Office of Comprehensive Planning

October 2026

FRAYSER

DISTRICT PROFILE



Frayser

District Profile

ACS 5-Year Estimates (2009, 2024)

Compiled October 2026

FRAYSER DISTRICT AT A GLANCE

Total Population	Median Age	Median Income	Poverty Rate
30,582	30	$36,044	32.6%

District Boundaries



N

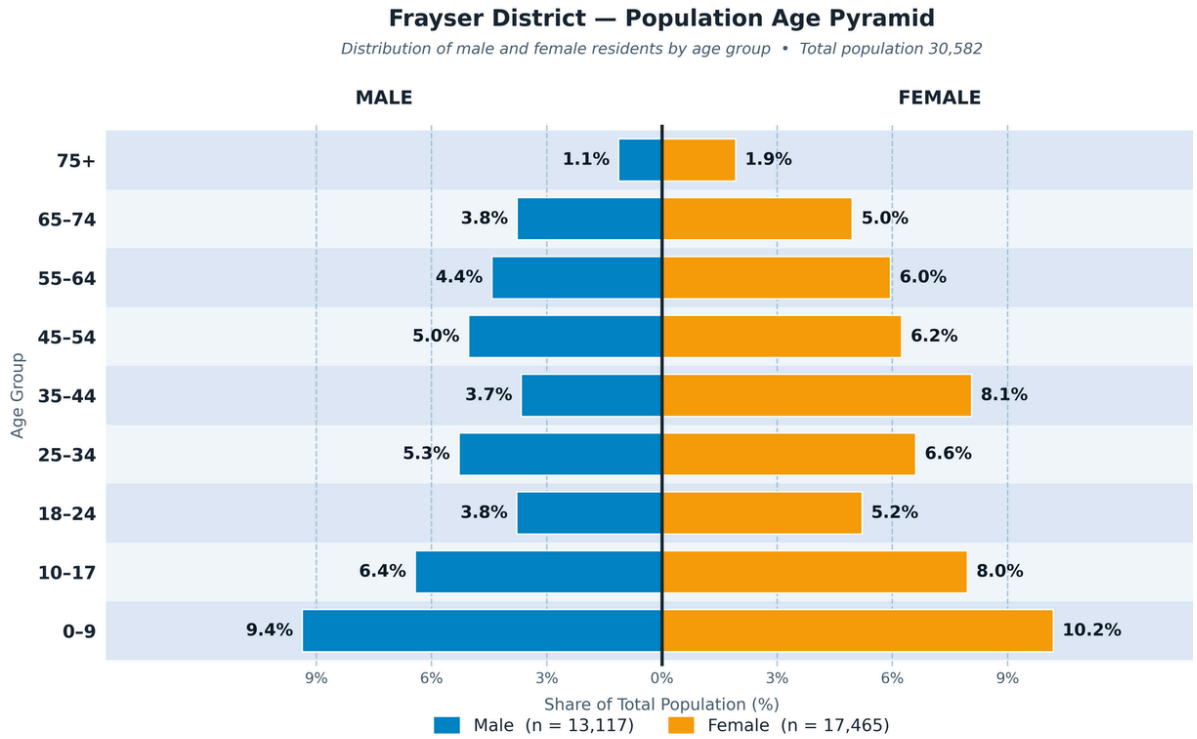
The Frayser Planning District is bound by U.S. Highway 51 to the north, the Wolf River to the south, and the Mississippi River to the west.

Population & Age Breakdown

Population and age data provide a snapshot of who lives in Frayser, capturing both the overall size of the community and how residents are distributed across different stages of life. Frayser has experienced one of the steepest *declines* in population since 2009, losing about one in five residents. This level of change has caused the average household size to fall by about 13%, while the average resident has also gotten older (27 ⟶ 31).

