

# THE PITTSBURGH MICROPOLITAN AREA ECONOMIC REPORT

## Local Banks Are Vital for Future Economic Growth

The eleven banks with 23 local branches in the Pittsburgh micropolitan area posted total deposits of \$1.05 billion in 2024, up \$193.6 million from 2020 (a significant 22.7 percent), with Arvest Bank having the largest increase in local deposits, posting \$92.5 million in local deposits (up \$51.2 million) and accounting for 8.8 percent of local deposits, followed by Community National Bank, posting \$187.7 million in local deposits (up \$45.7 million) and accounting for 18.0 percent of local deposits; Gopfert State Service Bank, posting \$51.5 million in local deposits (up \$23.4 million) and accounting for 4.9 percent of local deposits; GNBank, posting \$279.5 million in local deposits (up \$22.1 million) and accounting for 26.7 percent of local deposits; Labette

Bank, posting \$126.5 million in local deposits (up \$22.0 million) and accounting for 12.1 percent of local deposits; Landmark National Bank, posting \$29.5 million in local deposits (up \$10.4 million) and accounting for 2.8 percent of local deposits; U.S. Bank National Association, posting \$37.2 million in local deposits (up \$8.1 million) and accounting for 3.6 percent of local deposits; Commerce Bank, posting \$143.5 million in local deposits (up \$7.7 million) and accounting for 13.7 percent of local deposits; the Exchange State Bank, posting \$26.3 million in local deposits (up \$3.2 million) and accounting for 2.5 percent of local deposits; Equity Bank, posting \$19.9 million in local deposits (up \$0.8 million) and accounting for 1.9 percent of local de-

posits; and BMO Bank National Association, posting \$51.3 million in local deposits (down \$1.1 million) and accounting for 4.9 percent of local deposits.

Banks are crucial for local economic growth and provide funds to power it. Almost \$400 million of local investment has been announced in the micropolitan area, with construction starting as early as 2025, including nVent expansion, a 50-megawatt data center for Wildcat, a new Eagle-Picher production facility, a Kansas Bureau of Investigation regional laboratory and crime center, a new prove-out manufacturing facility, a new municipal wastewater treatment plant, a new downtown facility for the Kelce College of Business, and a new 50-bed Freeman hospital.

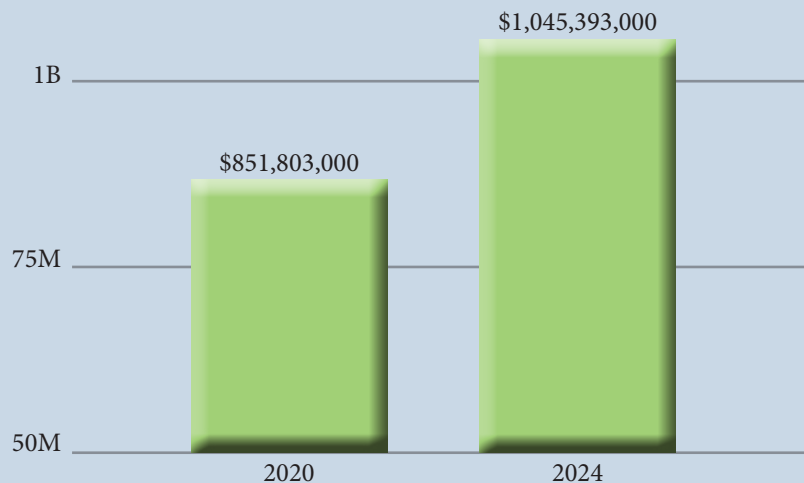
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**KELCE**  
COLLEGE OF BUSINESS  
Pittsburgh State University

