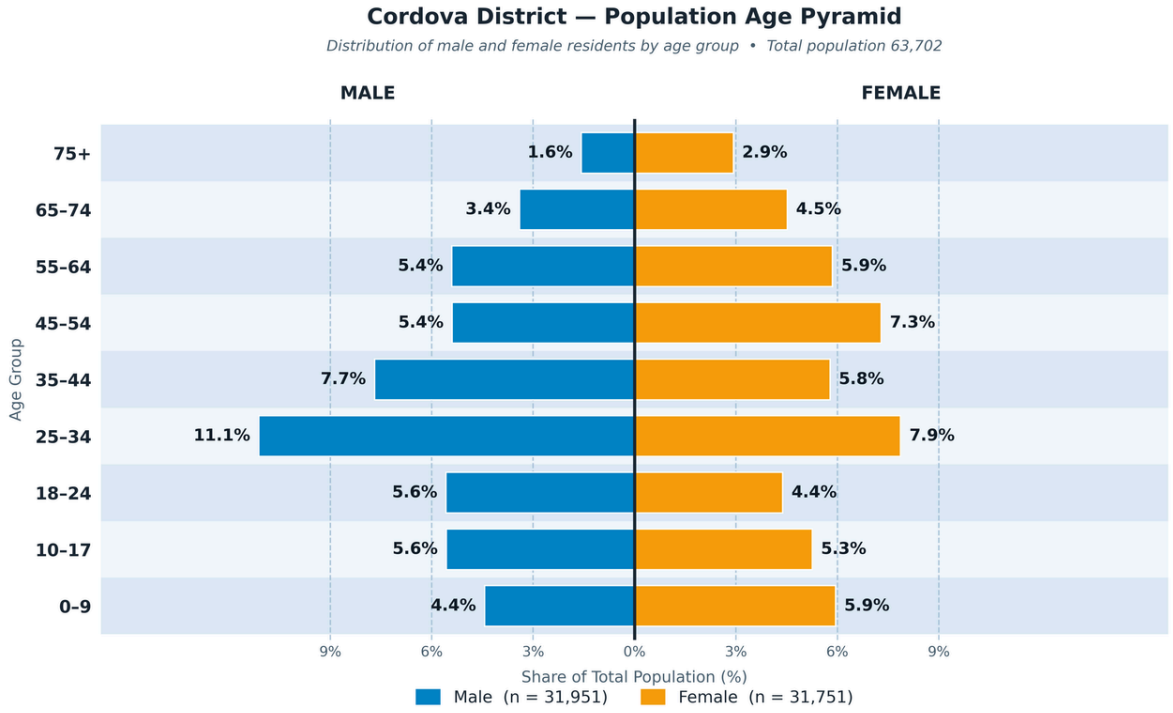
The Cordova District is bound by U.S. Highway 64 to the north, Cobb Road to the east, the Wolf River to the south, and Summer Avenue to the west. Covering roughly 28.5 square miles at the city's eastern edge, Cordova is among the largest planning districts in Memphis.

Population & Age Breakdown

Population and age data provide a snapshot of who lives in the Cordova District, capturing the overall size of the community and how residents are distributed across households. Cordova's population has declined by 4.4% since 2009. Despite this loss, the total number of households has actually increased, largely driven by new, non-family households (two or more unrelated people living together). This has also meant the average household size in Cordova has shrunk overtime, with a current average of 2.5 people.