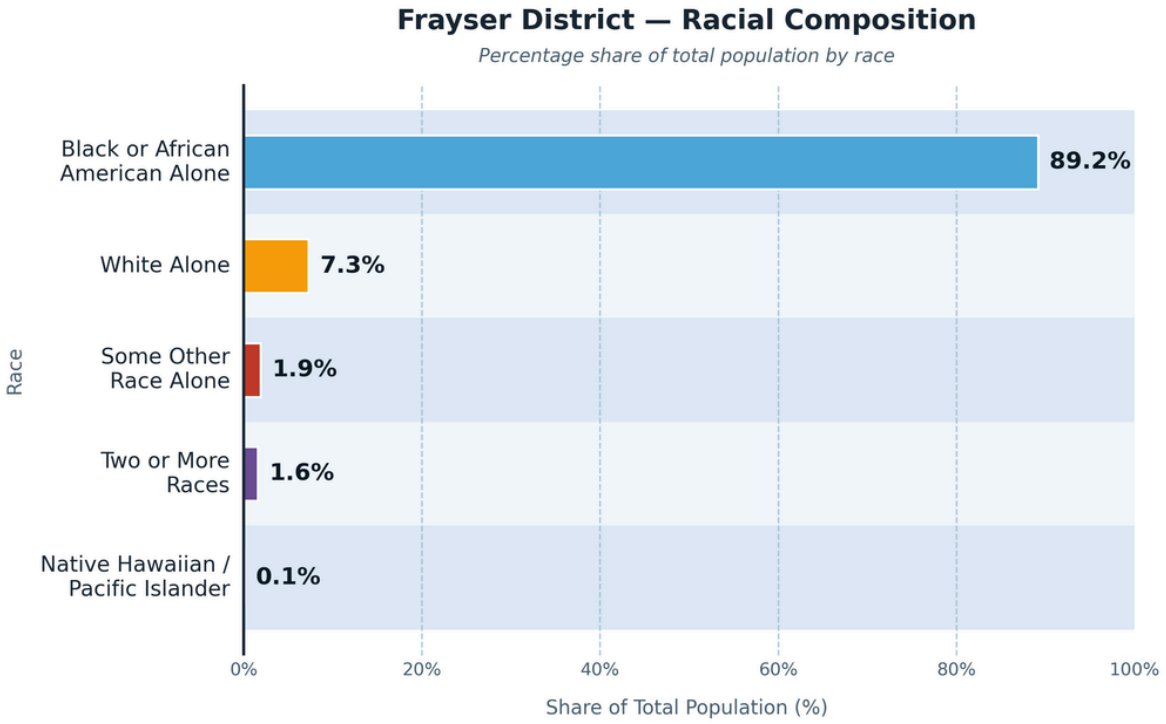
Total Households	**11,119**
Average Household Size	**2.75**
Population Change	**-21.2%**

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

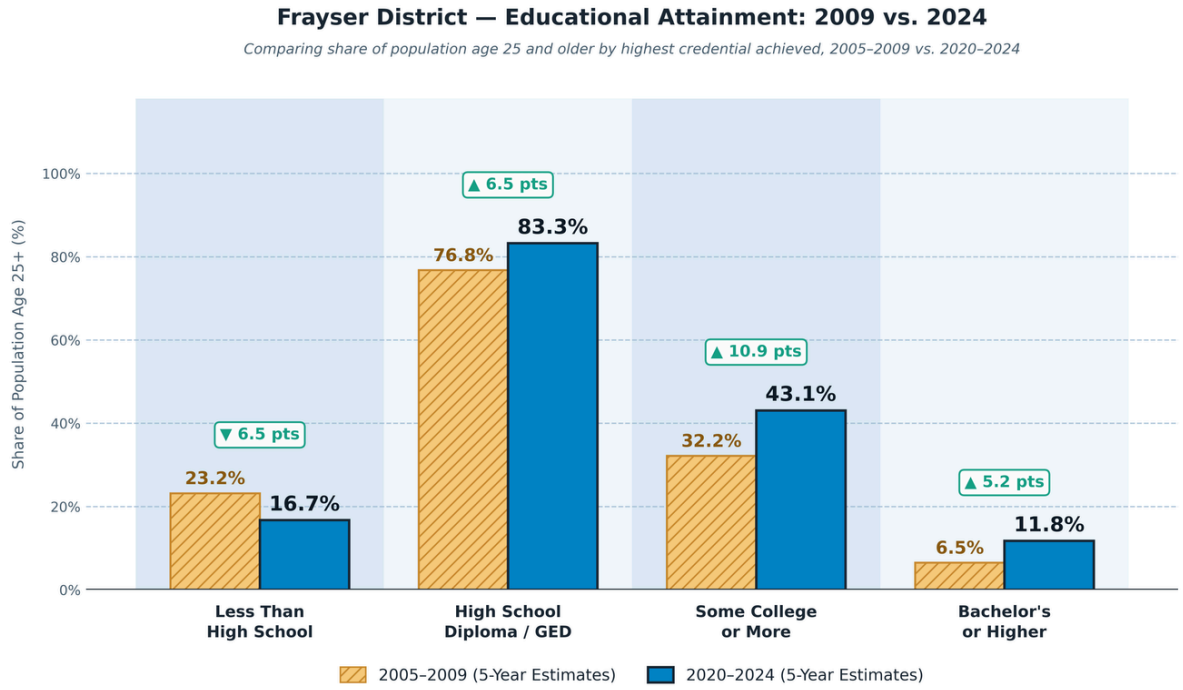
Population pyramids show how a community is distributed across age groups and by sex, making it easier to identify generational patterns and forecast demographic changes. Despite experiencing a loss in the number of families moving to Frayser, the district's population still remains defined by a strong foundation of children and teenagers. With the exception of 18-24 year old's, Frayser's age structure gradually tapers into the more senior age brackets.



