

THE PITTSBURGH MICROPOLITAN AREA ECONOMIC REPORT

Pittsburg Emerging as a Regional Banking Center

THERE IS A SIGNIFICANT relative concentration of banks locally, according to a recent study by the Census Bureau, which shows that the Pittsburg micropolitan area has 72.1 percent more bank branches per capita than the national average.

The Pittsburg micropolitan area has 5.7 banking institutions per population of 10,000, significantly higher than the 3.3 nationwide establishments per population of 10,000. This is important for local and regional economic development, and especially for small businesses.

Most local banks are community banks. Small banks (community banks), on average, approve 82.0 percent of small business loan applications, whereas national banks typically approve only 68.0 percent of small business loan applications, according to the

Federal Reserve Bank system.

The local banking industry has grown significantly during the 2020s, according to the FDIC, with total deposits increasing to \$1.02 trillion in 2025, up 20.2 percent from 2020. Goppert State Service Bank had the highest growth in deposits, with three local branches and deposits of \$65.8 million (6.4 percent of all total local deposits), up 135.5 percent since 2020, followed by Arvest Bank, with one local branch and \$73.8 million in local deposits (7.2 percent of all deposits), up 78.9 percent; Community National Bank, with four local branches and \$191.8 million in local deposits, up 35.1 percent, (18.7 percent of all local deposits); Labette Bank, with four local branches and deposits of \$131.7 million, up 26.0 percent (12.9 percent of all local deposits);

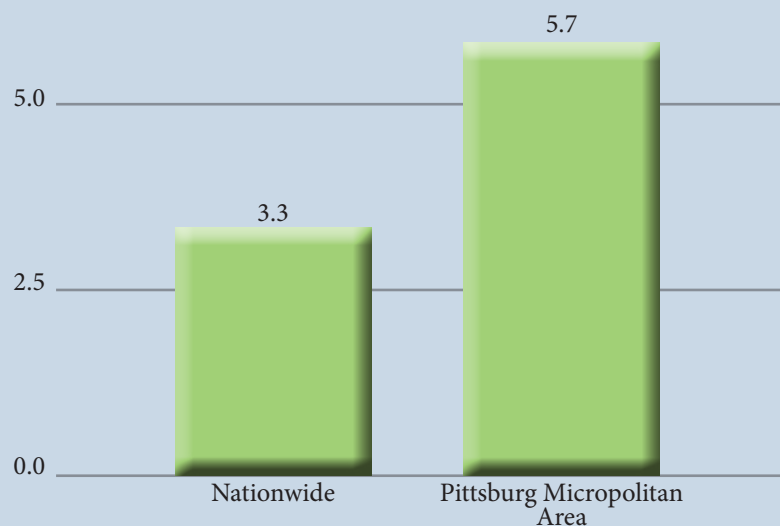
Exchange Bank of St. Paul, with one local branch and \$29.0 million in local deposits, up 25.8 percent (2.8 percent of all local deposits); Landmark National Bank, with one local branch and \$23.2 million in local deposits, up 22 percent (2.3 percent of all local deposits); Equity Bank, with one local branch and \$23.0 million in deposits, up 20.2 percent (2.2 percent of all local deposits); GNBANK National Association, with four local branches and \$296.1 million in local deposits, up 15.1 percent (28.9 percent of all local deposits); Commerce Bank, with one local branch and \$138.8 million in deposits, up 2.2 percent (13.6 percent of all local deposits); and BMO National Bank Association, with two local branches and \$51.1 million in local deposits, down 2.5 percent (5.0 percent of all local deposits).

INSIDE

- Local Economy • Unemployment
- Wages & Job Growth by Industry
- Payroll by Industry • Labor Force
- Taxable sales • Residential Permits
- Commercial Permits
- Office Space Market
- Residential Markets
- Retail Space Market • Bankruptcies
- Banking Industry • Credit Unions
- Lodging Industry • Quality of Life
- Cost of Living and More



Number of Banking Institutions Per Capita 10,000 Population



Source: Census Bureau

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LOCAL ECONOMY

The local economy is a predominantly small-business economy. Approximately 82.5 percent of all firms in the Pittsburgh micropolitan area have fewer than 20 employees, contributing 25.2 percent of all local non-farm employment; 11.8 percent of all firms have 20-49 employees, contributing 19.6 percent of all local employment; 2.7 percent of firms have 50-99 employees, contributing 10.3 percent of all employment; 1.7 percent of firms have 100-249 employees, contributing 15.0 percent of all employment; and 0.9 percent of all firms have 250-499 employees, contributing 17.4 percent of all local employment.

ADP reports that in 2025, firms with fewer than 20 employees contributed 88.0 percent of all growth in non-farm employment nationwide.

The Bureau of Labor Statistics (BLS) reports that there were 16,872 average monthly jobs in the Pittsburgh micropolitan area during the first quarter of 2026 (down 2.0 percent from the same quarter in 2025) with quarterly payroll of \$200.0 million (up 2.1 percent) and monthly wages of \$3,952 (up 4.2 percent).

Manufacturing is the most important local industry, accounting for approximately 19.0 percent of the private GDP, followed by the transportation and warehousing industry at 13.2 percent, and the health care industry at 10.1 percent.

Percent of Business Establishments by Size Pittsburg Micropolitan Area, Q4 - '25

Firm Size	Percent Establishments	Percent Jobs
1-19	82.5%	25.2%
20 - 49	11.8%	19.6%
50 - 99	2.7%	10.3%
100 - 249	1.7%	15.0%
250 - 499	0.9%	17.4%
500 - 999	0.3%	12.4%

Source: Bureau of Labor Statistics

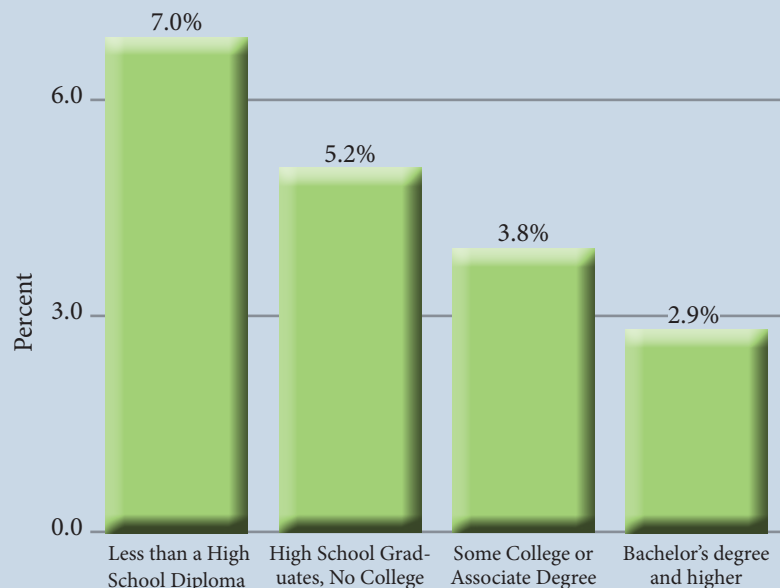
UNEMPLOYMENT

The labor market is improving somewhat nationwide. The Bureau of Labor Statistics (BLS) reports that the average unemployment rate during the first quarter of 2026 was 4.6 percent: 2.9 percent for people with a bachelor's degree or higher, 3.8 percent for people with some college or an associate degree, 5.2 percent for high school graduates with no college, and 7.0 percent for people without a high school diploma.

The average unemployment rate was 4.3 percent for Asians, 3.9 percent for Whites, 5.4 percent for Hispanics, and 7.5 percent for Blacks. The average unemployment rate was 4.5 percent statewide in 2025 (latest available) and 5.2 percent in the Pittsburgh micropolitan area.