### Bank Deposits Pittsburgh Micropolitan Area



Source: Federal Deposit Insurance Corporation

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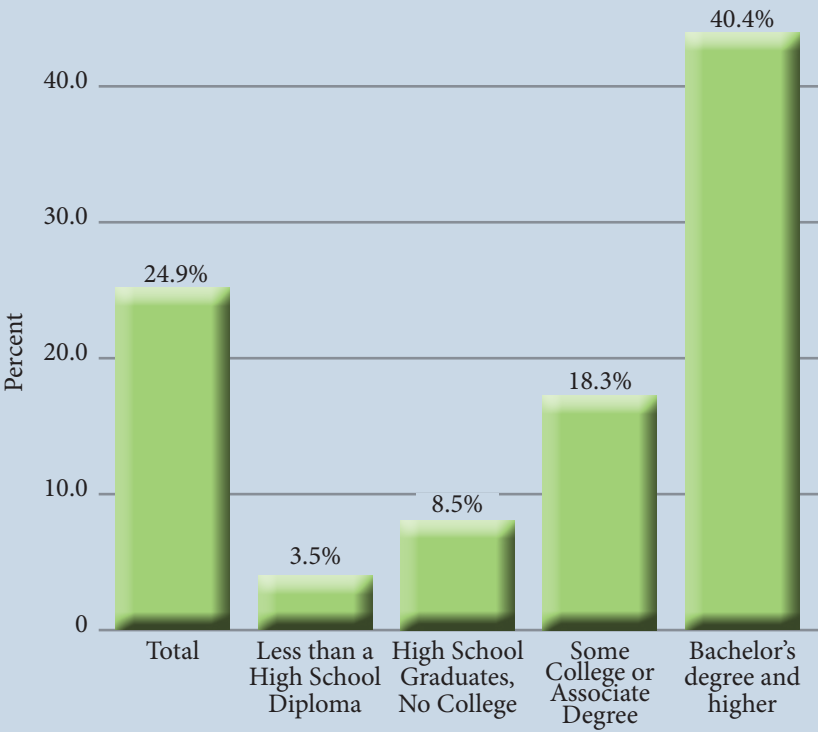
LOCAL & GREATER ECONOMY

BLS reports that all the jobs added in the third quarter of 2024 (latest available) in the Pittsburgh micropolitan area were in the goods-producing industries. The 1,108 local establishments in the micropolitan area posted 17,214 average monthly jobs (down 141 jobs from the third quarter of 2023) and average monthly wages of \$3,794. The goods-producing industries posted 3,902 jobs (up 111 jobs), with monthly wages of \$4,432, the service-producing industries posted 9,183 jobs (down 351 jobs), with monthly wages of \$3,487, and government (all levels) posted 4,129 jobs (up 99 jobs) with monthly wages of \$3,873.

The City of Pittsburgh is serious about economic development and investments that improve quality of life, including laying miles of fiber optic cable to improve the internet infrastructure, and this is bearing fruit. PCMag ranked Pittsburgh as the thirty-first best city nationwide in which to work from home in 2021 due to its internet infrastructure.

BLS shows that nationwide, 24.9 percent of workers nationwide telework. Thereof, 40.4 percent of employees with a bachelor's degree or higher telework, 18.3 percent of employees with some college or an associate degree, 8.5 percent of high school graduates with no college, and 3.5 percent of people without a high school diploma.

Percent of Workers That Telework  
By Educational Attainment



Source: Bureau of Labor Statistics

UNEMPLOYMENT

The Kansas Labor Market Information Center reports that 179 local job openings were advertised online in March 2025 in the Pittsburgh micropolitan area.

According to JobsEQ, the March unemployment rate in the Pittsburgh micropolitan was 1.5 percent in management occupations; 2.5 percent in business and financial operations occupations; 2.6 percent in computer and mathematical occupations; 1.8 percent in architecture and engineering occupations; 2.8 percent in life, physical, and social science occupations; 2.5 percent in community and social service occupations; 1.2 percent in legal occupations; 2.3 percent in educational instruction, etc.; 1.3 percent in healthcare practitioners and technical occupations; 3.3 percent in healthcare support occupations; 2.3 percent in protective service occupations; 5.5 percent in food preparation and serving related occupations; 4.6 percent in sales and related occupations; 2.9 percent in office and administrative support occupations; 4.3 percent in construction and extraction occupations; 4.2 percent in production occupations; 5.0 percent in transportation and material moving occupations; and 2.4 percent in installation, maintenance, etc. occupations.