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 disparities across Memphis. The Frayser District is predominantly Black or African American, totaling just over 91% of all residents. White residents the next-largest group at 7.3%. This composition has grown slightly more concentrated since 2009, when the share of Black or African American residents was about 88% and the White share roughly 10%.

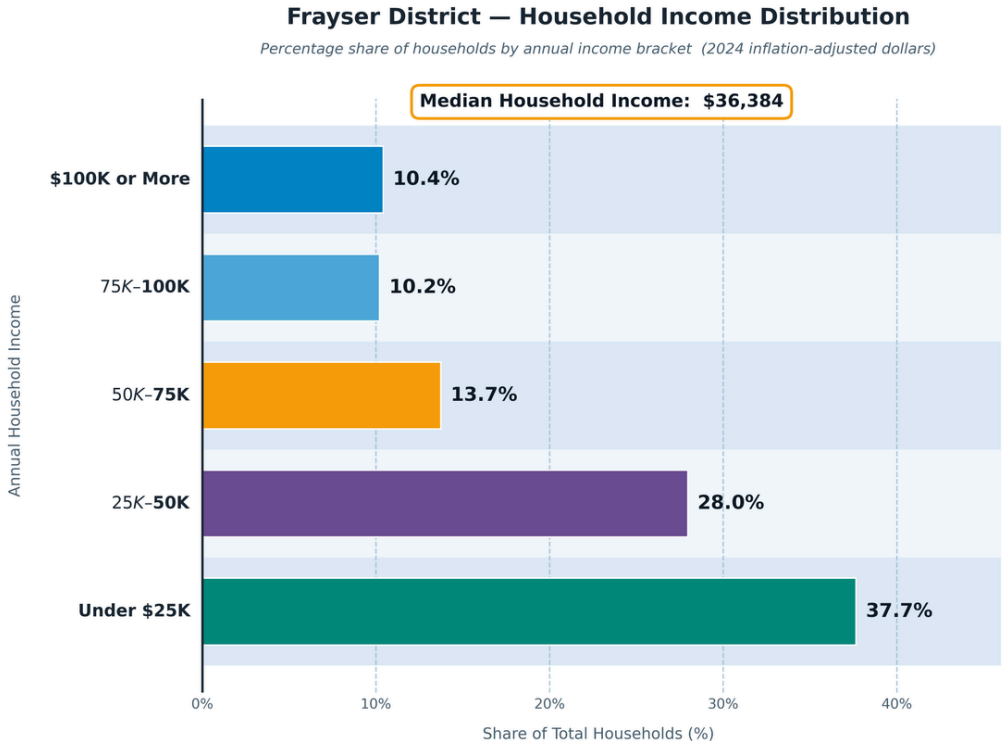
Educational Attainment



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 Frayser District, educational attainment has risen at every level over the past fifteen years. The share of residents without a high school diploma fell 6.5%, while bachelor's attainment nearly doubled. Fewer residents are leaving school without a diploma, and more are completing college than before, representing an important shift for a district that started the period with relatively low attainment.

