



KELCE
COLLEGE OF BUSINESS

Pittsburg State University

ECONOMIC 2024 PROFILE

Pittsburg
Micropolitan
Area

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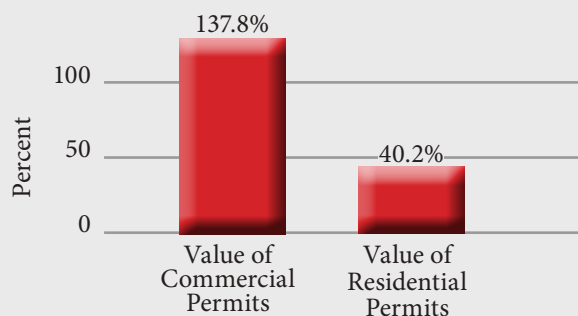
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2024 ECONOMIC SUMMARY

IN 2024, THE PITTSBURG MICROPOLITAN AREA had a population of 38,466, and 1,309 business establishments providing over 17,665 jobs.

The City of Pittsburg is the commercial seat of the Pittsburg micropolitan area and the engine of economic activity in Southeast Kansas. The population of the city was 22,028

Growth in Building Permits City of Pittsburg, 2024



Source: City of Pittsburg

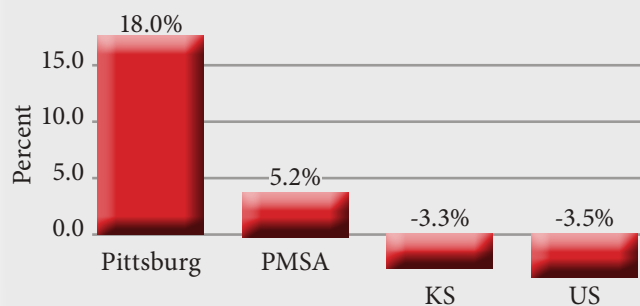
in 2024, with 650,121 people living within a 60-minute drive of downtown, and 2,342,761 within a 90-minute drive.

The local economy did well in 2024, and the future of the local economy looks promising. The value of new commercial building permits increased to a healthy \$40.7 million in 2024 (up a significant 137.8 percent from 2023) and the value of residential permits increased to \$19.0 million (up 40.2 percent).

The city is very pro-growth, with local leaders supporting numerous economic development programs in the last few years that are now paying off, and several major invest-

spent on local construction over the next few years. A planned 50-megawatt data center at the Airport Industrial Park is expected to generate \$50,000 per month in sales taxes for the city and \$50,000 per month in franchise taxes for five years. Phase I of the project, construction of a 10-megawatt facility, will begin in 2025. The economy of the

Growth in Middle Income Households 2015-2024

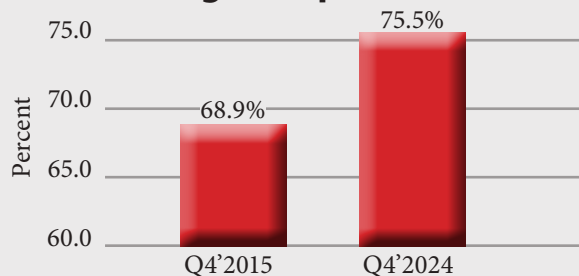


Source: Demographics Now

Pittsburg micropolitan area has improved significantly in the last few years, benefiting local households.

Demographics Now reports that during the period 2015-2024, the number of households in the middle-income bracket increased 18.0 percent in Pittsburg and 5.2 percent in the Pittsburg micropolitan area, while declining 3.3 percent statewide and 3.5 percent nationwide. Equifax credit agency reports that in 2024, 75.5 percent of the population in the Pittsburg Micropolitan Area had a prime FICO score, the largest proportion locally in the history of this indicator and up from 68.9 percent in 2015. The Kansas Department

Percent of Adults with Prime FICO Score* Pittsburg Micropolitan Area



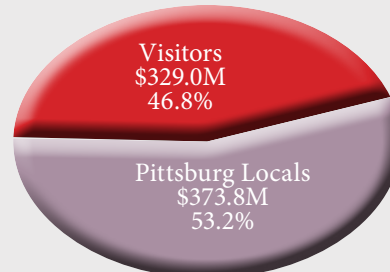
Source: Equifax

* Above the sub-prime FICO Score

ment projects starting in 2025, including a new municipal wastewater treatment plant, a new downtown facility for the Kelce College of Business, downtown renovation of the Besse Hotel with 63 student apartments, a Kansas Bureau of Investigation regional crime center, expansion at the Tyler Research Center with a new “prove-out” facility, a new Eagle-Picher production facility, and the new 50-bed Freeman Southeast Kansas Hospital to be built in Frontenac.

These projects will result in almost \$370 million being

Sales in Pittsburg by Retail Pull 2024



Source: Woods & Poole and Kansas Department of Revenue

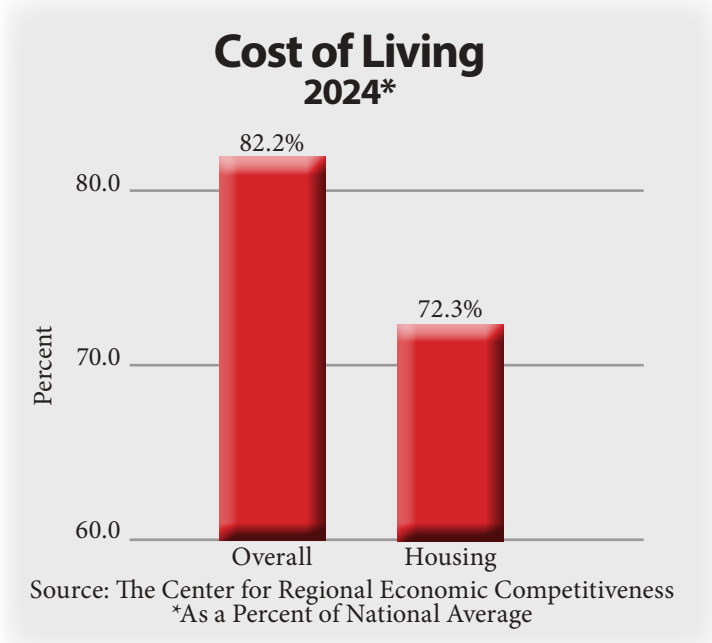
of Revenue reports in a recent study that the city of Pittsburg is also a regional center for retail trade and consumer services.

The study analyzed retail trade pull and found the income adjusted retail trade pull factor for Pittsburg was 1.88, meaning the population in Pittsburg would have to be 88 percent larger if all the consumption were local. This means that 46.8 percent of all retail sales in Pittsburg are to visitors.

QUALITY OF LIFE

THE AVERAGE COST OF LIVING in Pittsburg is only 82.2 percent of the national average, and quality of life is high.