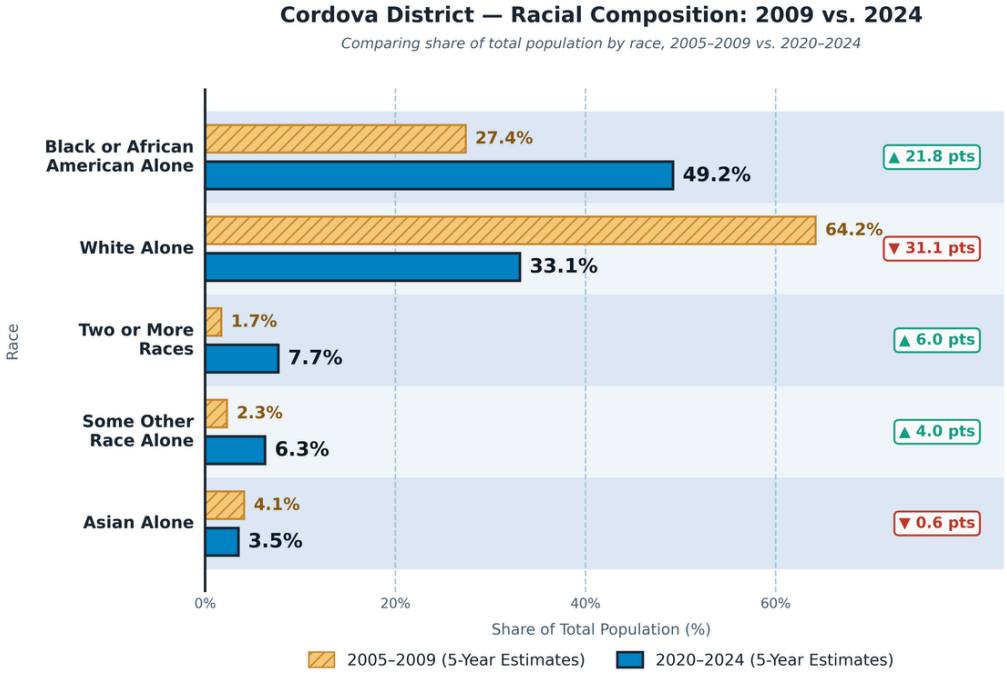
Total Population Change Since 2009	-4.4%
Total Households	25,578 (+2.4%)
Average Household Size	2.5 (-7%)

Distribution By Age Group, Sex, and Racial Composition



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

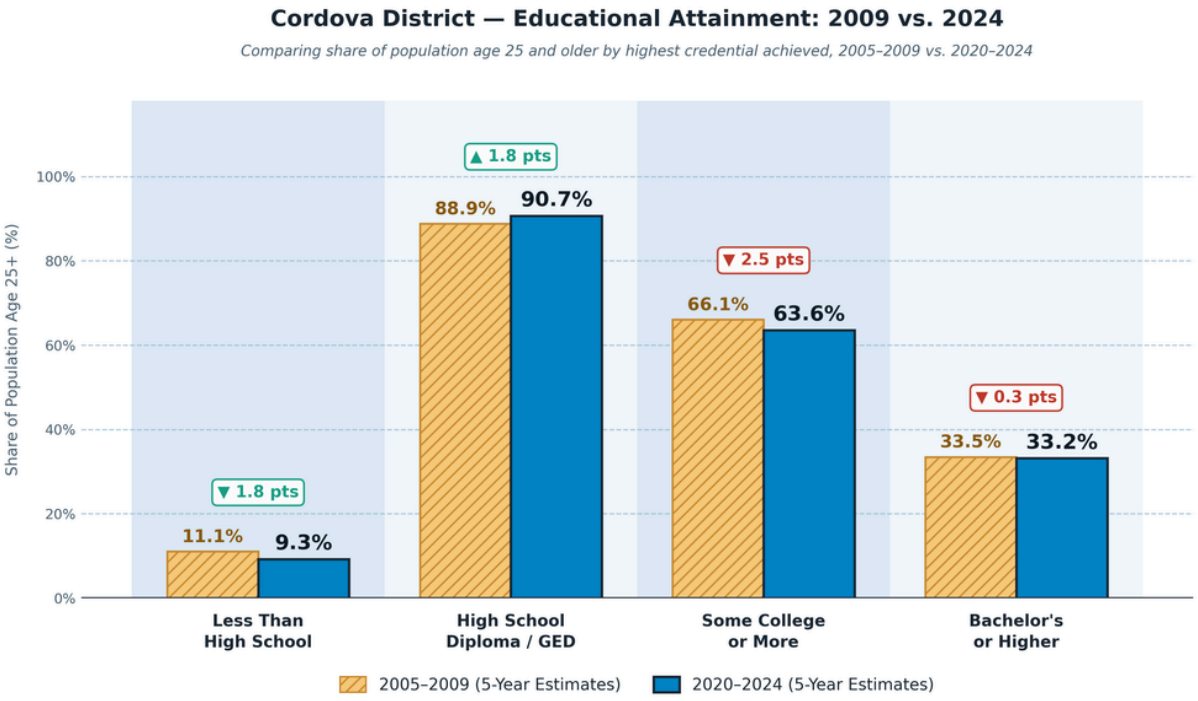
Cordova's current age structure is defined by a clear concentration of young, working-age adults-particularly men in their mid-to-late twenties and thirties. However, this makeup may soon change. More senior age groups (55-64, 65-74) saw the largest growth since 2009, adding about 4,000 new residents in total. Meanwhile, every bracket under 45 either shrank or remained flat. The largest declines were observed among children under 5, and working aged adults in the 35-44 range.