Income Distribution



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

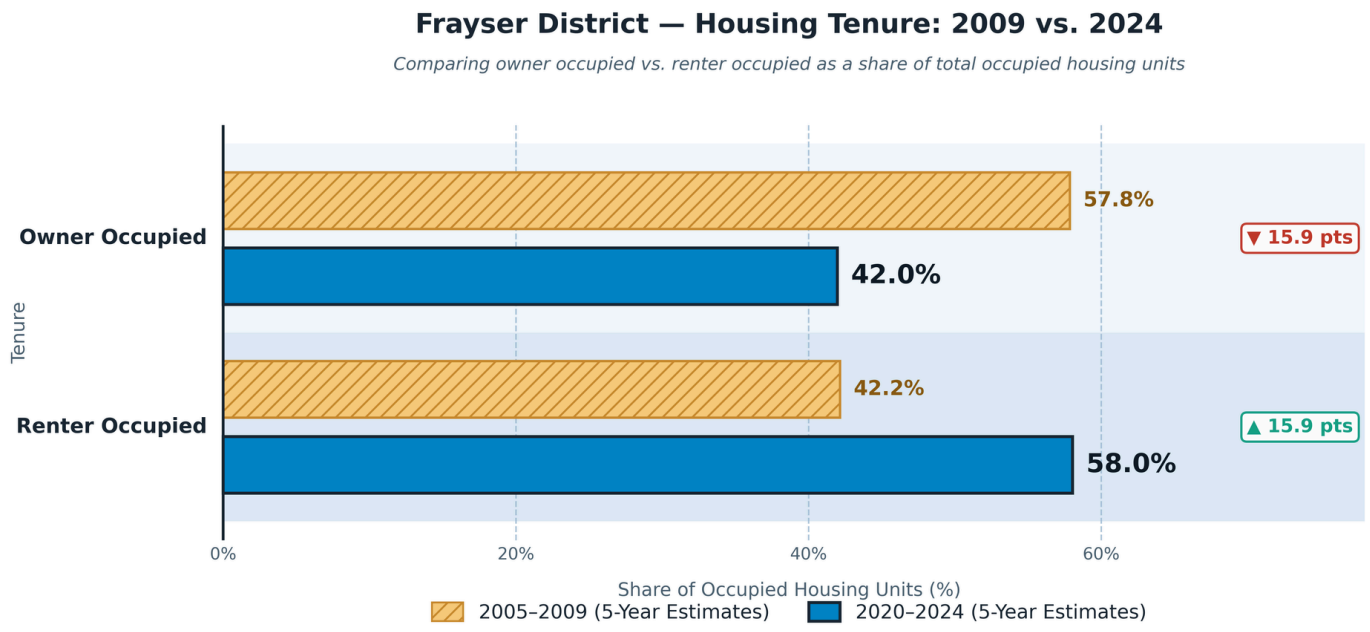
Income Distribution Continued

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 Frayser, incomes are comparatively low to other districts and have slipped further over time. More than a third of households earn under $25,000 a year, and roughly two-thirds earn under $50,000, leaving only a small share at the upper end of the scale. When adjusted for inflation, the median household income fell from about $40,644 to $36,384 today, a real decline of roughly 11%. For a district where earnings were already among the lowest in the city, that decline means households have less to work with than they did fifteen years ago, deepening the financial pressure many already face.

Housing Characteristics

Total Housing Units	Median Rent	Total Occupancy Rate	Median Year Built
13,473	$1,150	82.5%	1955

Housing characteristics offer a broad snapshot of a district's residential landscape, encompassing the age, cost, availability, and tenure of its housing stock. Frayser's most significant trend can be found in its tenure distribution. As recently as 2009, Frayser was a comfortably owner majority district, but that dynamic has since been flipped on its head. Following a 16 point shift away from owning, renters now make up 58% of the district. This level of change is not unheard of for Memphis districts, but is especially notable considering the average rent has actually *fallen* by 1% since 2009. Considering most households have experienced a tangible reduction in buying power, this trend is likely to continue in the near future.