Downtown is the most prominent symbol for quality of life in a micropolitan city like Pittsburg. When people and firms consider moving to a city, they're likely to be discouraged by a dilapidated or under-utilized city center. Therefore, the revitalization of downtown areas is important, and

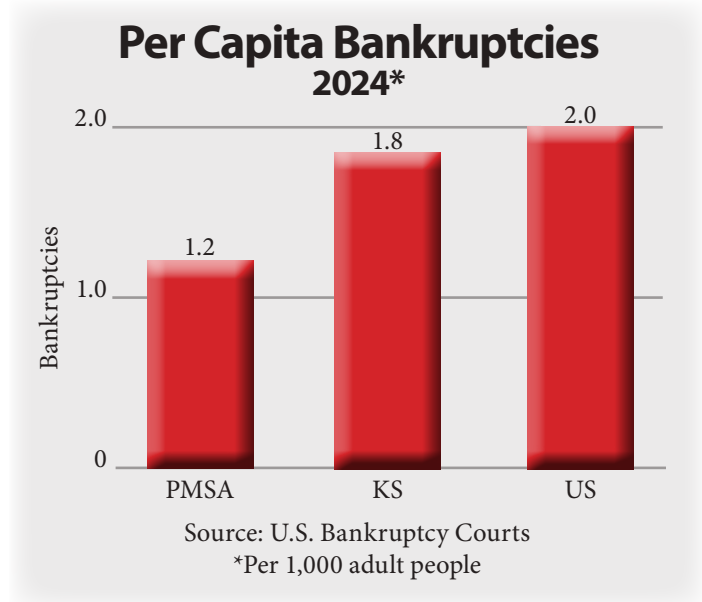


the City of Pittsburg has served as a catalyst for 56 revitalization projects in downtown Pittsburg that are either recently finished or still in the pipeline.

A vibrant and lively downtown scene is also important for quality of life. Foot traffic is increasing downtown with Pittsburg State University moving the Kelce College of Business to a planned state-of-the-art classroom and office building on Broadway. This will result in a significant increase in shopping and spending for downtown businesses. Retail in Pittsburg's downtown is also thriving and expanding, boasting over 35 small retailers, including boutiques, jewelry stores, bridal shops, sporting goods, specialty foods, art shops, and recreational centers. With more than 20 dining and drinking spots—breweries, bars, restaurants, and coffee shops—the area offers plenty of options. Several new or re-located businesses have recently opened or are coming soon, including 3rd Street Studios, Arck Construction, Bearded Bully Barber, The Corner Patio, Fun Depot, JM Events, Sara Loree's Bridal & Formal, Literary Cat Co., Mai Thai Massage, Reliable Glass, Jones Heritage Realtors, Pueblo Mio, The Rainbow Clinic, BAM, Smokey Racks, Southwind Cycle, and White Elephant Emporium. The Pittsburg micropolitan area has also gotten significant exposure nationwide in the last few years, including a 2024 U.S. News and World Report comprehensive study on the health of communities nationwide, which found that the Pittsburg micropolitan area scored better than most similar communities nationwide

classified as “urban, up-and-coming;” also in 2024, *Princeton Review* reported that Kelce College of Business made the list of best business schools nationwide; in 2023, *Site Location Magazine* ranked the Pittsburg micropolitan area in the top sixteen percent of all micropolitan areas nationwide as a business location; in 2021, Unacast reported that Pittsburg was the fourth fastest growing small city nationwide, and *Business View Magazine* called Pittsburg “a diamond in the rough.”

There is plenty to do in the Pittsburg area. Pittsburg has two performing arts centers (the Bicknell Family Center for the Arts and the Memorial Auditorium), a philharmonic orchestra, three golf courses, the Kansas Crossing Casino, and a 11,910-seat NCAA Division II football stadium. Pittsburg's downtown is host to several events and festivals throughout the year, including the Pittsburg State University Jazz Festival (a Jazz Concert on the first Friday in March, which draws 1,500 attendees each year); Earth Day Celebration (family event featuring live music and activities); Children's Advocacy Center Cornhole Tournament & Block Party; Pittsburg Art-Walk (twice each year in the spring and fall, drawing thousands to the downtown); Pittsburg Farmers' Market (Saturday



mornings April through October and Wednesday afternoons June through August); 620 Day (celebrating Pittsburg's heritage and culture); Paint the Town Red Block Party (first Pitt State home football game); and Little Balkans Days (Labor Day Weekend).

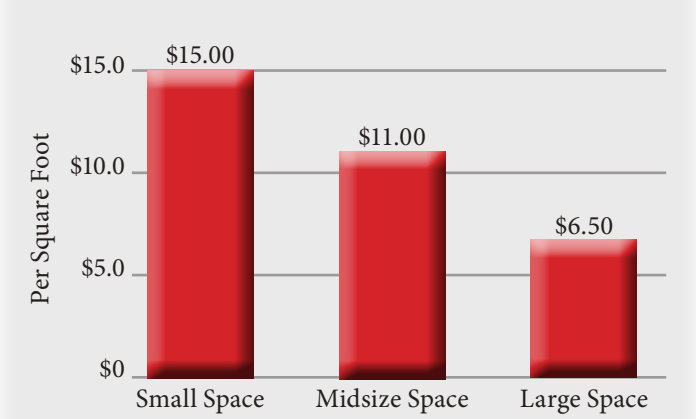
Pittsburg also has plenty of natural amenities, including fourteen parks, walking and biking trails, and access to eight major lakes and rivers within an hour's drive. And finally, local households are also on good financial foundation. A good indicator of financial health of households in communities is per-capita bankruptcies. A total of 1.2 personal bankruptcy cases were filed per 1,000 people in the Pittsburg micropolitan area during 2024, compared to 1.8 cases statewide and 2.0 nationwide.

OFFICE & RETAIL SPACE MARKETS

OFFICE SPACE MARKET: Numerous national companies have headquarters in Pittsburg, including Jake’s Fireworks, Miller’s Professional Imaging, and Watco Mechanical Services.

As a regional center for business services, research and development, medical services, and educational services in Southeast Kansas, Pittsburg caters to many businesses in Southeast Kansas. There are 133 health service es-

Average Gross Office Space Market Rental
City of Pittsburg 2024



Source: Jones Heritage Realtors

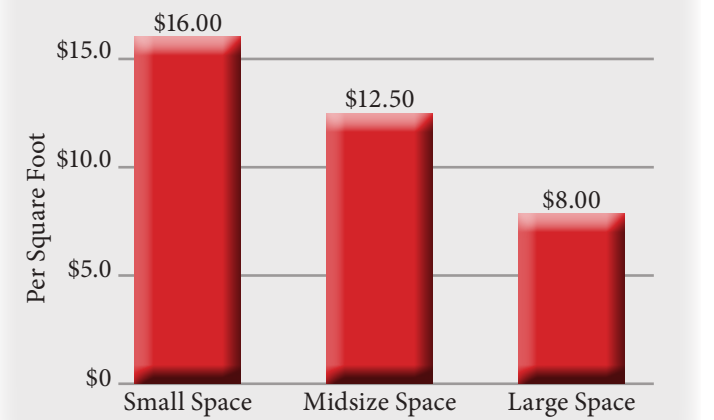
tablishments, employing 2,426 people, in the Pittsburg micropolitan area, according to *Demographics Now*; 79 membership organization establishments, employing 304 people; 57 business services establishments, employing 682 people; 51 educational services establishments, employing 2,308 people; 49 real estate establishments, employing 208 people; 49 social services establishments, employing 735 people; 45 personal services establishments, employing 133 people; 41 automotive repair establishments, employing 149 people; 36 engineering, accounting, research, management, and related establishments, employing 244 people; 26 depository institutions, employing 160 people; 26 insurance agent and broker establishments, employing 116 people; 26 legal services establishments, employing 120 people; 21 amusement and recreation services establishments, employing 150 people; 20 miscellaneous repair service establishments, employing 162 people; 9 brokers, dealers, and exchanges establishments, employing 29 people; 8 holding and other investment offices, employing 28 people; and 7 hotels and lodging establishments, employing 127 people.