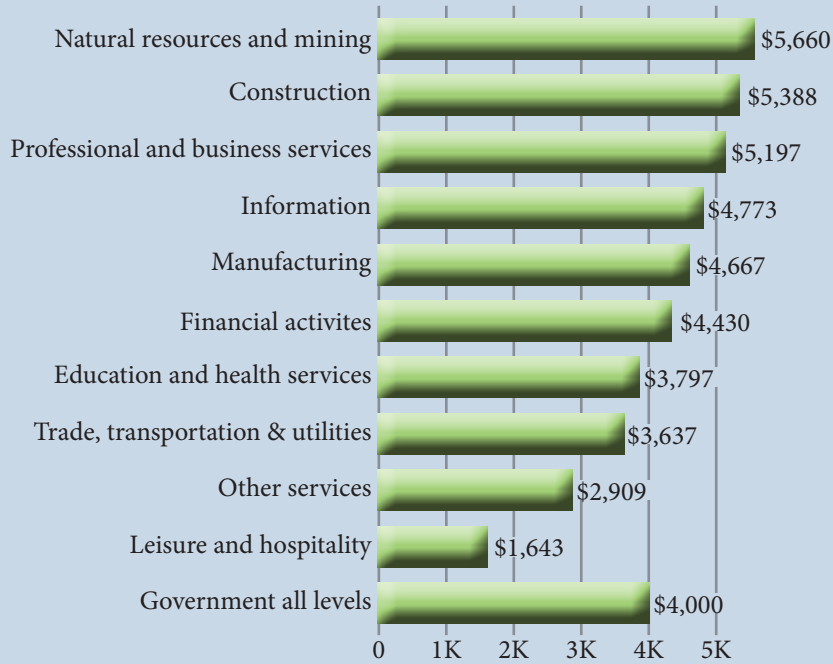
Moreover, the local labor force is hard working. *Demographics Now* reports that the employment population ratio was 62.4 percent in the City of Pittsburgh and 61.4 in the Pittsburgh micropolitan area in 2025 (for residents employed both within and outside the micropolitan area), compared to only 59.8 percent nationwide and, one of the area's major employers' states, "Thanks to the success we have had with the local labor force, Pitt Plastics can continue with the mission of delivering excellence as one team and one culture!"

Unemployment by Educational Attainment Nationwide, Q1 - 2026



Source: Bureau of Labor Statistics

Average Monthly Wages Pittsburg Micropolitan Area, Q3 '25



Source: Bureau of Labor Statistics

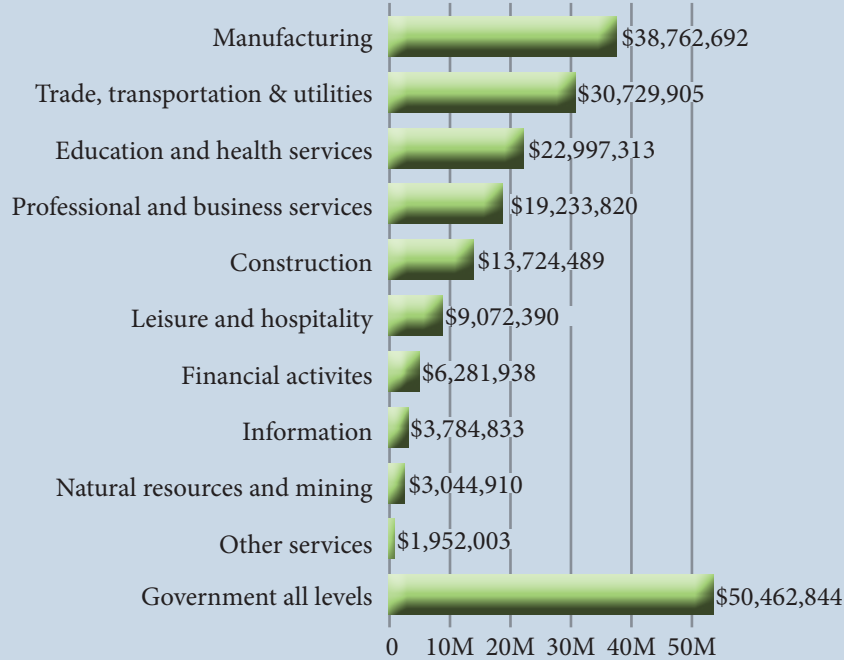
WAGES & JOB GROWTH BY INDUSTRY

Local wages are increasing rapidly.

Natural resources and mining had the highest wage in the Pittsburg micropolitan area, with average monthly wages of \$5,660 during the third quarter of 2025 (up a substantial 21.4 percent from the same quarter in 2024) and posting 179 jobs (down 3.8 percent), followed by construction, with average monthly wages of \$5,388 (up 22.1 percent) and 849 jobs (down 6.2 percent); professional and business services, with wages of \$5,197 (up 14.5 percent) and 1,234 jobs (down 0.3 percent); information services, with \$4,773 (up 3.2 percent) and 264 jobs (down 4.3 percent); manufacturing, with wages of \$4,667 (up 5.5 percent) and 2,768 jobs (down 1.5 percent); financial activities, with wages of \$4,430 (up 4.8 percent) and 473 jobs (down 1.9 percent); education and health services, with wages of \$3,797 (down 10.4 percent) and 2,019 jobs (down 12.1 percent); trade, transportation, and utilities, with wages of \$3,637 (up 5.1 percent) and 2,816 jobs (down 0.5 percent); other services, with wages of \$2,909 (up 5.7 percent) and 224 jobs (down 2.3 percent); and leisure and hospitality, with wages of \$1,643 (up 2.6 percent) and 1,841 jobs (up 0.7 percent).

Government had \$4,000 in monthly wages (up 3.3 percent) and 4,206 jobs (up 1.9 percent).

Payroll by Industry Pittsburg Micropolitan Area, Q3 '25



Source: Bureau of Labor Statistics

PAYROLL BY INDUSTRY

The 51 establishments in manufacturing in the Pittsburg micropolitan area had the highest payroll in the third quarter of 2025, posting \$38.7 million in payroll (up 4.0 percent from the same quarter 2024), followed by trade, transportation, and utilities, with 217 establishments and \$30.7 million in quarterly payroll (up 4.6 percent); education and health services, with 147 establishments and \$23.0 million in quarterly payroll (down 21.2 percent); professional and business services, with 181 establishments and \$19.2 million in quarterly payroll (up 14.2 percent); construction, with 101 establishments and \$13.7 million in quarterly payroll (up 14.5 percent); leisure and hospitality, with 104 establishments and \$9.1 million in quarterly payroll (up 3.3 percent); financial activities, with 98 establishments and \$6.3 million in quarterly payroll (up 2.9 percent); information services, with 21 establishments and \$3.8 million in quarterly payroll (down 1.3 percent); natural resources and mining, with 31 establishments and \$3.0 million in quarterly payroll (up 16.9 percent); and other services, with 62 establishments with \$2.0 million in quarterly payroll (up 3.2 percent).

Government all levels, with 74 establishments, posted \$50.5 million in quarterly payroll (up 5.2 percent).

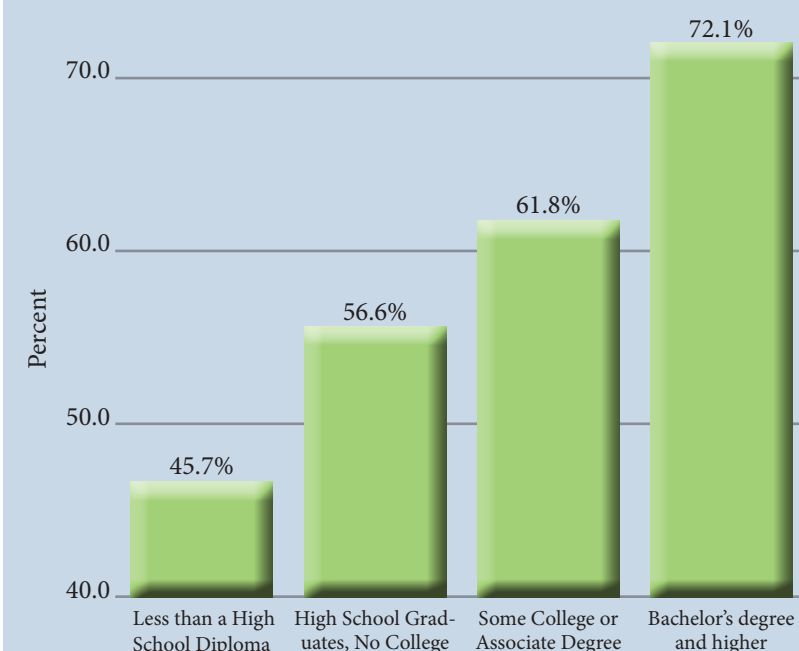
LABOR FORCE

The average labor force participation rate nationwide was 61.8 percent during the first quarter of 2026. By comparison, it was 72.1 percent for people with a bachelor's degree or higher, 61.8 percent for people with some college or an associate degree, 56.6 percent for high school graduates with no college, and 45.7 percent for people without a high school diploma.