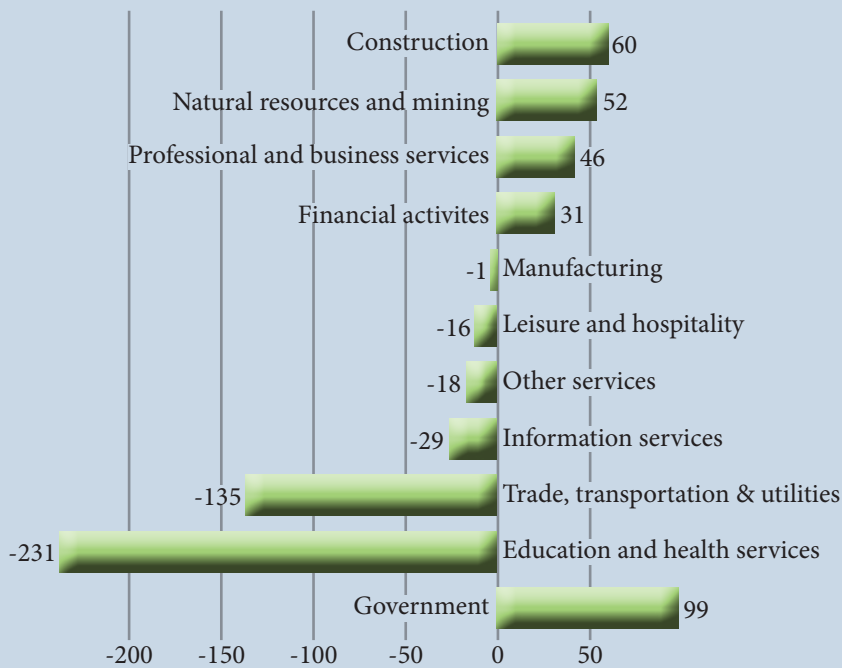
Unemployment By Industry  
Pittsburg Micropolitan Area - Q3-24

Management Occupations	1.5%
Business and Financial Operations Occupations	2.5%
Computer and Mathematical Occupations	2.6%
Architecture and Engineering Occupations	1.8%
Life, Physical, and Social Science Occupations	2.8%
Community and Social Service Occupations	2.5%
Legal Occupations	1.2%
Educational Instruction and Library Occupations	2.3%
Healthcare Practitioners and Technical Occupations	1.3%
Healthcare Support Occupations	3.3%
Protective Service Occupations	2.3%
Food Preparation and Serving Related Occupations	5.5%
Sales and Related Occupations	4.6%
Office and Administrative Support Occupations	2.9%
Construction and Extraction Occupations	4.3%
Production Occupations	4.2%
Transportation and Material Moving Occupations	5.0%
Installation, Maintenance, and Repair Occupations	2.4%

Source: Chmura Economics



## Number of Jobs Added by Industry Pittsburg Micropolitan Area - Q3-24



Source: Bureau of Labor Statistics

## JOB GROWTH BY INDUSTRY

Construction, with 107 business establishments added the most jobs in the micropolitan area during Q3'24 (latest available), posting 905 average monthly jobs (up 60 jobs from Q3'23) and average monthly wages of \$4,414, followed by natural resources and mining, with 29 establishments and 186 jobs (up 52 jobs) and \$4,661 in monthly wages; professional and business services, with 187 establishments and 1,237 jobs (up 46 jobs) and \$4,541 in monthly wages; financial activities, with 106 establishments and 482 jobs (up 31 jobs) and \$4,227 in monthly wages; manufacturing, with 51 establishments and 2,810 jobs (down 1 job) and \$4,423 in monthly wages; leisure and hospitality, with 103 establishments and 1,829 jobs (down 16 jobs) and \$1,600 in monthly wages; other services, with 64 establishments and 229 jobs (down 18 jobs) and \$2,752 in monthly wages; information services, with 24 establishments and 276 jobs (down 29 jobs) and \$4,627 in monthly wages; trade, transportation, and utilities, with 231 establishments and 2,829 jobs (down 135 jobs) and \$3,463 in monthly wages; education and health services, with 132 establishments and 2,302 jobs (down 231 jobs) and \$4,232 in monthly wages; and government, with 74 establishments and 4,129 jobs (up 99 jobs) and \$3,873 in monthly wages.