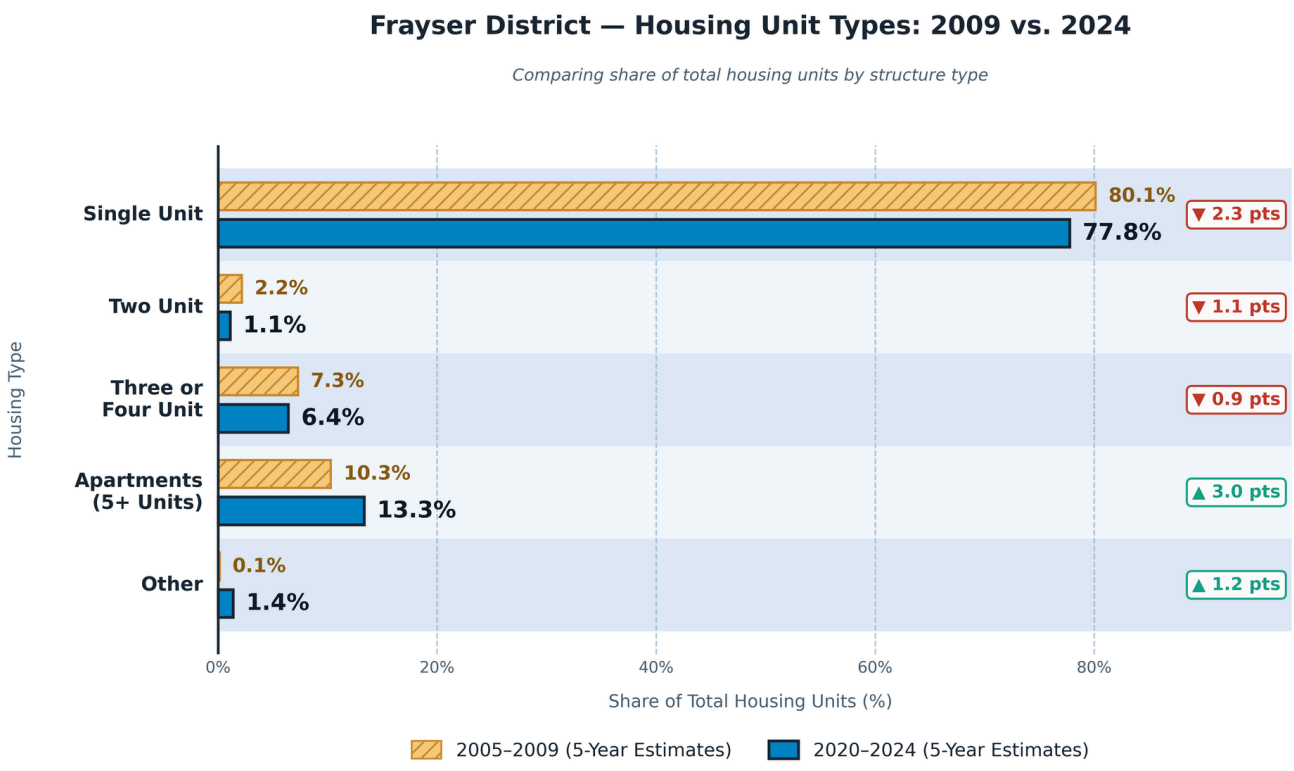


Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A10060, Compiled by the Office of Comprehsnive Planning

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)
66.3%	53.9%	51.4%	34.2%

Housing cost burden and vacancy data offer a deeper look into the financial pressures residents face and the availability of housing within the market. In the Frayser District, housing costs fall hardest on renters, over *half* of whom spend more than 30% of their income on housing, while nearly an entire *third* of all renters spend at least half of their income on rent. Homeowners are less pressured but far from unimpacted, with about a third carrying the same relative cost burden. Of all currently vacant homes in Frayser, roughly two-thirds sit off market, meaning they're neither listed for rent or sale. High rates of off-market vacancies means renters and home buyers have siginificantly less options.