The average labor force participation rate was 67.4 percent for Hispanics, 65.7 percent for Asian people, 62.6 percent for Blacks, and 61.1 percent for Whites.

In the third quarter of 2025, the average annual wage was \$99,300 in management occupations; \$89,400 in healthcare practitioners and technical occupations; \$88,100 in computer and mathematical occupations; \$85,300 in architecture and engineering occupations; \$81,700 in legal occupations; \$75,500 in life, physical, and social science occupations; \$74,600 in business and financial operations occupations; \$58,400 in installation, maintenance, and repairs occupations; \$55,300 in construction and extraction occupations; \$53,700 in community and related occupations; \$49,800 in educational instruction and library occupations; \$49,200 in protective service occupations; and \$47,400 in arts, sports, and related occupations.

Labor Force Participation by Educational Attainment Nationwide, Q1 - 2026



Source: Bureau of Labor Statistics

TAXABLE SALES

Nationwide, the retail industry had a bad year in 2025, with a notable increase in retail bankruptcies.

According to Coresight, there were 5,457 new store openings during 2025, but 9,092 closed their doors, a net loss of 3,635 stores. However, the local retail industry seems to be doing well, according to the KDOR, which reports that taxable sales (retail sales plus some taxable service sales and tourism taxes) increased considerably in 2025. Taxable sales increased to \$466.5 million in Pittsburg (up 5.5 percent from 2024) and \$636.9 million in the Pittsburg micropolitan area (up 9.5 percent).

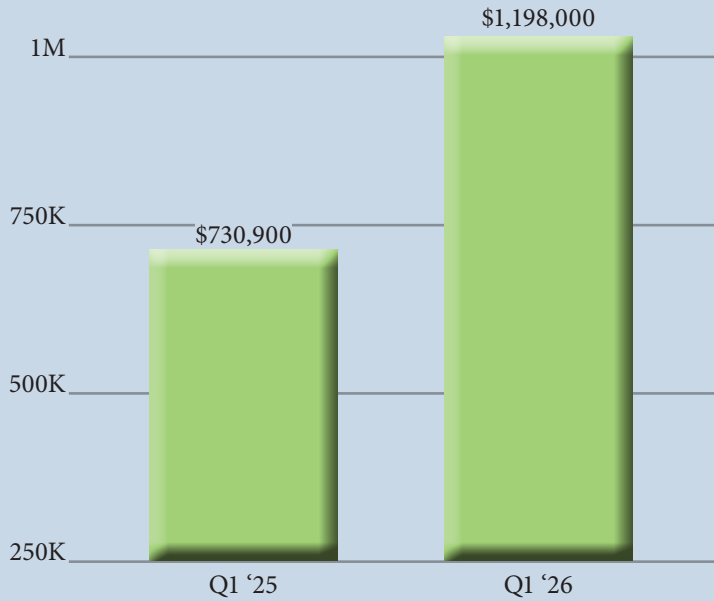
Meadowbrook Mall, located on Centennial, is the only enclosed mall in Southeast Kansas and is a popular destination for local shoppers and visitors. With 184,000 square feet of indoor space, it has four major national chains: JCPenney, Maurices, The Buckle, and AMC Theaters. Local retail is also benefiting visitors. Placer.ai reports that there were 881,200 visits to Pittsburg during 2025, with the average visit time being 61 minutes. Approximately 71.4 percent of the visits were by people living outside Pittsburg but in Kansas, 43.9 percent of visits were by people living outside the Pittsburg micropolitan area, but in Kansas, and 17.4 percent of visits were from outside Kansas.

Store Openings and Closures Nationwide, 2025



Source: Coresight

Value of New Single-Family Residential Permits City Of Pittsburg



Source: City of Pittsburg

RESIDENTIAL PERMITS

The nationwide housing market suffers from both supply and demand side deteriorations.

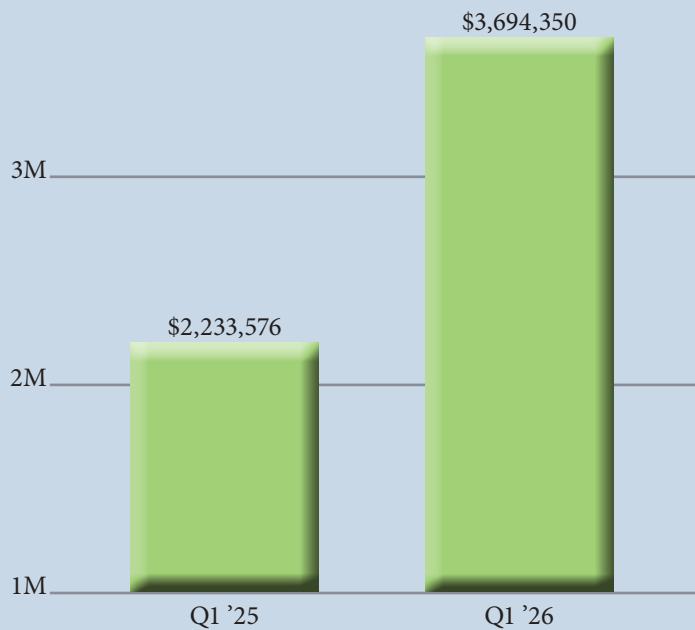
In 2006, there were 6.17 building permits issued nationwide per 1000 people, according to the St. Louis Fed. Per capita permits took a nosedive in 2009 to 1.89 permits per capita, and they have not recovered since then. By 2024 (latest available) the rate had partially recovered to 4.33 permits per capita.

The National Retail Federation estimates that there is a housing gap of 4.3 million homes, up 197.3 percent from a gap of 222,000 homes in 2012. Furthermore, lack of housing affordability is a major problem, according to Fannie Mae.

In order to return to pre-COVID affordability, mortgage interest rate would have to fall to 2.35 percent, the median price of a single-family home would need to fall 38.0 percent, or the median household income would have to rise more than 60.0 percent. That is not likely to happen soon.

However, the local home building market is doing well. The City of Pittsburg reports that the value of building permits increased 44.4 percent in Pittsburg in 2025, and during the first quarter of 2026, five building permits were issued for new single-family construction, with a stated value of \$1.2 million, up 63.9 percent from the first quarter last year.

Value of Commercial Permits City of Pittsburg



Source: City of Pittsburg

COMMERCIAL PERMITS

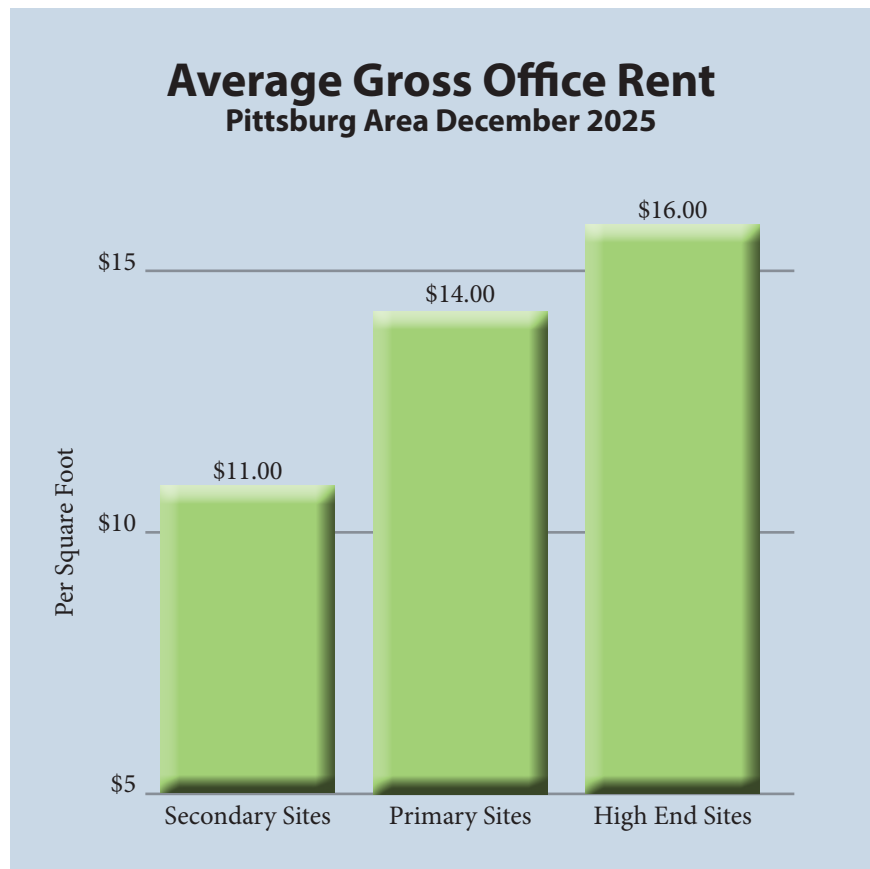
The City of Pittsburg reports that during the first quarter of 2026, one new commercial building permit was issued, with a stated value of \$1.5 million (up from zero permits during the first quarter of 2025), and 17 permits were issued for additions, alterations, and conversions, with a stated value of \$2.2 million (down 1.8 percent).