## Payroll Added By Industry Pittsburg Micropolitan Area - Q3-24



Source: Bureau of Labor Statistics

## PAYROLL BY INDUSTRY

Total payroll increased to \$195.9 million in the Pittsburg micropolitan area during the third quarter of 2024 (latest available), up 4.1 percent from the third quarter 2023.

Six private industries increased payroll, and four private industries reduced payroll. Professional and business services had the largest increase, posting \$16.8 million in quarterly payroll, up \$2.8 million (up 10.4 percent), followed by construction, with \$12.0 million in payroll, up \$1.6 million (15.5 percent); natural resources and mining, with \$2.6 million in payroll, up \$1.0 million (63.3 percent); financial activities, with \$6.1 million in payroll, up \$0.6 million (11.3 percent); leisure and hospitality, with \$8.8 million in payroll, up \$0.3 million (3.1 percent); manufacturing, with \$37.3 million in payroll, up \$77,900 (0.2 percent); information services, with \$3.8 million in payroll, down \$9,600 (0.2 percent); other services, with \$1.9 million in payroll, down \$69,400 (3.5 percent); education and health services, with \$29.2 million in payroll, down \$1.5 million (5.0 percent); trade, transportation, and utilities, with \$29.4 million in payroll, down \$1.6 million (5.2 percent); and government, with \$48.0 million in payroll, up \$4.5 million (10.4 percent).



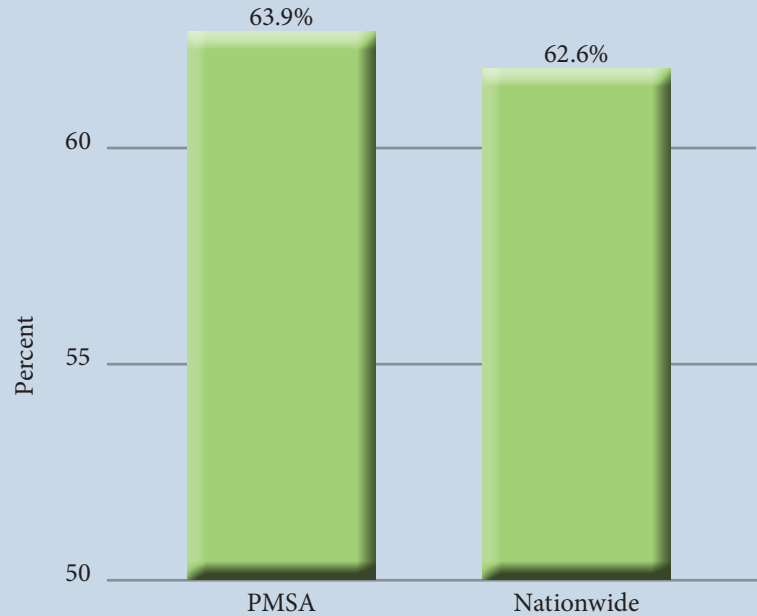
## LABOR FORCE

The labor force stood at 19,844 in the Pittsburgh micropolitan area in March 2025, up 3.6 percent from March 2024.

*Demographics Now* reports that in 2024 (latest available) the labor force participation rate in the Pittsburgh micropolitan area was 63.9 percent, compared to 62.6 percent nationwide.

The skilled labor force in the Pittsburgh micropolitan area 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!" For workers without a bachelor's degree, some of the highest-demand occupations statewide are heavy and tractor-trailer truck drivers, with a median annual wage of \$48,160; laborers and freight, stock, and material movers, with a median annual wage of \$37,710; first-line supervisors of food preparation and serving workers with a median annual wage of \$35,530; customer service representatives with a median annual wage of \$35,460; nursing assistants with a median annual wage of \$31,880; and stock and order fillers with a median annual wage of \$31,200.