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 and helps identify potential disparities across Memphis. Cordova has undergone one of the largest demographic shifts in the city. In 2009, Cordova was nearly two-thirds White and about a quarter Black or African American. Today, those shares have essentially flipped, with Black or African American residents making up the largest group at just under 50%, and the White share falling to about a third, alongside a growing share of residents identifying as two or more races.

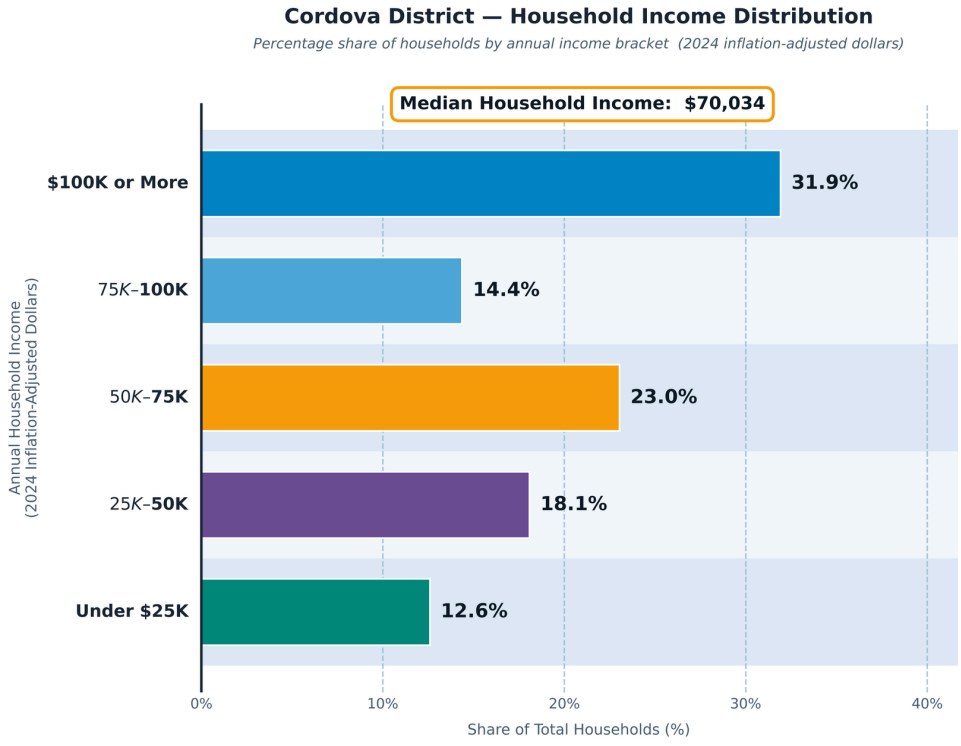
Educational Attainment



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. Cordova is a well-educated district, with a third of adults holding a bachelor's degree and roughly nine in ten having completed high school. What stands out is how little the district's profile has moved. Even as the district's population turned over substantially over the past fifteen years, its attainment held almost flat, improving slightly at the high-school level while easing at the college level. The stability of its educational makeup through a period of significant demographic change suggests that those moving into Cordova have brought broadly similar levels of schooling to those who left.