The largest commercial building permit during the first quarter was issued to Jaz Realty LLC for new construction with a stated value of \$1.5 million, followed by Watco Companies LLC for remodeling, with a stated value of \$983,550, Shari Lynn Mendez for an addition with a stated value of \$485,500, Wally Wilson for an addition with a stated value of \$351,018, the City of Pittsburg for a remodel with a stated value of \$249,000, K&B Land Holdings LLC for an addition with a stated value of \$228,500, Watco Companies LLC for roofing with a stated value of \$206,274, USD 250 for an accessory with a stated value of \$201,297, Gold Bank for roofing with a stated value of \$154,791, Mark D Carlson for roofing with a stated value of \$99,882, Gunnar Toney for a remodel with a stated value of \$70,000, and the Community Health Center of Southeast Kansas for a remodel with a stated value of \$42,553.

OFFICE SPACE MARKET

Jones Heritage Realtors report that average gross office space rental rates (the owner pays basic taxes, insurance, and exterior and all major maintenance) start at \$16.00 per square foot for high-end sites, \$14.00 per square foot for primary sites, and \$11.00 per square foot for secondary sites.

Overall, the Pittsburgh micropolitan area has 696 service establishments employing 8,181 people, including 26 depository institution establishments employing 160 people, 9 brokers and dealers establishments employing 29 people, 26 insurance agents establishments employing 116 people, 49 real estate establishments employing 208 people, 7 lodging establishments employing 127 people, 45 personal services establishments employing 133 people, 57 business services establishments employing 682 people, 41 automotive repair establishments employing 149 people, 21 amusement and recreation establishments employing 150 people, 133 health services establishments employing 2,426 people, 26 legal services establishments employing 120 people, 51 educational services establishments employing 2,308 people, 49 social services establishments employing 735 people, 79 member organization establishments employing 304 people, and 36 engineering and accounting establishments employing 244 people.

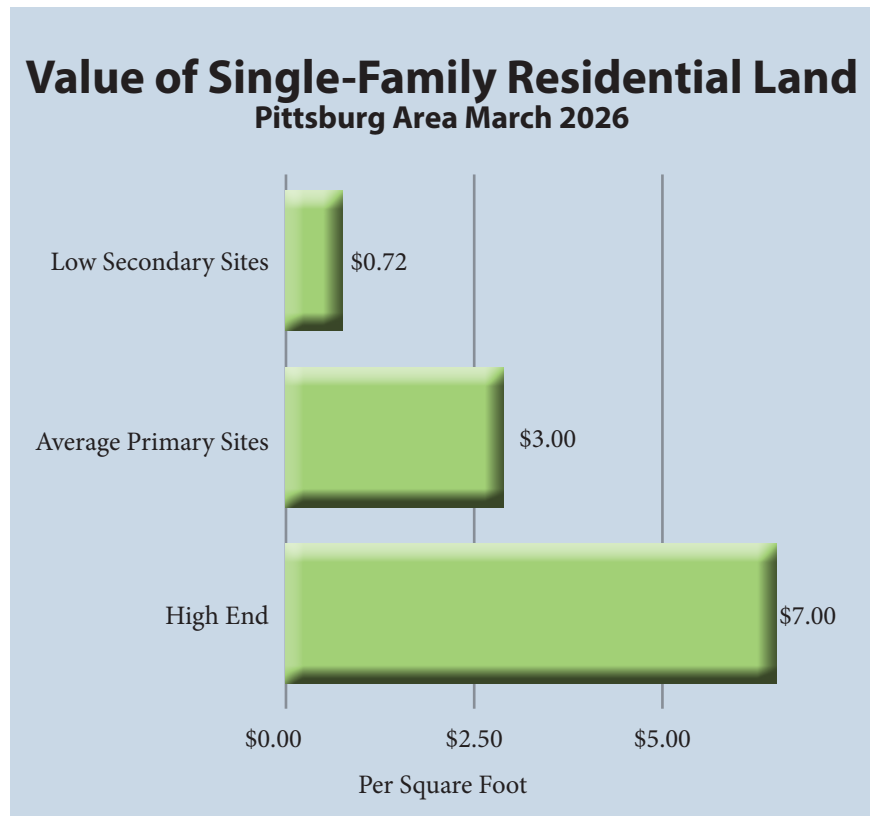


Source: Jones Heritage Realtors

RESIDENTIAL LAND MARKET

Jones Heritage Realtors reports that the local residential land market is doing relatively well, with single-family residential land values currently ranging from an average of \$0.72 per square foot in older neighborhoods to an average high of \$3.00 in primary sites and going as high as \$7.00 per square foot in high-end locations. Multi-family residential land prices start at an average of \$2.50 per square foot in secondary locations and increase to an average of \$4.50 per square foot in primary locations.

The city has been a catalyst for numerous recently completed and in-progress housing developments including The Villas at Creekside, offering 58 upscale villas with amenities for residents 55 and older; Creekside East, with 20 homes ranging from \$210,000 to \$360,000; and Pitt Highlands, offering 25 homes for low-income families. Currently under construction are Silverback Landing, priced from \$315,000 to \$410,000 with 140 homes planned, 59 homes in Phase 1, and 22 completed; Gorilla Rising Besse Hotel, including 63 units for PSU students; and Sunflower Estates with 12 homes, all ranging from the low \$200,000s to high \$300,000s. In addition, University Digs remodeled 99 units, and Aviary Apartments has 21 units in the planning stage.



Source: Jones Heritage Realtors

Average Net Retail Rent Pittsburg Area December 2025



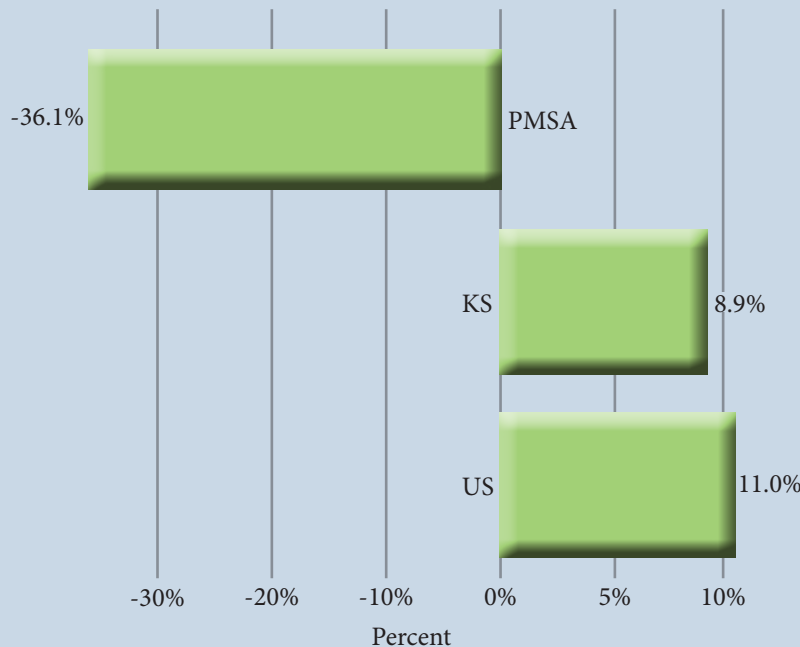
Source: Jones Heritage Realtors

RETAIL SPACE MARKET

Pittsburg is the seat of the Pittsburg micropolitan area and the regional center for consumer services and retail sales in the Southeast Kansas region. Jones Heritage Realtors report that average net retail rental rates (the tenant pays the property tax, insurance premiums, and some maintenance), start at \$15.50 per square foot for high-end sites, \$11.00 per square foot for primary sites, and \$6.00 per square foot for secondary sites.