Overall, there were 696 office establishments in the Pittsburg micropolitan area in 2024. Jones Heritage Realtors (a local authority on commercial and retail space), reports that average gross rental rates (the owner pays basic taxes, insurance, and exterior and all major maintenance) start at \$15 per square foot for small spaces, \$11 per square foot for mid-size space, and \$6.5 per square foot for large spaces.

RETAIL SPACE MARKET: The Kansas Department of Revenue reports that Pittsburg is the regional shopping hub of Southeast Kansas. Pittsburg is the home of Meadowbrook Mall with 184,000 sq. ft. of indoor space, the only enclosed mall in Southeast Kansas and a popular destination for local shoppers and visitors.

Some of the major national chains that are anchors include JCPenney, Buckle, and AMC Theaters. Approximately 57.7 percent of visitors to Meadowbrook Mall are from the Pittsburg micropolitan area according to Placer.ai, 89.3 percent are from within a 50-mile radius of Pittsburg, 82.8 percent are from Kansas, 13.8 percent from Missouri, and 1.2 percent from Oklahoma. *Demographics Now* reports that there are 275 retail trade establishments, employing 2,586 people, in the Pittsburg micropolitan area; 90 eating and drinking establishments, employing 1,103 people; 70 miscellaneous retail establishments, employing 430 people; 63 wholesale trade establishments, employing 580 people; 33 automotive dealers and gasoline service stations, employing 157 people; 27 food store establishments, employing 245 people; 18 apparel and accessory stores, employing 104 people; 16 building material,

Average Net Retail Space Market Rental
City of Pittsburg 2024



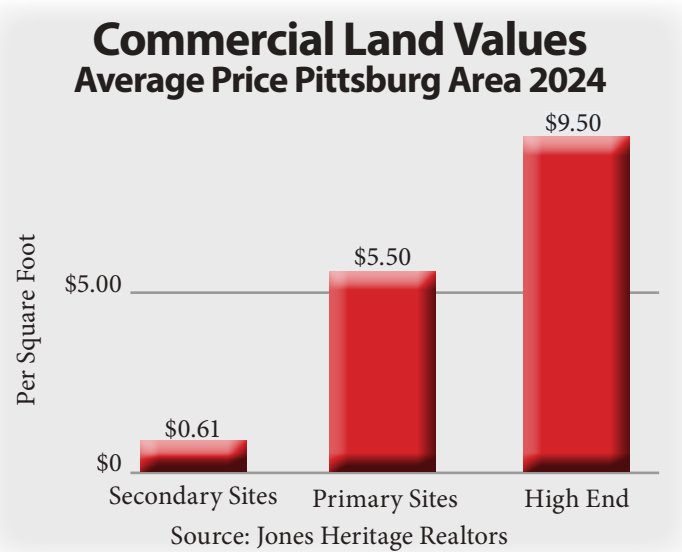
Source: Jones Heritage Realtors

hardware, garden supply, and mobile home dealer establishments, employing 222 people; 11 home furnishing and equipment locations, employing 122 people; and 10 general merchandise stores, employing 203 people.

Overall, there were 613 retail establishments in the Pittsburg micropolitan as of 2024. The largest retail building permit during 2024 was issued to Walmart at 2710 N Broadway for remodeling, with a stated value of \$2.9 million followed by two new building permits issued for a new retail store construction at the Pittsburg Town Center: the first issued to Five below with a stated value of \$389,000 and the other issued to the Rack Room, also with a stated value of \$389,000. Jones Heritage Realtors reports average net retail rental rates of \$16 per square foot for small spaces (the tenant pays the property tax, insurance premiums, and some maintenance), \$12.5 per square foot for mid-size space, and \$8 for large spaces.

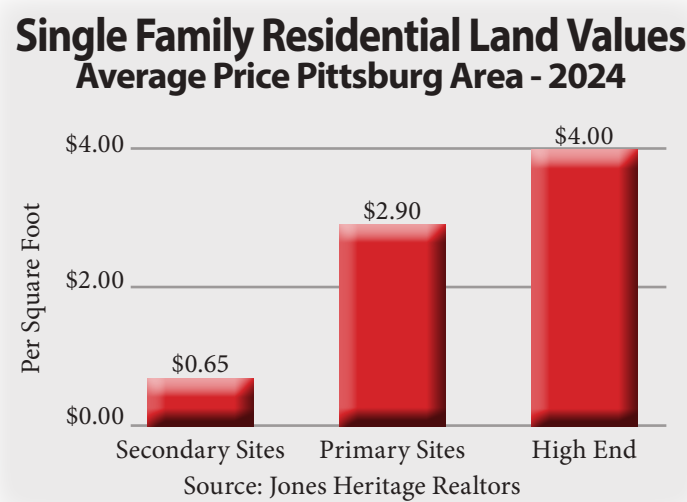
COMMERCIAL & RESIDENTIAL REAL ESTATE MARKETS

COMMERCIAL INDUSTRIAL MARKET: The commercial real estate market was very healthy in 2024, with the Kansas Realtors' Multiple Listing Service (MLS) reporting that total commercial sales increased to \$3.5 million (up 38.9 percent from 2023) and an average selling price of \$307,192 (up 84.7 percent). Moreover, Holiday Inn



and Lamplighter Inn both sold directly, increasing the total local commercial sales to \$16.5 million. The largest commercial sale was for a property at 411 Parkview Drive for \$5.8 million, followed by a property at 420 Parkview Drive for \$1.7 million, a property at 1610 South Broadway for \$1.1 million, a retail space property at 4001 Parkview Drive for \$700,000, and a retail property at 710 North Broadway for \$572,000. Nine permits were issued for new commercial construction in 2024, with a stated value of \$11.2 million (up 35.5 percent), and 108 permits were issued for additions, alterations, and conversions, with a stated value of \$29.5 million (up 232.7 percent). The largest industrial building permit during 2024 was issued to Pitt Plastics at 1400 East Atkinson for addition, with a stated value of \$13.7 million. More than \$730.5 million has been invested in the City of Pittsburg in the last 11 years (including \$277.6 million just in the last three years), which is a lot of money for a city the size of Pittsburg. Most of the investment is private and includes \$46 million in education, \$50 million in entertainment, \$17.8 million in hospitality, \$117.6 million in housing, \$122.9 million in industry, \$79.8 million in mostly public infrastructure, \$88 million in medical, \$134.3 million in Pittsburg State University, \$3.3 million in recreation, \$68.7 million in retail, and \$2.2 million in service. The Pittsburg area commercial real estate market is doing well, according to Jones Heritage Realtors (a local authority on the commercial real estate market), with average commercial land prices starting at \$0.61 per square foot for secondary sites, increasing to an average of \$5.50 per square foot for primary sites, and an average of \$9.50 per square foot for high-end sites.