Income Distribution



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

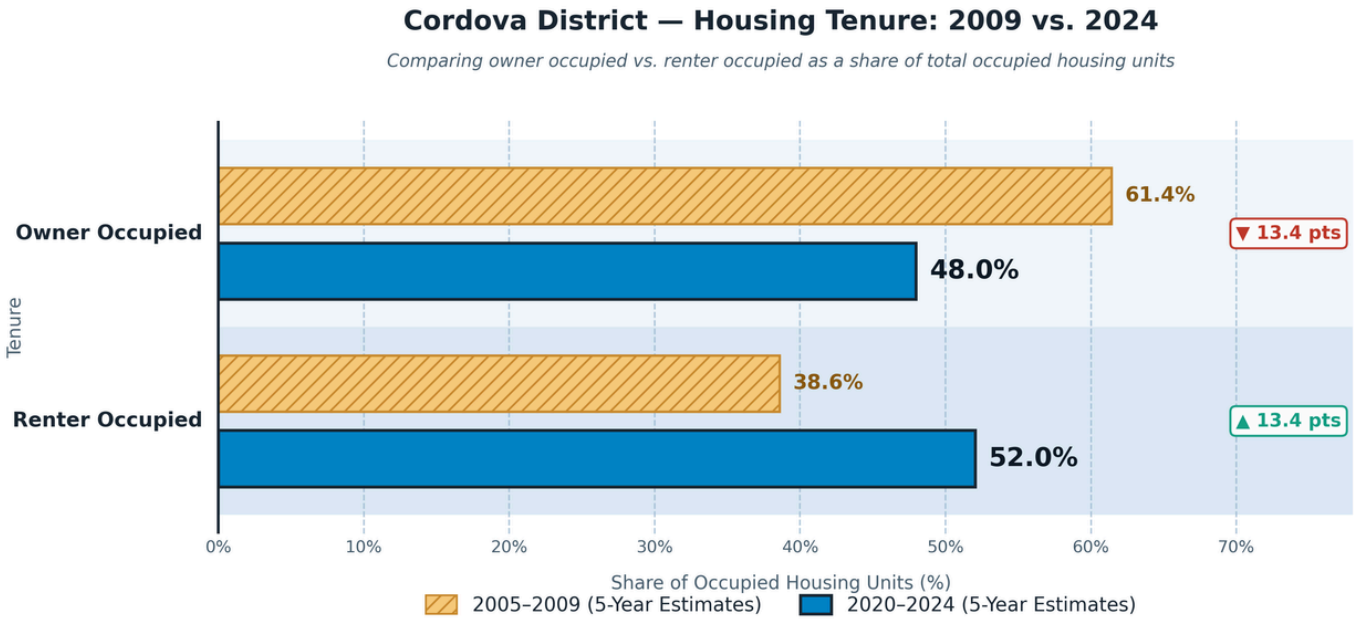
Income Distribution Continued

Household income distribution is one of the most direct indicators of a community's economic health, showing not only how much residents earn but how that wealth is spread across households. Cordova's income distribution is weighted toward the upper end of the scale, with the largest single group of households earning more than $100,000, and a strong middle-class of earners sits comfortably above the district's lowest-income share (>$25,000). Despite these relatively strong figures, most incomes have actually thinned in terms of real buying power. The typical household's income fell more than 13% over the past fifteen years, meaning the same strong middle-and-upper-income distribution now buys less than it did in 2009.

Housing Characteristics

Total Housing Units	Median Rent	Total Occupancy Rate	Median Year Built
27,123	$1,493	94%	1987

Housing characteristics offer a broad snapshot of a district's residential landscape, encompassing the size, condition, cost, and availability of its housing stock. Since 2009, Cordova has seen a notable shakeup in its housing tenure. While once a majority owned district, Cordova has experienced a 13.4% shift toward renting, effectively moving the needle for the dominant tenure type. Considering the average household has lost 13% in buying power since 2009, and rents have also increased on average 13%, many residents are likely being priced out of homes which were once viable for ownership. Shifts in the physical type of housing options may also induce greater levels of renting, and is certainly something to keep in mind as we examine the physical housing stock in the following section.