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

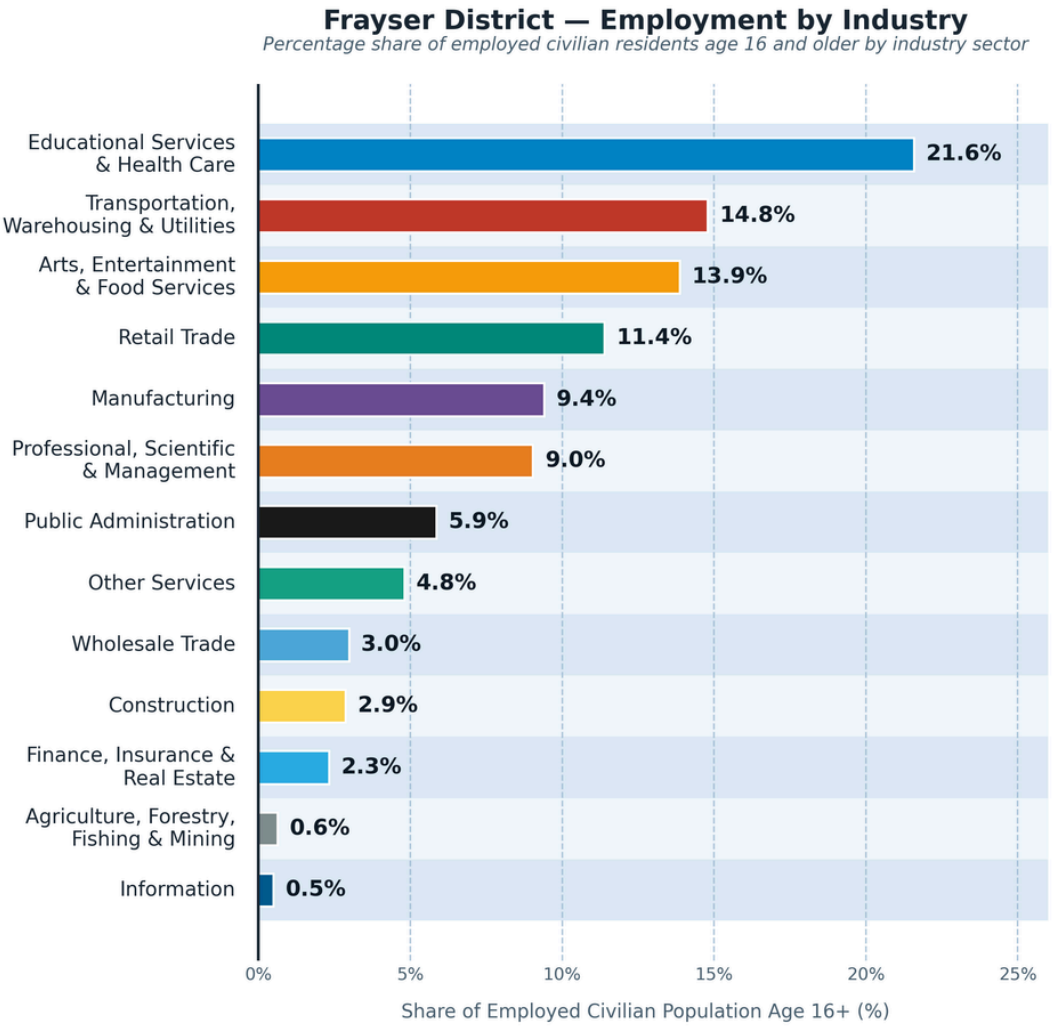
Housing unit type data describes the physical composition of a district's residential stock, offering insight into the character, and variety of housing available to residents. In Frayser, single-family homes dominate the housing stock and make-up a77.8% of the total share. Apartments make up most of the remainder at 13.3%, with smaller multifamily types making up a minor share. The mix has moved only slightly since 2009, with single-family homes easing two points and apartments slightly edging up three points. Importantly, while Frayser's tenure shifted sharply toward renting, its housing stock stayed largely the same, meaning the move toward renting came mostly from existing single-family homes being rented rather than from new multifamily construction.

Poverty Rates

Total District Poverty Rate	Seniors Living in Poverty	Children Living in Poverty
32.6%	18.7%	57.6%

In Frayser, family poverty stands at 32.6%, and is markedly lower for Seniors at 18.7%. More than half of Frayser's children live below the poverty line. This hardship lands on the district's largest group, meaning the population most present here is also the one most exposed to poverty.