RESIDENTIAL MARKET: Pittsburg is a magnet for jobs in the region, and according to the Bureau of the Census 65.5 percent of all jobs with Pittsburg's major employers are filled by commuters, and 55.0 percent of commuters want to live in Pittsburg. The City of Pittsburg has played a key role in spurring new housing developments through incentives leading to numerous completed and ongoing projects. Recently finished communities include Villas at Creekside, offering 29 upscale villas with amenities for residents 55 and older; Payton's Hamlet, featuring four single-family homes priced over \$350,000; and Lakewood Drive Addition, where five single-family homes sold for \$165,000 to \$200,000. Currently under construction are Silverback Landing, with 60 homes in Phase 1 and 140 total, an HOA, and prices from \$260,000 to \$350,000; Creekside East, with 26 homes in Phase 1 and 120 total, starting at \$210,000; and Sunflower Estates, with 12 homes ranging from the low \$200,000s to high \$300,000s. A good local economy in 2024 has resulted in a significant increase in local residential housing permits. The City of Pittsburg reports that 20 residential building permits were issued for new single-family homes, with a stated value of \$6.3 million (up 417.0 percent), and 154 permits were issued for additions, alterations, and



conversions, with a stated value of \$12.7 million (up 2.9 percent). The largest residential building permit, with a stated value of \$8.3 million, was issued to Sycamore Village Apartments at 2601 N Joplin for remodeling.

Jones Heritage Realtors, which has recently relocated downtown, also reports that the local residential land market is doing relatively well, with single-family residential land values currently ranging from an average of \$0.65 per square foot in older neighborhoods to an average high of \$2.90 in primary sites, and going as high as \$4.00 per square foot in high-end locations. Multi-family residential land prices start at an average of \$1.75 per square foot in secondary locations and increase to an average of \$2.75 per square foot, but can go as high as \$4.75 in the best locations.

RETAIL SALES

BRICK AND MORTAR RETAIL SALES in the Pittsburgh micropolitan area increased to \$702.8 million in 2024, up 3.4 percent from 2023 (slightly less than the 2.6 percent increase nationwide). Furniture clothing and clothing acces-

\$5 million (4 percent); miscellaneous retail stores (florists, office supplies, etc.), with \$6.5 million, up \$0.3 million (3.9 percent); health and personal care, with \$30.0 million, up \$0.6 million (2.2 percent); gasoline stations, with \$68.9 million, up \$0.4 million (0.6 percent); and eating and drinking places, with \$83.2 million, down \$10.3 million (11 percent).

PROJECTIONS:

Local retail sales are projected to increase 19.2 percent from 2024 to 2028, with eating and drinking places expected to have the largest percent increase, 22.9 percent, followed by health and personal care, increasing 22.3 percent; general merchandize sales, up 21.7 percent; furniture sales, up 20.9

Retail Sales Growth by Category Pittsburg Micropolitan Area, 2024

Furniture and Home Furnishing Stores	19.2%
Electronics and Appliance Stores	15.6%
Sporting Goods, Hobby, Book, and Music Stores	13.1%
Building Materials, Garden Equipment & Supplies Dealers	11.8%
Motor Vehicles and Parts	8.0%
Clothing and Clothing Accessory Stores	7.6%
General Merchandise	4.5%
Food and Beverage Stores	4.0%
Miscellaneous Store	3.9%
Health and Personal Care	2.2%
Gasoline Stations	0.6%
Nonstore Retailers	-4.2%
Eating and Drinking Places	-11.0%

Source: Woods & Poole

sory stores had the largest percentage increase in retail sales, posting sales of \$9.1 million, up \$1.5 million (19.2 percent); followed by electronics and appliance stores, with \$4 million, up \$0.5 million (15.6 percent); sporting goods, hobby, book, and music stores, with \$17.1 million, up \$2 million (13.1 percent); building materials and garden equipment and supplies dealers, with \$71.1 million, up \$7.5 million (11.8 percent); motor vehicles and parts had the largest sales in 2024, posting \$133.3 million in retail sales, up \$9.9 million (8.0 percent); clothing and clothing accessory stores with \$11.7 million, up \$0.8 million (7.6 percent); general merchandise, with \$125.5 million, up \$5.4 million (4.5 percent); food and beverage stores, with \$130.2 million in sales, up

Retail Sales Growth Projections 2024-2028

Eating and Drinking Places	22.9%
Health and Personal Care	22.3%
General Merchandise	21.7%
Furniture and Home Furnishing Stores	20.9%
Building Materials, Garden Equipment & Supplies Dealers	18.5%
Gasoline Stations	18.1%
Food and Beverage Stores	17.8%
Motor Vehicles and Parts	17.0%
Clothing and Clothing Accessory Stores	12.7%
Electronics and Appliance Stores	12.4%
Miscellaneous Store	11.9%
Sporting Goods, Hobby, Book, and Music Stores	10.7%

Source: Woods & Poole

percent; building materials, up 18.5 percent; gasoline stations sales, up 18.1 percent; food and beverage store sales, up 17.8 percent; motor vehicles and parts, up 17.0 percent; clothing stores, up 12.7 percent; electronics and appliance stores, up 12.4 percent; miscellaneous stores, up 11.9 percent; and sporting goods, hobby, book, and music stores, up 10.7 percent.

Total Retail Sales

	Pittsburg Micro*	Change	Kansas*	Change	US*	Change
2017	\$486.4	1.9%	\$44,198	1.5%	\$5,627,750	4.2%
2018	\$503.5	3.5%	\$45,917	3.9%	\$5,873,725	4.4%
2019	\$514.2	2.1%	\$47,138	2.7%	\$6,057,281	3.1%
2020	\$514.7	0.1%	\$47,325	0.4%	\$6,096,808	0.7%
2021	\$609.3	18.4%	\$55,933	18.2%	\$7,217,348	18.4%
2022	\$661.6	8.6%	\$60,680	8.5%	\$7,862,009	8.9%
2023	\$679.8	2.8%	\$62,544	3.1%	\$8,125,272	3.3%
2024	\$702.8	3.4%	\$64,864	3.7%	\$8,336,529	2.6%

Source: Woods & Poole
*in millions

Total Retail Sales Projections

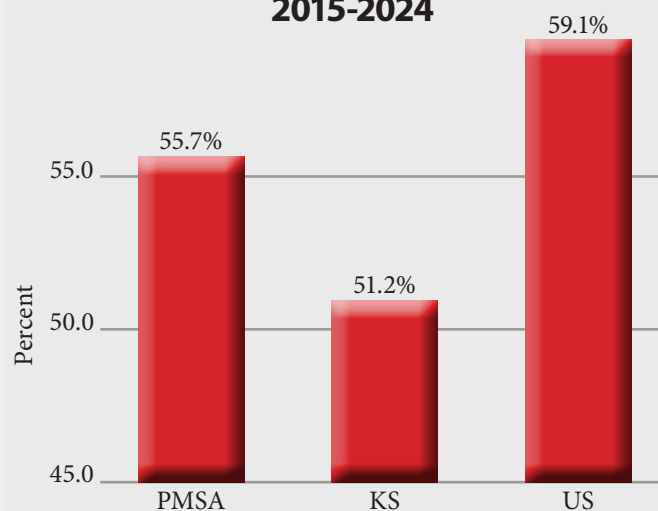
	Pittsburg Micro*	Change	Kansas*	Change	US*	Change
2024-2025	\$736.4	4.8%	\$68,172	5.1%	\$8,904,074	6.8%
2024-2028	\$837.5	19.2%	\$78,269	20.7%	\$10,306,889	23.6%