Overall, there are 275 retail establishments employing 2,586 people in the Pittsburg micropolitan area. Most recent estimates by *Demographics Now* state that there are 16 building material, hardware, garden supply, etc. establishments employing 222 people; 10 general merchandise store establishments employing 203 people; 27 food store establishments employing 245 people; 33 automotive dealers and gasoline service station establishments employing 157 people; 18 apparel store establishments employing 104 people; 11 home furniture, etc. establishments employing 122 people; 90 eating and drinking establishments employing 1,103 people; and 70 miscellaneous retail establishments employing 430 people. There are also 34 local nondurable goods wholesale establishments employing 423 people and 29 durable goods wholesale establishments employing 157 people.

Growth in Total Bankruptcies 2025



Source: US Bankruptcy Courts

BANKRUPTCIES

A total of 574,314 bankruptcies were filed nationwide during 2025, up 11.0 percent from 2024. That includes 549,577 personal bankruptcies (up 11.2 percent) in the following categories: 342,465 Chapter 7 personal bankruptcies (up 14.9 percent; straight bankruptcy, debt wiped out), 542 Chapter 11 personal bankruptcies (up 26.6 percent; reorganization of personal debt and temporary protection from creditors), and 206,570 Chapter 13 personal bankruptcies (up 5.5 percent; some debt wiped out and some repayments).

It also includes 24,737 business bankruptcies (up 7.1 percent), including 14,259 Chapter 7 business bankruptcies (up 13.3 percent; total liquidation with no repayments), 8,659 Chapter 11 business bankruptcies (up 2.4 percent; reorganization of business debt and temporary protection from creditors), 500 Chapter 12 business bankruptcies (down 8.9 percent; reorganization of debt for family farms), and 1,319 Chapter 13 business bankruptcies (down 13.2 percent; total liquidation with some repayments).

Statewide bankruptcies increased 8.9 percent in 2025, with most of the increase being Chapter 7 business bankruptcies. Total bankruptcies decreased 36.1 percent in the Pittsburg micropolitan area in 2025.

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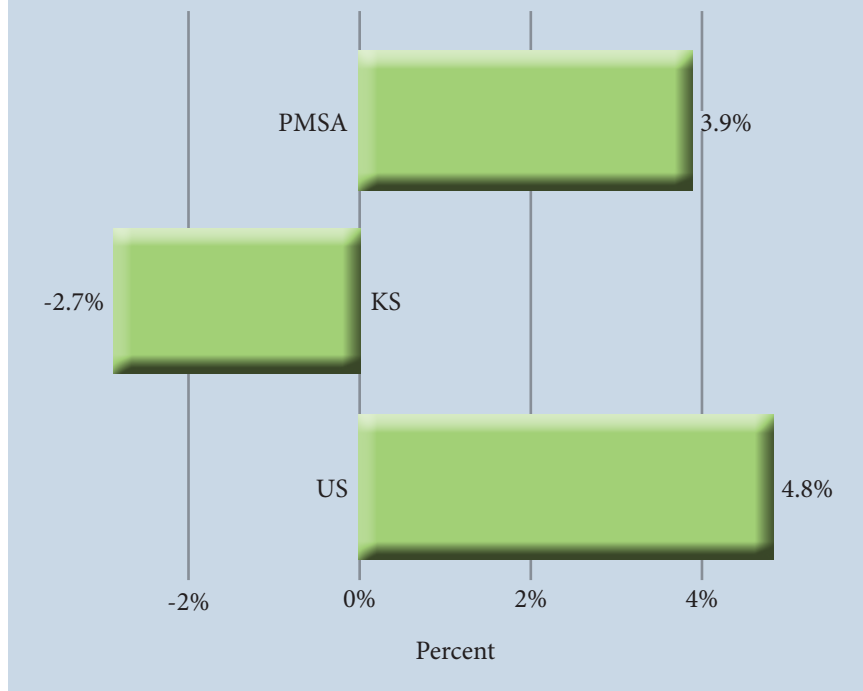


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Growth in Total Assets Banking Industry 2025



Source: Federal Deposit Insurance Corporation

BANKING INDUSTRY

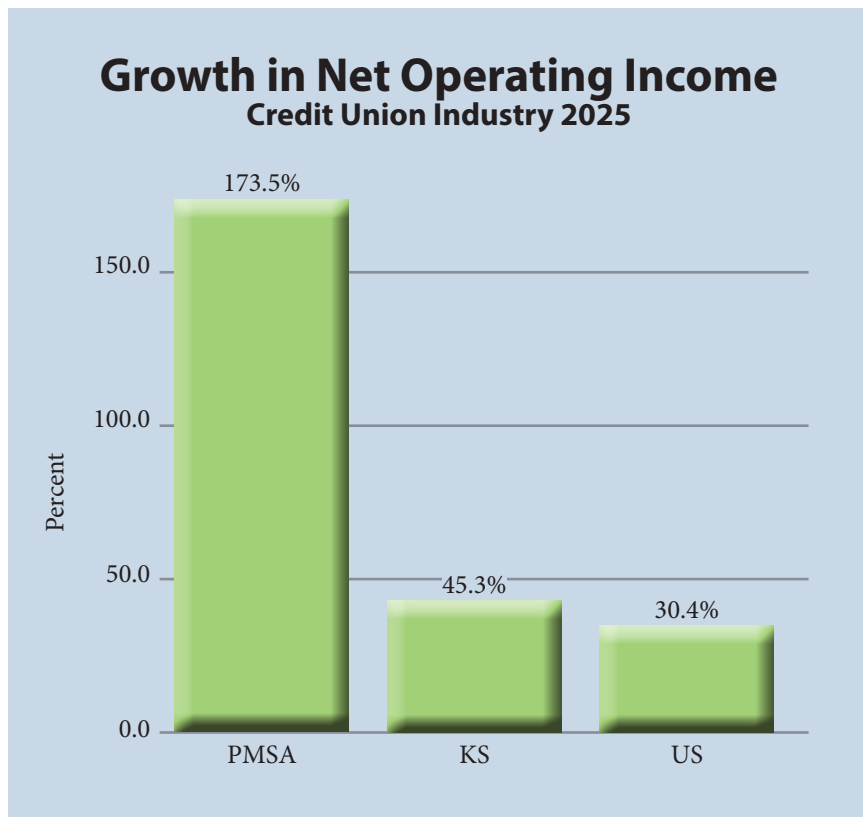
The FDIC reports that credit card fees are becoming very important revenue for the commercial banking industry, increasing to \$65.9 billion in 2025, up 25.5 percent since 2021.

The national banking industry saw improvement in financial conditions in 2025, posting return on assets of 1.20 percent (up from 1.12 percent in 2024), return on equity of 11.82 percent (up from 11.37 percent), and net interest margin of 3.30 percent (up from 3.22 percent). The national banking industry also posted \$25.3 trillion in total assets (up 4.8 percent from 2024), \$13.2 trillion in net loans and leases (up 6.0 percent), \$295.6 billion in net income (up 10.2 percent), and \$81.4 billion in non-current loans and leases (up 1.7 percent).

The statewide banking industry posted \$93.2 billion in total assets (down 2.7 percent), \$61.7 billion in net loans and leases (down 4.1 percent), \$1.1 billion in net income (up 9.5 percent), and \$301.9 million in non-current loans and leases (down 1 percent).