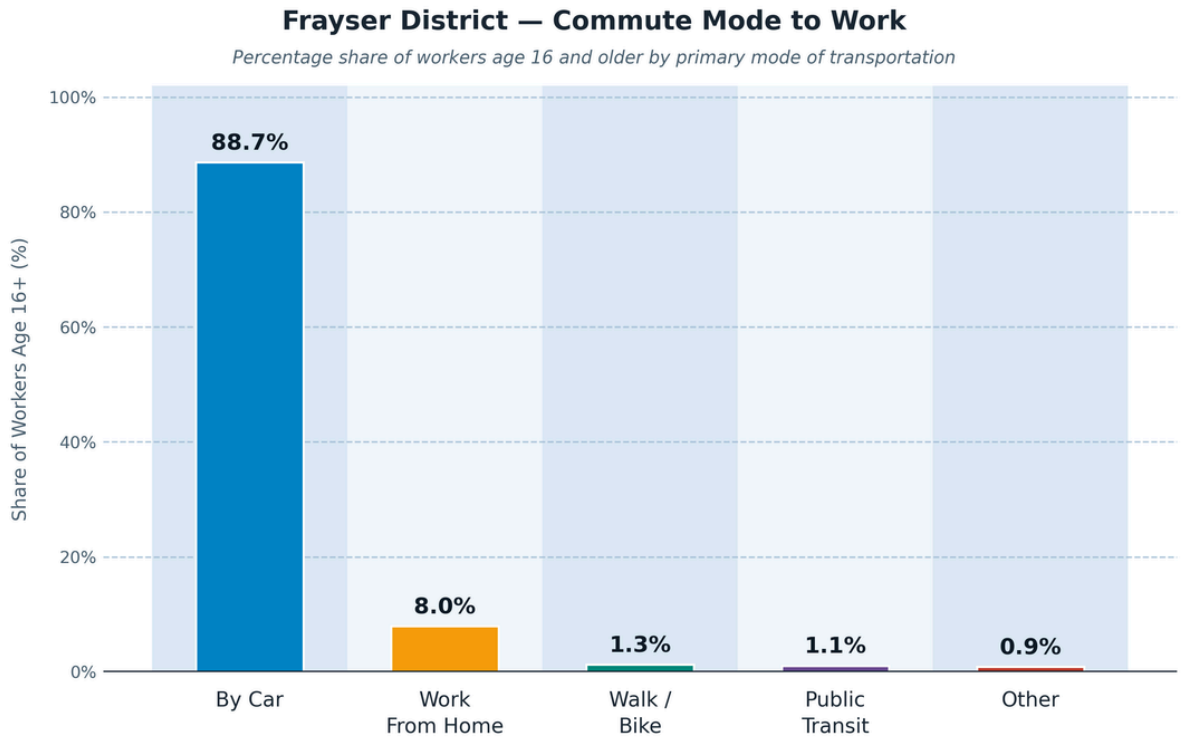
Employment by Industry



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates),A174004, Compiled by the Office of Comprehsnive Planning

Industry employment data reveals the range of economic sectors that employ residents within a district, providing planners and economic development practitioners with a clearer picture of how the local workforce is distributed. In the Frayser District, employment is concentrated in a few core sectors. Educational Services and Health Care is the largest single source of work, providing steady demand tied to schools, clinics, and care services. Beyond that, many residents work in transportation and warehousing, retail, and food service, industries that form a significant part of the district's economic base. Fewer work in professional, scientific, and management roles. The overall mix reflects a workforce grounded in service, logistics, and institutional employment, sectors that make up a substantial share of jobs across the region.

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 Frayser, 88.7% of workers age 16 and older commute by car, pointing to an overwhelmingly auto-oriented pattern with almost no role for transit, walking, or biking. In a district this dependent on driving, a working vehicle is effectively a precondition for holding a job. That requirement lands hard in Frayser, where incomes are comparatively low and have been falling. For households already stretched by housing, the added expense of car ownership deepens financial strain, and for those who cannot afford a reliable vehicle, the lack of transit alternatives narrows access to work itself.

District Summary

Frayser is home to just over 30,500 residents. However, the district has experienced significant turnover since 2009, losing 21% of its total population. This shift was primarily led by residents under 25, and as a result, the average household in Frayser is both smaller and older. Population decline isn't the only challenge facing Frayser either, as median income has fallen by 11% during the study period. The share of homeowners also fell during this time, amounting to a 15% swing toward renting, even without any significant change to the local housing stock. Despite these challenges, Frayser has remained resilient. Educational attainment rates saw significant gains across the board, with more students finishing high-school and college. Frayser's workforce has also established a growing presence within healthcare and educational services, providing employment for nearly one in five community members. Building off the momentum in these areas, while addressing the shrinking population and limited wages, will likely prove critical in shaping Frayser's future.