Source: Woods & Poole
*in millions

GROSS DOMESTIC PRODUCT

NEW ESTIMATES FROM WOODS & POOLE show that in 2024, the gross domestic product increased to \$2.2 billion in the Pittsburgh micropolitan area, up 55.7 percent since 2015, 51.2 percent statewide and 59.1 percent nationwide. The local GDP is dependent on the national GDP which has benefitted from record stimuli in the last five years and are

Gross Domestic Product Growth 2015-2024



Source: Woods & Poole

now normalized in the federal annual budget (\$2-2.5 trillion higher than at the beginning of fiscal year 2019) with the national debt increasing 56.1 percent during the period. The federal government posted a \$1.8 trillion deficit during the last fiscal year and interest payments on the debt are now greater than spending on national defense. The budget has a structural deficit. The budget relies on nine different taxes, but 84.1 percent of all receipts come from only two different taxes: Individual Income Tax (49.3 percent) and Social Security Tax (34.8 percent). Furthermore, the budget has 19

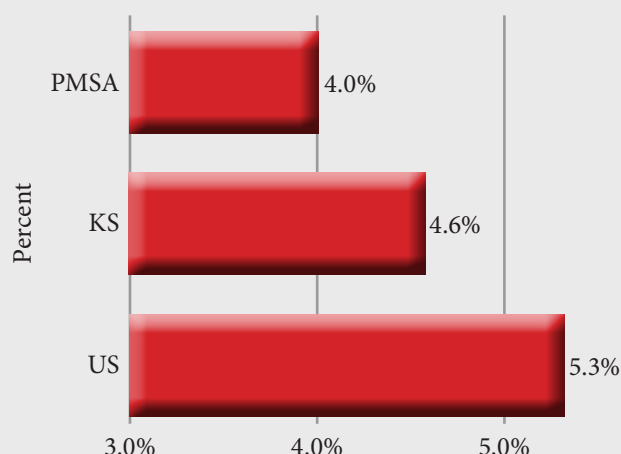
categories of outlays and 84.0 percent of all outlays are spent on only six programs: Social Security (21.6 percent), Health (13.5 percent), Net Interest on debt (13.1 percent), Medicare (13.0 percent), National defense (13.0 percent), and Income Security (9.9 percent).

PROJECTIONS:

According to Woods and Poole, in 2025 the gross domestic product is expected to increase 4.0 percent in the Pittsburgh micropolitan area, 4.6 percent statewide, and 5.3 percent nationwide.

During the 2024-2028 period, the gross domestic prod-

Gross Domestic Product Growth Projections 2025



Source: Woods & Poole

uct is projected to increase 12.1 percent in the Pittsburgh micropolitan area, 14.0 percent statewide, and 16.1 percent nationwide. However, inflation is not under control yet, and interest rates are close to historic highs, which could affect the future growth of the national economy.

Gross Domestic Product

	Pittsburg Micro*	Change	Kansas*	Change	US*	Change
2017	\$1,539	6.1%	\$165,183	2.9%	\$19,368,509	4.2%
2018	\$1,642	6.7%	\$172,343	4.3%	\$20,408,659	5.4%
2019	\$1,701	3.6%	\$176,564	2.4%	\$21,250,984	4.1%
2020	\$1,734	1.9%	\$177,581	0.6%	\$20,925,236	-1.5%
2021	\$1,863	7.5%	\$191,381	7.8%	\$23,178,655	10.8%
2022	\$1,988	6.7%	\$208,869	9.1%	\$25,283,465	9.1%
2023	\$2,101	5.7%	\$223,123	6.8%	\$27,257,144	7.8%
2024	\$2,195	4.4%	\$234,232	5.0%	\$28,792,523	5.6%

Source: Woods & Poole
*in millions

Gross Domestic Product Projections

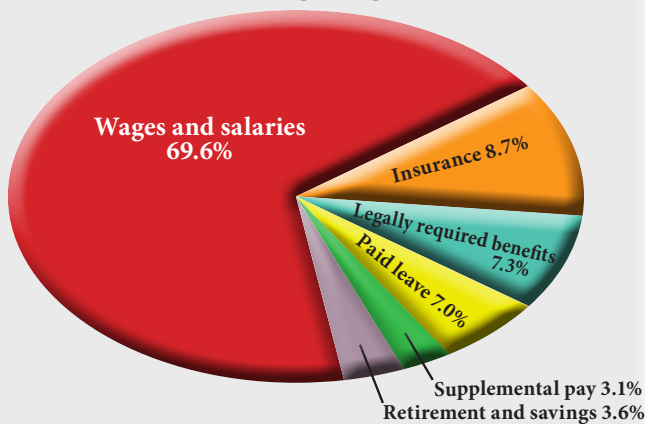
	Pittsburg Micro*	Change	Kansas*	Change	US*	Change
2024-2025	\$2,282	4.0%	\$245,067	4.6%	\$30,308,551	5.3%
2024-2028	\$2,559	12.1%	\$279,273	14.0%	\$35,183,966	16.1%

Source: Woods & Poole
*in millions

JOB GROWTH

LOCAL JOB GROWTH has been very healthy during the last few years, but it is now slowing down. First estimates show that there were 17,665 jobs in the Pittsburg micropolitan area in 2024, down one job from 2023. The number of jobs increased to 1,461,800, statewide in 2024 (up 1.3 percent) and 158 million nationwide (up 1.3 percent). The

Composition of Total Compensation Pittsburg Region



Source: BLS, W&P & BERC

Pittsburg area is a good location for wage earners. The Bureau of Labor Statistics reports that for private industry workers, benefits account for 30.4 percent of the overall employee compensation package in the Kansas Census region, with insurance accounting for the largest portion (8.7 percent of total compensation), followed by legally required benefits, 7.3 percent (workers compensation, disability insurance, etc.); paid leave, 7.0 percent (sick leave and vacation); retirement and saving, 3.6 percent; and supplemental pay, 3.1 percent. Nationwide, benefits account for 31.2 percent of total civilian employee compensation with insurance accounting for 8.1 percent,

7.0 percent for legally required benefits, 7.5 percent for paid leave, 5.2 percent for retirement and savings, and 3.5 percent for supplemental pay. The local economy is significantly a small business economy, with 94.6 percent of all firms having fewer than 50 employees.

PROJECTIONS:

The economy of the Pittsburg micropolitan area is heavily dependent on the national economy, especially manufacturing, which is making a comeback nationwide. There is a cluster of manufacturing in the region, especially in plastics.