The Pittsburg micropolitan Area banking industry posted \$1.0 billion in total assets (up 3.9 percent), \$698.8 million in net loans and leases (up 12.0 percent), \$12.8 million in net income (up 48.1 percent), and \$2.6 million in non-current loans and leases (up 23.7 percent).

Growth in Net Operating Income Credit Union Industry 2025



Source: National Credit Union Administration

CREDIT UNIONS

The performance of the national credit union industry was mixed in 2025, according to NCUA, which reports that the number of credit unions nationwide declined to 4,287 in 2025, down from 4,455 in 2024 (down 3.8 percent). However, the net worth ratio increased slightly to 11.26 percent in 2025 (up from 11.07 percent) and the return on assets increased to 0.79, up from 0.63 percent (up 0.16 percent).

The national industry posted \$2.5 trillion in total assets in 2025 (up 5.4 percent from 2024), \$1.7 trillion in net loans and leases (up 4.6 percent), \$18.9 billion in net operating income (up 30.4 percent), and \$17.8 billion in non-current loans and leases (up 10.1 percent).

The statewide credit union industry posted \$18.7 billion in total assets (up 11.6 percent), \$13.7 billion in net loans and leases (up 13.0 percent), \$124.1 million in net operating income (up 45.3 percent), and \$173.2 million in non-current loans and leases (up 72.5 percent).

The Pittsburg micropolitan Area credit union industry posted \$121.7 million in total assets (down 0.1 percent), \$61 million in net loans and leases (down 6.3 percent), \$1.5 million in net operating income (up 173.5 percent), and \$795,245 in non-current loans and leases (up 0.2 percent).

Pittsburg Micropolitan Area Snapshot 2025

	Pittsburg Micropolitan Area	70 Miles Radius Pittsburg, Kansas	100 Miles Radius Pittsburg, Kansas
Labor Force	19,811	301,681	1,169,621
Total Population	38,466	650,121	2,342,761
Population Density (per Sq. Mi.)	64.65	42.20	74.51
Total Households	15,790	261,248	927,460

Population By Gender

Male Population	19,269	324,507	1,167,446
Female Population	19,197	325,615	1,175,314

Population Percentage By Race and Ethnicity

White	83.1%	81.4%	78.0%
Black	2.3%	1.5%	2.3%
American Indian or Alaska Native	1.0%	3.7%	3.3%
Asian/Native Hawaiian/Other Pacific Islander	1.9%	1.5%	2.9%
Some Other Race	3.1%	3.0%	4.0%
Two or More Races	8.6%	8.9%	9.7%
Hispanic Ethnicity	6.8%	6.5%	8.5%
Not of Hispanic Ethnicity	93.2%	93.5%	91.5%

Households By Income

Average Household Income	\$67,950	\$70,635	\$87,358
Median Household Income	\$51,110	\$56,336	\$70,986
Per Capita Income	\$28,148	\$28,524	\$34,092

Employment

Total Population 16+	30,970	516,751	1,861,483
% Blue Collar	45.9%	47.6%	41.4%
% White Collar	54.1%	52.4%	58.6%

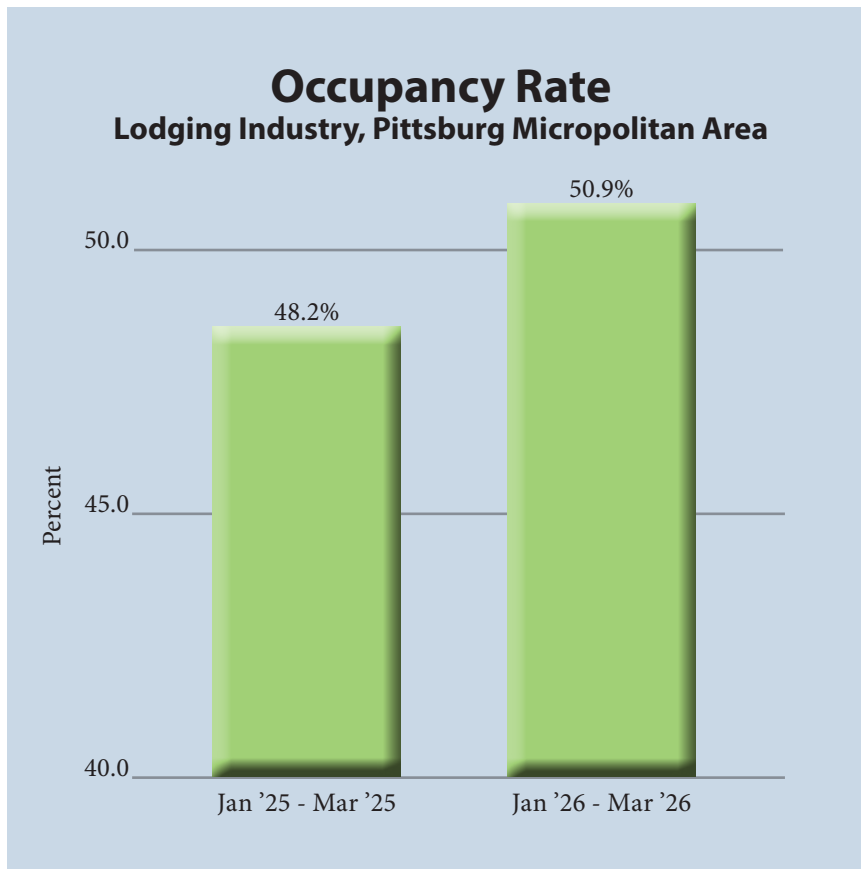
Educational Attainment

Total Population Age 25+	23,197	440,153	1,563,181
% Grade K - 8	1.3%	2.5%	2.4%
% Grade 9 - 11	3.9%	7.7%	6.0%
% High School Graduate	29.1%	35.5%	31.6%
% Some College, No Degree	25.2%	23.3%	22.4%
% Associates Degree	8.9%	8.8%	8.1%
% Bachelor's Degree	19.6%	14.2%	18.3%
% Graduate Degree	11.0%	6.8%	10.1%
% No Schooling Completed	1.2%	1.1%	1.1%

Source: Demographics Now

Annual Wages for the Pittsburg Micropolitan Area 2025

Management Occupations	\$97,172	Public Relations Specialists	\$49,117
Chief Executives	\$164,431	Healthcare Practitioners and Technical Occupations	\$76,230
General and Operations Managers	\$88,430	Pharmacists	\$134,464
Marketing Managers	\$105,990	Healthcare Support Occupations	\$30,122
Sales Managers	\$123,564	Medical Assistants	\$33,068
Financial Managers	\$127,389	Firefighters	\$32,931
Industrial Production Managers	\$127,475	Police and Sheriff's Patrol Officers	\$42,894
Market Research Analysts and Marketing Specialists	\$55,397	Food Preparation and Serving Related Occupations	\$26,079
Accountants and Auditors	\$65,374	Cooks, Institution and Cafeteria	\$28,388
Loan Officers	\$81,312	Landscaping and Groundskeeping Workers	\$29,950
Computer User Support Specialists	\$45,087	Cashiers	\$23,837
Computer Programmers	\$76,330	Retail Salespersons	\$30,684
Software Developers	\$86,034	Office and Administrative Support Occupations	\$37,489
Architecture and Engineering Occupations	\$68,876	Customer Service Representatives	\$34,789
Industrial Engineers	\$83,295	Receptionists and Information Clerks	\$28,627
Engineers, All Other	\$66,443	Postal Service Mail Carriers	\$54,667
Educational, Guidance, Career Counselors & Advisors	\$50,053	Secretaries, Administrative Assistants, Except Legal, Medical, & Executive	\$34,208
Rehabilitation Counselors	\$32,160	Industrial Machinery Mechanics	\$52,048
Child, Family, and School Social Workers	\$47,632	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	\$36,239
Graphic Designers	\$45,471	Transportation and Material Moving Occupations	\$35,486
Coaches and Scouts	\$36,969	Laborers and Freight, Stock, and Material Movers, Hand	\$32,508