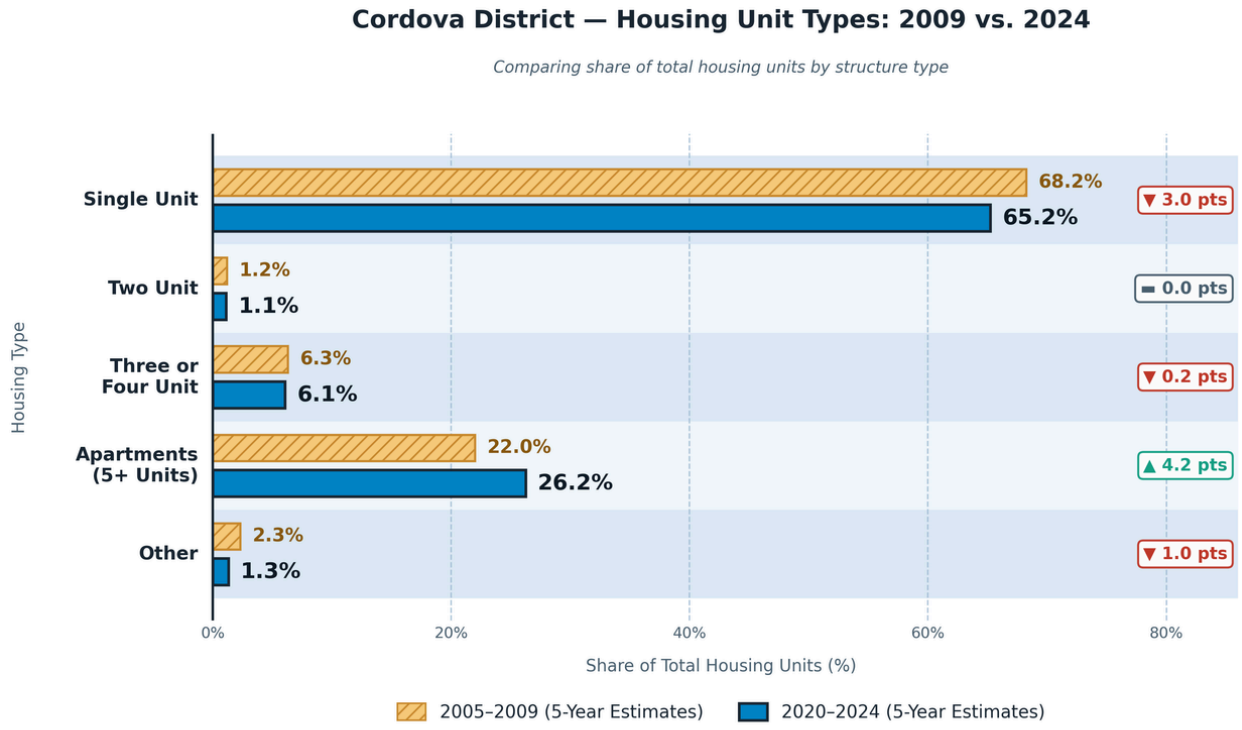


Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A10060, Compiled by the Office of Comprehensive Planning

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)
60.7%	71.3%	29.8%	23.8%

Housing prices and vacancy data offer a deeper look into the market pressures residents face. In Cordova, a third of all renters spend more than 30% of their income on housing, officially meeting the standard to be cost-burdened. Similarly, 23.8% of home-owners face similar cost-burdens. While renters are certainly more vulnerable to rising costs, these figures point to a market placing strain on most residents, regardless of tenure type. These challenges are compounded by the district's off-market vacancy rate which stands at 60.7%, meaning a majority of empty units are neither listed for rent nor for sale. With such a substantial amount of empty units unable to interact with the market in any meaningful way, residents are left with significantly less choices.