Number of Establishments by Employment Size Class PMSA 2024

Employment Size Class	Number of Establishments
0	113
1 - 4	440
5 - 9	207
10 - 19	150
20 - 49	98
50 - 99	29
100 - 249	16
250 - 499	8
500 - 999	4
1000 +	0
Total	1,065

Source: Kansas Department of Labor

There have been several local expansions announced in manufacturing in 2024, including Avail industries (formerly AZZ) , which makes custom-built electrical power distribution enclosures, is adding 50 employees at its location in the Pittsburg northeast industrial park. In 2025, the number of jobs is projected to increase to 17,658 in the Pittsburg Micropolitan Area (up 0.0 percent), to 1,446,928 statewide (up 0.8 percent), and to 157.1 million nationwide (up 1.3 percent).

Job Growth

	Pittsburg Micro	Change	Kansas	Change	US	Change
2017	17,233	0.8%	1,371,633	0.2%	143,859,855	1.4%
2018	17,051	1.6%	1,383,119	0.1%	146,131,754	1.6%
2019	17,113	-1.1%	1,393,184	0.8%	148,105,092	1.4%
2020	16,557	0.4%	1,328,640	0.7%	139,103,773	-6.1%
2021	16,842	-3.2%	1,353,532	-4.6%	143,780,068	3.4%
2022	17,336	1.7%	1,390,817	1.9%	150,025,655	4.3%
2023	17,666	2.9%	1,417,023	2.8%	153,140,899	2.1%
2024	17,665	1.9%	1,435,444	1.3%	155,131,731	1.3%

Source: BLS and BERC

Job Growth Projections

	Pittsburg Micro	Change	Kansas	Change	US	Change
2024-2025	17,658	0.0%	1,446,928	0.8%	157,148,443	1.3%
2024-2028	17,616	-0.2%	1,490,336	3.0%	164,848,717	4.9%

Source: BLS, Woods & Poole and BERC

JOBS GROWTH BY INDUSTRY

MANUFACTURING HAS THE LARGEST PAYROLL of all the private industries, is the second largest private employer, and has the third highest wages of all industries. The Pittsburgh micropolitan area has approximately

Jobs by Industry Pittsburg Micropolitan Area 2024

Trade, transportation, and utilities	2,896
Manufacturing	2,755
Education and health services	2,477
Leisure and hospitality	1,883
Professional and business services	1,246
Construction	858
Financial activities	480
Information	285
Other services	230
Natural resources and mining	142
Total Government	4,414

Source: BLS, W&P & BERC

89 percent higher concentration in manufacturing than on average nationwide. In 2024, trade, transportation, and utilities were the largest local private employers, according to BLS, with 227 establishments posting 2,896 jobs (down 3.3 percent from 2023), followed by manufacturing, with 49 establishments and 2,755 jobs, down 3.3 percent; education and health services, with 125 establishments and 2,477 jobs, down 2.0 percent; leisure and hospitality, with 103 establishments and 1,883 jobs, down 2.4 percent; professional and business services, with 169 establishments and 1,246 jobs, up 5.2 percent; construction, with 100 establishments and 858 jobs, up 2.9 percent; financial activities, with 99 establishments and 480 jobs, up 6.1 percent; information services,

with 21 establishments and 285 jobs, down 5.4 percent; other services (dry cleaning, automobile repair, etc.), with 66 establishments and 230 jobs, down 7.1 percent; and natural resources and mining, with 31 establishments and 142 jobs, up 8.2 percent. Government (all levels) posted 4,414 jobs, up 4.6 percent.

PROJECTIONS:

The number of jobs in the Pittsburgh micropolitan area is expected to decrease 0.2 percent in the 2024-2028 period.

Average Annual Wages by Industry Pittsburg Micropolitan Area 2024

Information	\$59,254
Professional and business services	\$56,428
Manufacturing	\$55,707
Goods-producing	\$54,078
Financial activities	\$51,714
Construction	\$50,158
Education and health services	\$47,693
Natural resources and mining	\$46,142
Total Covered	\$44,466
Total Government	\$42,250
Trade, transportation, and utilities	\$42,226
Service-providing	\$41,695
Other services	\$31,455
Leisure and hospitality	\$19,286

Source: BLS, W&P & BERC

Financial services are expected to have the most job growth (7.8 percent), followed by professional and business services, up 5.7 percent; education and health services, up 4.8 percent; leisure and hospitality, up 4.5 percent; other services, up 1.7 percent; natural resources and mining, up 0.8 percent; trade, transportation, and utilities, up 0.5 percent; and manufacturing, up 0.5 percent.

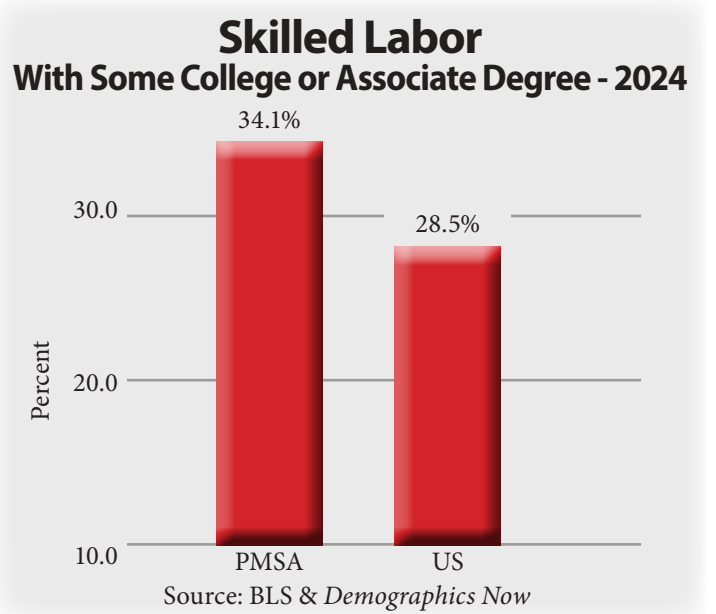
Pittsburg Micropolitan Area 2024

Industry	Number of Establishments	Number of Jobs 2023	Number of Jobs 2024	Job Growth	Percentage Growth	Payroll 2024	Average Annual Wages 2023	Average Annual Wages 2024
Natural resources & mining	31	131	142	11	8.2%	\$6,540,042	\$47,037	\$46,142
Construction	100	834	858	24	2.9%	\$43,036,361	\$50,469	\$50,158
Manufacturing	49	2,849	2,755	-94	-3.3%	\$153,466,319	\$53,801	\$55,707
Trade, transp., & utilities	227	2,995	2,896	-99	-3.3%	\$122,284,546	\$43,048	\$42,226
Information	21	301	285	-16	-5.4%	\$16,876,804	\$57,978	\$59,254
Financial activities	99	452	480	28	6.1%	\$24,807,723	\$50,580	\$51,714
Professional & business serv.	169	1,184	1,246	62	5.2%	\$70,314,815	\$50,249	\$56,428
Education & health services	125	2,526	2,477	-49	-2.0%	\$118,119,614	\$48,490	\$47,693
Leisure & hospitality	103	1,929	1,883	-46	-2.4%	\$36,316,992	\$18,656	\$19,286
Other services	66	248	230	-18	-7.1%	\$7,244,797	\$30,849	\$31,455
Total Government	72	4,218	4,414	196	4.6%	\$186,479,987	\$41,908	\$42,250
Total Covered	1,060	17,666	17,665	-1	-0.02%	\$785,488,001	\$43,765	\$44,466
Goods-producing	180	3,814	3,755	-59	2.69%	\$203,042,722	\$52,840	\$54,078
Service-producing	808	9,634	9,497	-137	2.03%	\$395,965,292	\$40,986	\$41,695