Source: CoStar

LODGING INDUSTRY

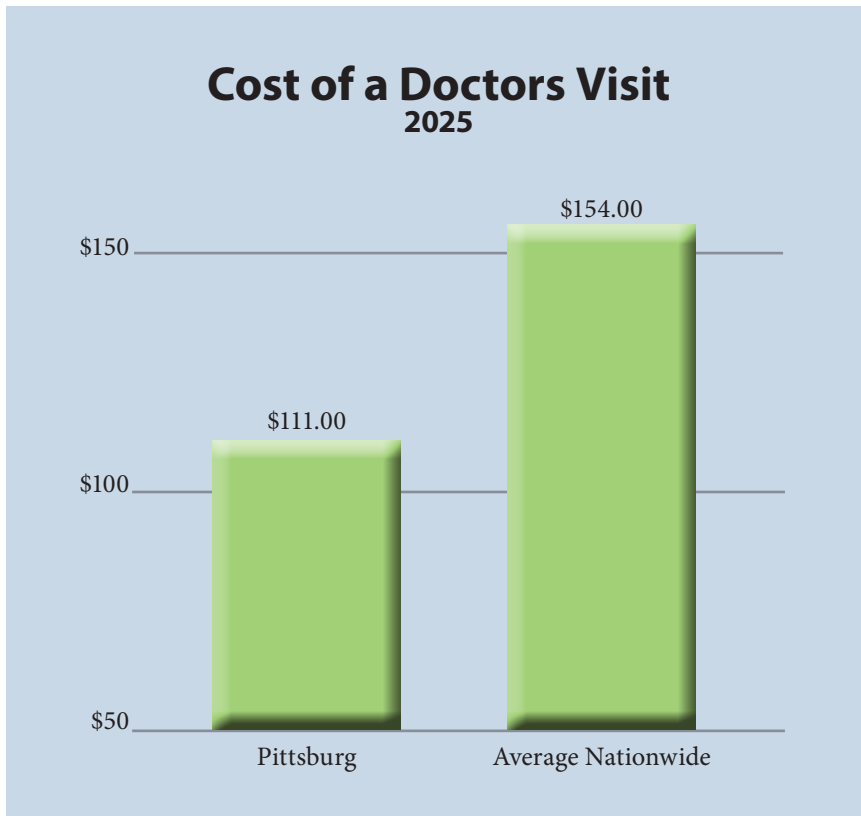
Nationwide, luxury properties currently have the highest occupancy rate at 61.9 percent, according to a recently released travel industry report by CoStar, followed by upscale properties (61.8 percent), midscale properties (50.6 percent), and economy properties (47.0 percent).

The average occupancy in the lodging industry nationwide during the first three months of 2026 was 59.2 percent (up from 58.4 percent during the same period in 2025), the total number of rooms sold increased to 300.8 million, and total room revenue increased to \$48.6 billion (up 4.4 percent).

The statewide lodging industry posted an average occupancy of 48.9 percent (down from 50.6 percent), with 2.1 million rooms sold (down 1.8 percent), and \$223.8 million in total room revenue (down 0.7 percent).

The Southeast Kansas area lodging industry posted an average occupancy of 43.3 percent (down from 45.8 percent), with 54,907 rooms sold (down 5.6 percent) and total room revenue of \$5.4 million (down 3.9 percent).

The Pittsburg micropolitan Area lodging industry posted an average occupancy rate of 50.9 percent (up from 48.2 percent), with 26,819 rooms sold (up 5.6 percent) and total room revenue of \$2.8 million (up 9.0 percent).



Source: The Center for Regional Economic Competitiveness

QUALITY OF LIFE & COST OF LIVING

An important pillar of quality of life is the cost of healthcare.

It costs \$111.0 for a general doctor's visit in Pittsburg, well below the \$154.0 average for a general doctor's visit nationwide. The local cost of health care is very affordable, according to CREC, which states that the cost of health care in the Pittsburg micropolitan area was 77.6 percent during 2025.

High quality health care is very accessible locally. There are numerous local doctors' offices, specialty medical clinics, and other medical centers, employing 2,438 medical professionals and staff.

There are two local hospitals, Girard Medical Center and Mercy Hospital Pittsburg. Mercy hospital was ranked in the top 32 percent of hospitals nationwide by the Leapfrog Group in 2025. Mercy Hospital Pittsburg is a 260,000 square foot, 102-bed facility, featuring a Level III Trauma Center and including a 43,000-square-foot surgical center equipped with state-of-the-art technology and robotics-assisted minimally invasive surgical capabilities. Mercy health includes level II specialty nursery, two catheterization labs with electrophysiology and peripheral vascular lab capabilities, robot-assisted surgery including da Vinci and Mako robotic aids, and a linear accelerator.

BUSINESS HIGHLIGHTS

AMODEL THAT WORKS

Aberdeen, South Dakota, and Pittsburg were largely unfamiliar with each other until a delegation of city officials, business leaders, and educators visited after a 12-hour bus ride.

The group met with Pittsburg counterparts to learn about the city's development over the past decade. Aberdeen, with a population of about 30,000, is home to Northern State University. Like Pittsburg State, it began as a normal school and is a key economic driver.

Both cities serve as regional hubs and draw business from surrounding areas. Aberdeen has a higher median household income and lower poverty rate than Pittsburg, but both face similar housing and economic development challenges. A key difference is the relationship between the city and the university. Aberdeen leaders said stronger integration is needed, while Pittsburg has developed this connection.

Visitors noted Pittsburg's ability to combine funding sources and align city and university goals to support development. The visit highlighted the importance of a strong partnership between a university and its community, which contributes to Pittsburg's growth and success.

The Morning Sun – Dustin R. Strong – 4/14/2026

LEADERS CELEBRATE

A CONSTRUCTION MILESTONE

Officials gathered at Pittsburg State University to mark progress on a new Kansas Bureau of Investigation (KBI) crime lab and training center. A steel beam signing highlighted collaboration between state, federal, local, and university partners.

The 51,100-square-foot facility will bring together KBI agents, forensic chemists, and multiple law enforcement agencies. It will also include training spaces and connect university students with real-world law enforcement work.

The project has received \$40 million from the state, \$2 million from the university, and \$8 million in federal grants. Leaders emphasized that the facility will improve public safety and support regional economic growth in southeast Kansas.

The Morning Sun – Ron Womble – 4/8/2026

THE PITT FEATURED ON

AMERICA'S BEST RESTAURANTS

America's Best Restaurants, a YouTube roadshow, visited The Pitt in Pittsburg to feature the local bar and grill. Host J Russell sampled popular items like the Pitts burger, wings, and nachos.

The restaurant was nominated by a regular customer who described it as a central gath-

ering place for the community and Pittsburg State University spirit.

Russell noted The Pitt stood out for its wide menu variety, including vegetarian options. He was also impressed by the strong community turnout during filming and the welcoming atmosphere, saying the experience, not just the food, is what makes a restaurant stand out.

The Morning Sun – Antjea Wolff – 4/7/2026

PERSISTENCE PAYS

Junior Ramirez spoke at a Pittsburg City Commission meeting in July 2025 to advocate for a soccer complex, emphasizing the need for a safe place for the community.

Community members later met with Parks and Recreation Director Toby Book to discuss funding, land, and design, though progress was limited by available space. They also noted money was being spent outside Pittsburg as teams traveled to Joplin.

After nearly a year, the city approved the purchase of 23.7 acres for a new soccer complex. The future Mercy Park will include three full-sized soccer fields, a lake, walking trails, parking, and amenities, with plans to open in 2027. The project aims to provide recreation, strengthen community connections, and support local economic activity.

The Morning Sun – Dustin R. Strong – 3/26/2026

TOURS SHOWCASE KELCE COLLEGE OF BUSINESS, BESSE HOTEL

Progress continues on the "Gorilla Rising" project, with completion expected before the Fall 2026 semester and ribbon cuttings planned for the week of Aug. 11, 2026.

The new Kelce College of Business replaces a 70-year-old building serving about 1,000 students each semester. The facility will include a 150-seat flexible classroom, team and seminar rooms, an electronic classroom, cafeteria, offices, gathering spaces, and more than 150 parking spaces.

The Besse Hotel renovation involves about 70 workers restoring the 100-year-old building. The first floor will house the Small Business Development Center, along with the Department of Commerce, Center for READING, and ConnectED programs. Upper floors will include student housing with 60 beds across 57 apartments, adding to downtown capacity alongside Block22's 96 beds.