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

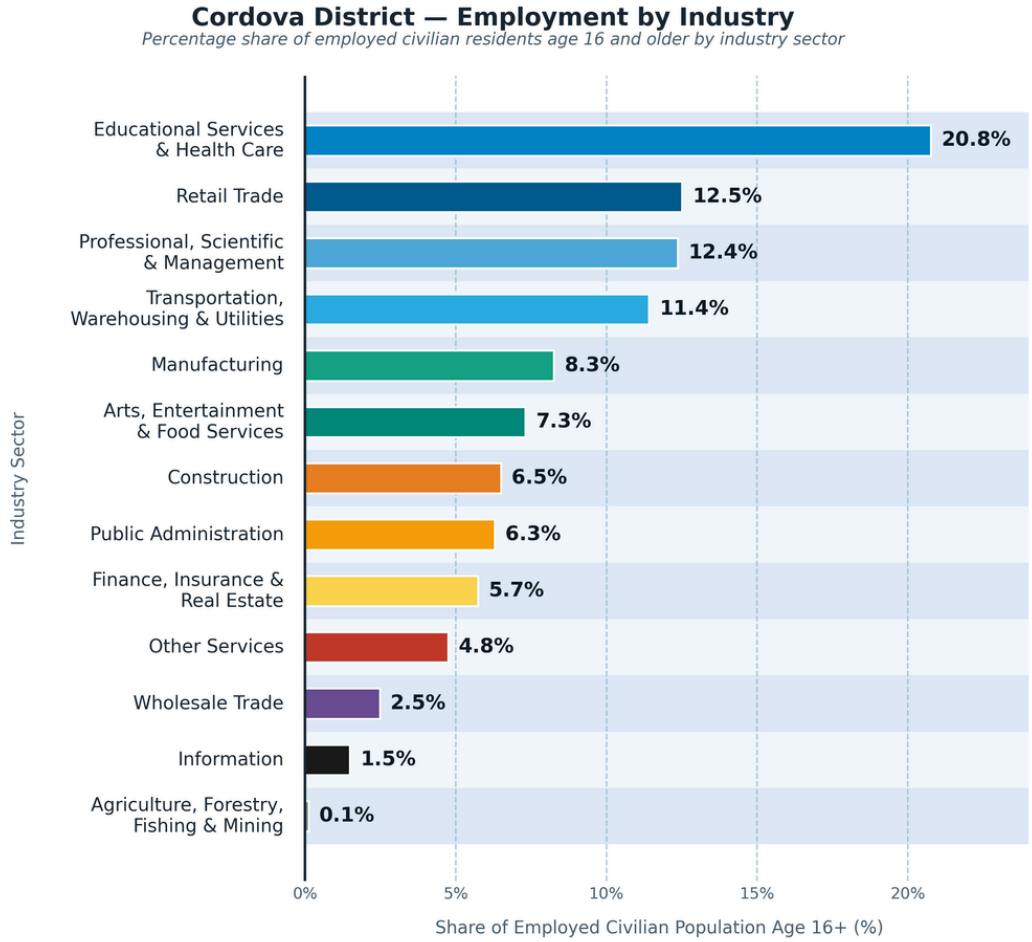
Unit type data describes the physical composition of a district's housing stock, offering insight into the character and variety available to residents. In Cordova, single unit homes make up about two-thirds of the entire housing stock. Apartments makeup the second largest share at 26.2%, with other housing types making up the small remaining share. This mix has shifted only slightly since 2009, with apartments increasing their share by 4.2% and single-family homes shrinking by a similar rate of 3%. Importantly, this means the district's move toward renting has come mainly from existing homes shifting to rental rather than from any significant change in the kind of housing available.

Poverty Rates

Total District Poverty Rate	Seniors Living in Poverty	Children Living in Poverty
6%	6.7%	12.8%

In Cordova, poverty rates are some of the lowest recorded across the City, however, common disparities still persist among those impacted. Like most planning districts, children experience the highest share of poverty among measured groups, at nearly twice the rate of seniors.