Source: BLS, BERC

LABOR FORCE

THE PITTSBURGH MICROPOLITAN AREA skilled labor force is relatively well educated according to *Demographics Now*, with 34.1 percent having some college or an associate degree compared to 28.5 percent nationwide. 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!” Approximately 7.7 percent of the Pittsburgh micropolitan area workforce is in management occupations; 5.9 percent in business and financial operations occupations; 1.6 percent in community and social service occupations; 8.1 percent in educational instruction and library occupations; 5.9 percent in healthcare practitioner and technical occupations; 4.3 percent in healthcare support occupations; 1.7 percent in protective service occupations; 6.8 percent in food preparation and serving-related occupations; 8.8 percent

in sales and related occupations; 11.1 percent in office and administrative support occupations; 9.5 percent in natural resources, construction etc. occupations; 9.1 percent in production occupations; 3.7 percent in transportation occupations; and 5.2 percent in material moving occupations.

PROJECTIONS:

The labor force participation rate is 63.9 percent in the Pittsburgh micropolitan area, according to *Demographics Now*, well above the 63.0 percent nationwide. The local labor force is expected to decline somewhat in the near future. In 2025, the labor force is projected to be 18,696 in the Pittsburgh micro-

Workforce by Occupation Pittsburg Micropolitan Area - 2024

Management occupations	7.7%
Business and financial operations occupations	5.9%
Computer and mathematical occupations	1.2%
Architecture and engineering occupations	0.8%
Life, physical, and social science occupations	0.5%
Community and social service occupations	1.6%
Legal occupations	0.6%
Educational instruction, and library occupations	8.1%
Healthcare practitioners and technical occupations	5.9%
Healthcare support occupations	4.3%
Protective service occupations:	1.7%
Food preparation and serving related occupations	6.8%
Sales and related occupations	8.8%
Office and administrative support occupations	11.1%
Natural resources, construction & maintenance occupations	9.5%
Production occupations	9.1%
Transportation occupations	3.7%
Material moving occupations	5.2%
Other Occupations	7.5%

Source: Bureau of the Census

politan area (down 0.2 percent from 2024), 1.5 million statewide (up 0.01 percent), and 168.8 million nationwide (up 0.4 percent).

Labor Force

Pittsburg Micro			Kansas			US*		
		Change			Change			Change
2017	19,203	1.1%	1,488,346	-0.2%		160,320		0.7%
2018	18,933	-1.4%	1,493,360	0.3%		162,075		1.1%
2019	19,001	0.4%	1,504,415	0.7%		163,539		0.9%
2020	19,033	0.2%	1,501,827	-0.2%		160,742		-1.7%
2021	18,898	-0.7%	1,498,226	-0.2%		161,204		0.3%
2022	19,116	1.2%	1,502,603	0.3%		164,287		1.9%
2023	19,102	-0.1%	1,510,988	0.6%		167,116		1.7%
2024	18,734	-1.9%	1,514,578	0.2%		168,106		0.6%

Source: BLS
*in thousands

Labor Force Projections

Pittsburg Micro			Kansas			US*		
		Change			Change			Change
2024-2025	18,696	-0.2%	1,514,701	0.01%		168,820		0.4%
2024-2028	18,545	-0.8%	1,515,194	0.03%		171,690		1.7%

Source: *Demographics Now*, BERC
*in thousands

UNEMPLOYMENT

IN 2024, THE UNEMPLOYMENT RATE was 4.0 percent nationwide, 3.3 percent statewide, and 3.8 percent in the Pittsburg micropolitan area. It was 1.4 percent in management occupations in the Pittsburg micropolitan area; 2.2 percent in business and financial operations occupations; 1.8 percent in computer and mathematical occupations; 1.9 percent in architecture and engineering occupations; 1.9 percent in life, physical, and social science occupations; 2.8 percent in community and social service occupations; 0.9 percent in legal occupations; 2.2 percent in educational instruction and library occupations; 1.3 percent in healthcare practitioner and technical occupations; 3.1 percent in healthcare support occupations; 2.3 percent in protective service occupations; 5.0 percent in food preparation and serving-related occupations; 4.1 percent in sales and related occupations; 2.8 percent in office and administrative support occupations; 4.1 percent in construction and extraction occupations; 3.7 percent in production occupations; 4.8 percent in transportation and material moving occupations; 2.1 percent in installation, maintenance, and repair occupations.

Unemployment by Occupation Pittsburg Micropolitan Area 2024

Management Occupations	1.4%
Business and Financial Operations Occupations	2.2%
Computer and Mathematical Occupations	1.8%
Architecture and Engineering Occupations	1.9%
Life, Physical, and Social Science Occupations	1.9%
Community and Social Service Occupations	2.8%
Legal Occupations	0.9%
Educational Instruction and Library Occupations	2.2%
Healthcare Practitioner and Technical Occupations	1.3%
Healthcare Support Occupations	3.1%
Protective Service Occupations	2.3%
Food Preparation and Serving-Related Occupations	5.0%
Sales and Related Occupations	4.1%
Office and Administrative Support Occupations	2.8%
Construction and Extraction Occupations	4.1%
Production Occupations	3.7%
Transportation and Material Moving Occupations	4.8%
Installation, Maintenance, and Repair Occupations	2.1%

Source: Chmura Economics

percent in computer and mathematical occupations; 1.9 percent in architecture and engineering occupations; 1.9 percent in life, physical, and social science occupations; 2.8 percent in community and social service occupations; 0.9 percent in legal occupations; 2.2 percent in educational instruction and library occupations; 1.3 percent in healthcare practitioner and technical occupations; 3.1 percent in healthcare support occupations; 2.3 percent in protective service occupations; 5.0 percent in food preparation and serving-related occupations; 4.1 percent in sales and related occupations; 2.8 percent in office and administrative support occupations; 4.1 percent

Unemployment

	Pittsburg Micro	Kansas	US
2017	4.2	3.6	4.4
2018	4.0	3.4	3.9
2019	3.9	3.2	3.7
2020	5.5	5.8	8.1
2021	3.3	3.3	5.4
2022	2.9	2.6	3.7
2023	2.8	2.7	3.6
2024	3.8	3.3	4.0

Source: Bureau of Labor Statistics

Unemployment Projections

	Pittsburg Micro	Kansas
2024-2025	3.8	3.4
2034-2028	4.0	3.8

Source: BLS, Demographics Now, BERC

in construction and extraction occupations; 3.7 percent in production occupations; 4.8 percent in transportation occupations and material moving occupations; and 2.1 percent in installation, maintenance, and repair occupations.