The Morning Sun – Staff – Aaron Pyle – 1/24/2026

RETAIL SALES UP 4.8% IN 2025

Local retailers had strong performance in 2025 with sales reaching \$726 million, a 4.8 percent increase from 2024. The retail

sector employs nearly 4,500 people with \$145 million in payroll and \$24 million in taxes, accounting for 13.6 percent of the local GDP.

Food and beverage led sales at \$132 million, followed by auto parts at \$128.5 million, general merchandise at \$128.2 million, restaurants at \$90 million, and gas stations at \$84 million. New retailers such as Ulta, Rack Room Shoes, Five Below, IHOP, and Pittsburg Nail Spa opened in 2025.

Retail space is also steady, with rental rates averaging \$6.50 for small spaces, \$15.00 for mid-size, and \$16.50 for large spaces. Tourism brought in \$99.9 million in 2024 and supported 1,083 jobs, generating \$35.9 million in income and \$10.1 million in taxes. The lodging industry earned \$10.6 million in 2025. Job openings remain strong with 279 positions listed as of December 2025, and 34.1 percent of the workforce has some college or an associate degree.

Construction and housing also grew, with 72 commercial permits totaling \$34.7 million and 131 residential permits worth \$27.4 million. The area remains affordable at 81.7 percent of the national average, with costs below average for housing, health care, transportation, and more.

The Morning Sun – Staff – Dustin R. Strong – 1/14/2026

Pittsburg Micropolitan Area Economic Report

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Pittsburg Micropolitan Area Employment Trends

Occupation	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
	Average Employment Q3-2025	Average Wage Q3-2024	Average Employment Q3-2024	Average Wage Q3-2024	Employment Growth	Wage Growth
Postal Service	62	\$5,615	63	\$5,240	-2.1%	7.2%
Administration of general economic programs	11	\$8,027	12	\$8,305	-8.3%	-3.3%
Regulation of agricultural marketing and commodities	11	\$8,027	12	\$8,305	-8.3%	-3.3%
Public finance activities	18	\$5,280	17	\$4,614	6.0%	14.4%
Legal counsel and prosecution	34	\$6,618	29	\$6,081	14.8%	8.8%
Correctional institutions	9	\$5,470	8	\$5,221	8.0%	4.8%
Water supply and irrigation systems	14	\$4,321	12	\$3,411	17.1%	26.7%
General medical and surgical hospitals	192	\$4,868	197	\$4,507	-2.2%	8.0%
Executive offices	14	\$1,509	14	\$1,310	2.4%	15.2%
Oilseed and grain combination farming	35	\$4,960	37	\$4,319	-6.3%	14.9%
All other miscellaneous crop farming	11	\$5,969	11	\$5,135	-3.0%	16.2%
Beef cattle ranching and farming	25	\$3,701	22	\$3,794	13.8%	-2.4%
Commercial and institutional building construction	76	\$4,390	84	\$4,317	-9.5%	1.7%
Residential site preparation contractors	28	\$3,178	24	\$2,903	16.9%	9.5%
Nonresidential site preparation contractors	26	\$2,609	22	\$2,714	19.7%	-3.9%
Commercial printing (except screen and books)	393	\$4,024	410	\$3,715	-4.2%	8.3%
Machine shops	71	\$4,209	72	\$4,166	-1.9%	1.0%
Grain and field bean merchant wholesalers	62	\$6,208	65	\$6,563	-4.6%	-5.4%
Farm supplies merchant wholesalers	28	\$6,039	29	\$5,947	-5.7%	1.6%
Wholesale trade agents and brokers	6	\$5,865	11	\$5,624	-50.0%	4.3%
Tire dealers	39	\$4,478	41	\$3,567	-4.1%	25.5%
Nursery, garden center, and farm supply retailers	46	\$2,177	40	\$2,482	14.2%	-12.3%
Beer, wine, and liquor retailers	36	\$1,566	37	\$1,411	-0.9%	11.0%
Electronics and appliance retailers	70	\$3,516	70	\$3,365	0.0%	4.5%
General freight trucking, local	39	\$4,166	31	\$3,626	24.5%	14.9%
Commercial banking	175	\$4,543	175	\$4,347	-0.2%	4.5%
Insurance agencies and brokerages	76	\$4,222	69	\$3,765	10.1%	12.1%
Offices of certified public accountants	17	\$4,294	22	\$3,191	-20.0%	34.5%
Other accounting services	38	\$6,013	37	\$4,942	2.7%	21.7%
Computer systems design services	24	\$5,560	22	\$4,954	9.1%	12.2%
Janitorial services	63	\$2,433	75	\$2,190	-16.1%	11.1%
Landscaping services	74	\$2,375	76	\$2,435	-2.6%	-2.5%
Sports and recreation instruction	13	\$631	16	\$1,251	-16.7%	-49.5%
Offices of dentists	131	\$5,146	110	\$4,142	19.1%	24.2%
Offices of chiropractors	22	\$3,808	24	\$3,346	-9.7%	13.8%
Offices of optometrists	56	\$2,987	54	\$2,595	3.7%	15.1%
Home health care services	233	\$3,375	195	\$3,269	19.7%	3.2%
Services for the elderly and persons with disabilities	174	\$2,844	163	\$3,126	6.7%	-9.0%
Child care services	140	\$2,276	124	\$2,479	13.2%	-8.2%
All other amusement and recreation industries	20	\$2,899	19	\$3,425	1.7%	-15.4%
Drinking places (alcoholic beverages)	69	\$832	51	\$871	35.5%	-4.6%
General automotive repair	36	\$3,602	37	\$3,318	-2.7%	8.6%
Civic and social organizations	13	\$1,204	14	\$1,040	-4.9%	15.8%
Offices of physicians	5	\$6,438	7	\$4,778	-28.6%	34.7%
All other crop farming	11	\$5,969	11	\$5,135	-3.0%	16.2%
Beef cattle ranching and farming, including feedlots	25	\$3,701	22	\$3,794	13.8%	-2.4%
Residential building construction	26	\$2,292	25	\$2,734	5.3%	-16.2%
Commercial and institutional building construction	76	\$4,390	84	\$4,317	-9.5%	1.7%
Power & communication line & related structures construction	76	\$4,894	68	\$4,828	11.3%	1.4%
Poured concrete structure contractors	71	\$4,250	61	\$3,536	15.2%	20.2%
Masonry contractors	50	\$3,625	54	\$3,568	-6.2%	1.6%
Roofing contractors	23	\$3,664	25	\$3,811	-8.1%	-3.9%
Electrical and wiring contractors	255	\$6,076	256	\$5,415	-0.4%	12.2%
Site preparation contractors	54	\$2,901	46	\$2,812	18.2%	3.1%
All other specialty trade contractors	20	\$2,387	21	\$3,282	-3.2%	-27.3%
Insurance agencies and brokerages	76	\$4,222	69	\$3,765	10.1%	12.1%
Accounting, tax preparation, bookkeeping, & payroll services	58	\$5,396	64	\$4,365	-9.4%	23.6%
Engineering services	46	\$6,927	43	\$6,988	7.0%	-0.9%
Computer systems design and related services	32	\$6,359	28	\$5,822	11.8%	9.2%
Management consulting services	59	\$5,965	54	\$7,073	9.9%	-15.7%
Utility system construction	97	\$5,262	89	\$5,008	9.8%	5.1%
Automobile dealers	119	\$5,435	93	\$5,120	28.1%	6.1%
Gasoline stations and fuel dealers	182	\$2,205	174	\$2,033	5.0%	8.5%
Clothing, clothing accessories, shoe, and jewelry retailers	56	\$1,732	55	\$1,457	1.8%	18.9%
Sporting goods, hobby, musical instrument, book, & miscellaneous retailers	86	\$2,318	93	\$2,035	-7.5%	13.9%
Truck transportation	82	\$4,572	83	\$4,259	-1.2%	7.3%
Repair and maintenance	82	\$3,783	78	\$3,683	5.2%	2.7%
Personal and laundry services	104	\$2,324	113	\$2,285	-7.9%	1.7%

Source: Bureau of Labor Statistics



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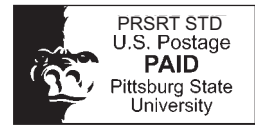
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