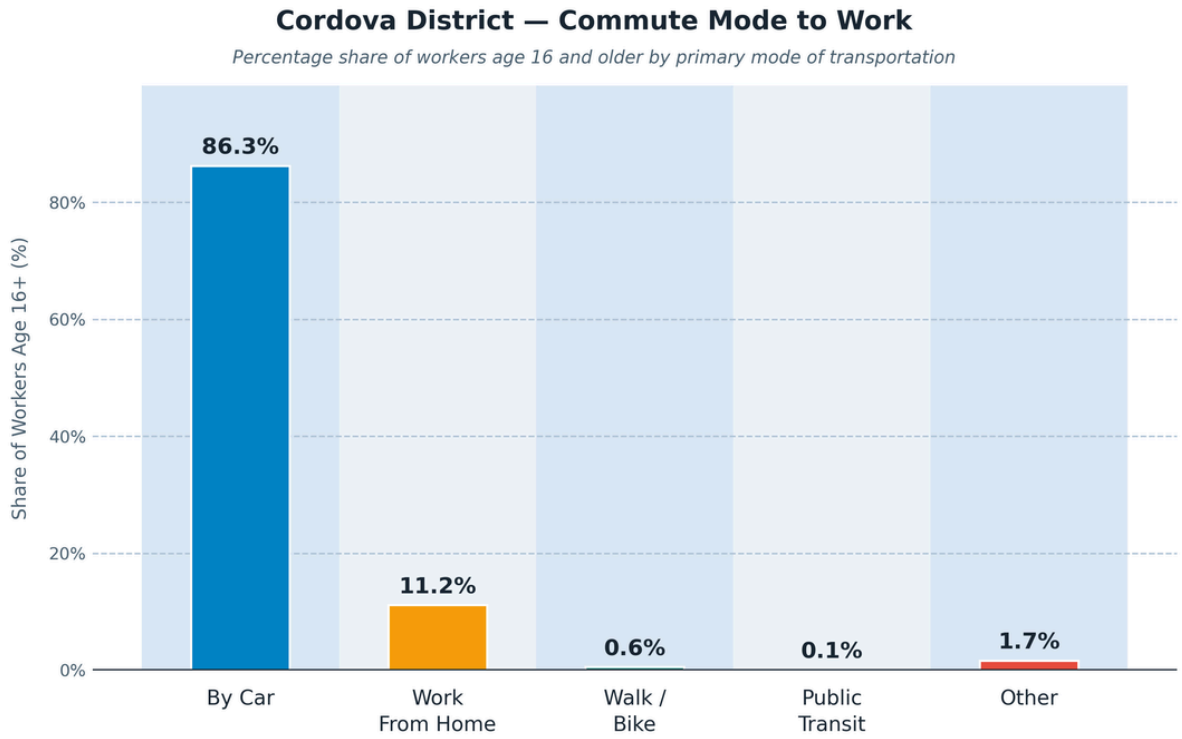
Employment by Industry



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

Industry employment data reveals the range of economic sectors that employ residents within a district, providing a clearer picture of how the local workforce is distributed. In the Cordova District, employment leans toward white-collar and institutional work. Educational Services and Health Care leads at 20.8%, and professional and management services claim another 12.4%, giving the district a workforce slightly weighted toward offices, schools, and health care. Retail and transportation follow closesly, reflecting Cordova's strong commercial base, while manufacturing plays a smaller but noticeable role. The overall mix points to a comparatively skilled, service-oriented workforce, consistent with the district's higher education levels.

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 Cordova, 86.3% of workers age 16 and older commute by car, reflecting a near-total reliance on private vehicles. Public transit, walking, and biking together account for a negligible share, meaning almost no one reaches work on foot, by bike, or by bus. This reflects Cordova's low-density pattern of development, where destinations are spread out and seldom within walking distance, and where getting to work effectively requires a car. For residents without reliable access to a vehicle, that dependence can pose a real barrier to employment.

District Summary

The Cordova Planning District stands apart from much of Memphis as one of its most economically developed communities. With a median household income of about $70,000, and family poverty near 6%, it sits firmly at the more affluent end of the City. Its housing is also among the newest in Memphis and its low-density, single-family base gives it a distinctly suburban character. Despite strong median wages and low poverty counts, Cordova residents have been placed under increasing economic pressure. Over the past fifteen years, Cordova's households have shifted from owning toward renting, and its real incomes have declined, even as poverty stayed low and educational levels mostly held. Cordova remains one of the city's more prosperous districts, but it certainly is not a static one, and the direction of these changes will continue to shape its future.

For more information on the Cordova Planning District, please visit https://www.memphis3point0.com/district-home/cordova-district