PROJECTIONS:
For several years after the 2020 recession, the falling unemployment rate was driven partly by discouraged workers leaving the labor force, but the unemployment rate is now projected to increase. The unemployment rate is highest for people with high school diploma or less, but it declines with more education. In 2025, the unemployment rate is projected

Unemployment Projections 2025

PMSA	3.8%
KS	3.4%
US	4.1%

Source: BLS and Demographics Now

to be 3.8 percent in the Pittsburg micropolitan area, 3.4 percent statewide and 4.1 percent nationwide. The unemployment rate in the Pittsburg micropolitan area is expected to increase to 4.0 percent by 2028, 3.8 percent statewide and 4.5 percent nationwide.

Pittsburg Micropolitan Area Economic Profile

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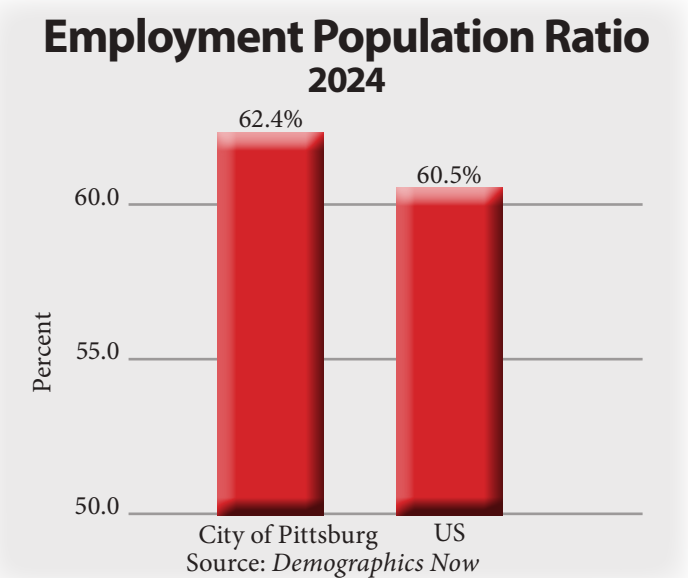
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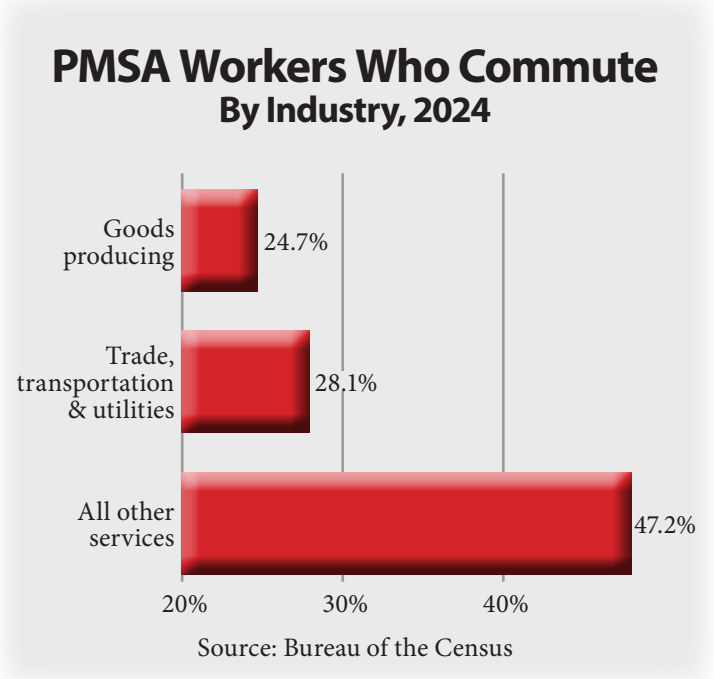
EMPLOYMENT

THE EMPLOYMENT-POPULATION RATIO was 62.4 percent in the City of Pittsburgh and 61.7 in the Pittsburgh micropolitan area in 2024 (for residents employed both within and outside the micropolitan area), compared to only 60.5 percent nationwide.



Employment is estimated by the Bureau of Labor Statistics from a household survey and includes the self-employed, home-based businesses, farm employment, family employment and domestic employment. The survey asks people if they are employed, unemployed, or not in the labor force. Approximately 44.0 percent of employed local residents commute to work outside the Pittsburgh micropolitan area. Interestingly, 47.2 percent of the locals, who commute to work outside the PMSA, work in the other services industries (repair, maintenance, personal, laundry, and civic services, etc.). Of those who commuted to work outside the Pittsburgh micropolitan area in 2024, 26.3 percent were 29 years old or younger, 49.7 percent were 30-54 years old, and

24.0 percent were 55 years or older. During 2024, approximately 18,030 people in the Pittsburgh micropolitan area were employed, either in the micropolitan area or elsewhere (down 2.9 percent from 2023); 1.5 million were employed statewide (down 0.4 percent; and 161.4million were employed nationwide (up 0.2 percent). **PROJECTIONS:** Employment is projected to continue to decline locally and statewide but to increase nationwide. Employment is projected to decrease 0.3 percent in the micropolitan area in 2025



(down to 17,981), to decrease 0.7 percent statewide (down to 1,454,371), and to increase 0.3 percent nationwide (161.8 million). During the period from 2024 to 2028, employment is projected to decline 1.1 percent in the micropolitan area, 2.7 percent statewide, and increase 1.1 percent nationwide.

Employment						
	Pittsburg Micro	Change	Kansas	Change	US*	Change
2017	18,402	1.7%	1,434,516	0.2%	153,337	1.3%
2018	18,177	-1.2%	1,443,204	0.6%	155,761	1.6%
2019	18,265	0.5%	1,456,662	0.9%	157,538	1.1%
2020	17,991	-1.5%	1,414,596	-2.9%	147,795	-6.2%
2021	18,276	1.6%	1,448,294	2.4%	152,581	3.2%
2022	18,569	1.6%	1,463,010	1.0%	158,291	3.7%
2023	18,559	-0.1%	1,470,936	0.5%	161,037	1.7%
2024	18,030	-2.9%	1,464,413	-0.4%	161,346	0.2%
Source: Bureau of Labor Statistics						
*in thousands						
Employment Projections						
	Pittsburg Micro	Change	Kansas	Change	US*	Change
2024-2025	17,981	-0.3%	1,454,371	-0.7%	161,796	0.3%
2024-2028	17,836	-1.1%	1,424,247	-2.7%	163,148	1.1%
Source: Source: Demographics Now, BERCC						
*in thousands						

Pittsburg Micropolitan Area Snapshot 2024

Complete Demographic Summary Report Crawford County, November 24, 2024

Pittsburg Micropolitan
Area

70 Miles Radius
Pittsburg, Kansas

100 Miles Radius
Pittsburg, Kansas

POPULATION DEMOGRAPHICS

Labor Force (Civillian)	19,120	291,015	1,130,016
Total Population	38,466	650,121	2,342,761
Population Density (Pop/Sq Mi)	64.7	42.2	74.5
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 PERCENT 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	440,152	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%
% Associate Degree	8.9%	8.8%	8.1%
% Bachelor's Degree	19.5%	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 2024

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, and Career Counselors and 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: Kansas Labor Market Information Center

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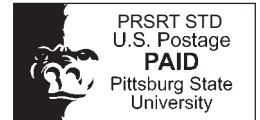


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