## Labor Force Participation Rate 2024



Source: *Demographics Now*

## RETAIL TRAFFIC IN LOCAL MALLS

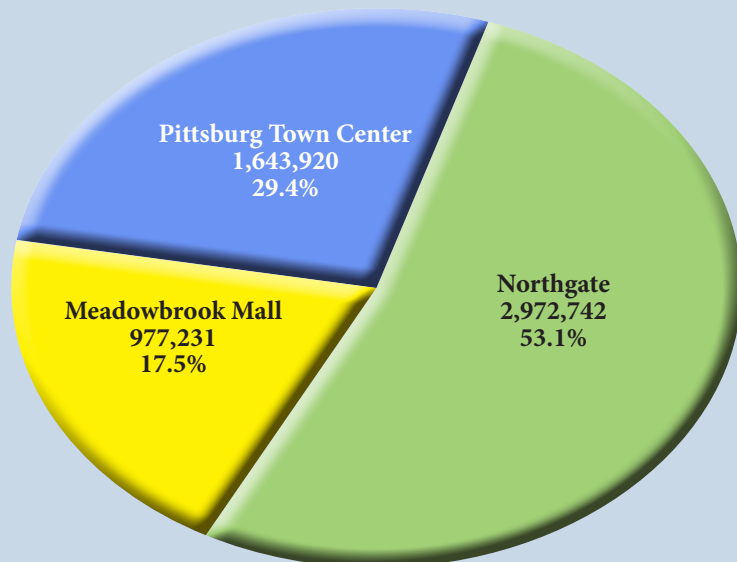
Placer.ai reports that there were 5,593,893 visits to the three retail centers in Pittsburgh during the last 12 months. Pittsburgh is a regional shopping hub, with 46.8 percent of all retail sales coming from visitors.

Meadowbrook Mall, the only enclosed shopping mall in Southeast Kansas (184,000 sq. ft. of enclosed space and 241,000 sq. ft. of total retail space), had 977,231 visits in the last 12 months. The average shopping trip lasted 65 minutes, with 56.4 percent of visits coming from within the Pittsburgh micropolitan area, 89.5 percent of visits from within a 50-mile radius of downtown Pittsburgh, and 17.3 percent from other states.

Northgate Plaza (1,216,000 sq. ft. of retail space) had 2,972,742 visits. The average shopping trip lasted 34 minutes, with 71.5 percent of the visits coming from the micropolitan area, 93.3 percent from within a 50-mile radius of downtown Pittsburgh, and 11.1 percent from other states.

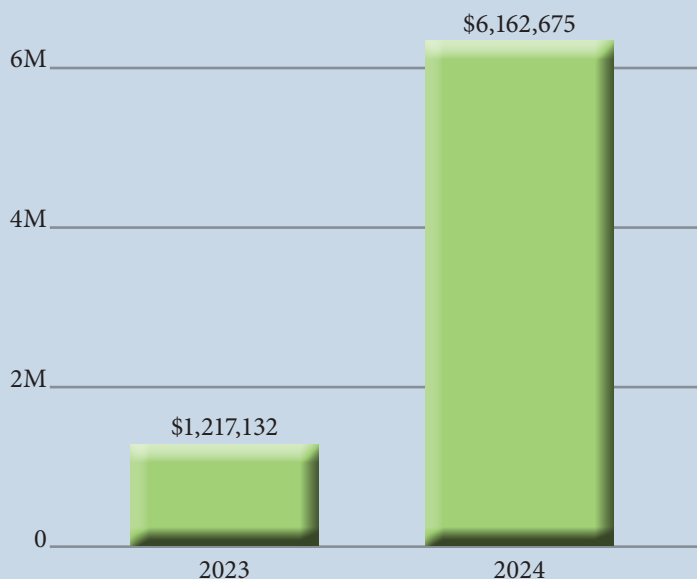
Pittsburgh Town Center (238,000 sq. ft. of retail space) had 1,643,920 visits. The average visit lasted 42 minutes, with 59.9 percent of the visits coming from the micropolitan area, 91.4 percent from within a 50-mile radius of downtown Pittsburgh, and 14.7 percent were other states.

## Retail Traffic at Malls in Pittsburgh Last 12 Months



Source: Placer.ai

## New Single Family Building Permits City Of Pittsburgh



Source: City of Pittsburgh

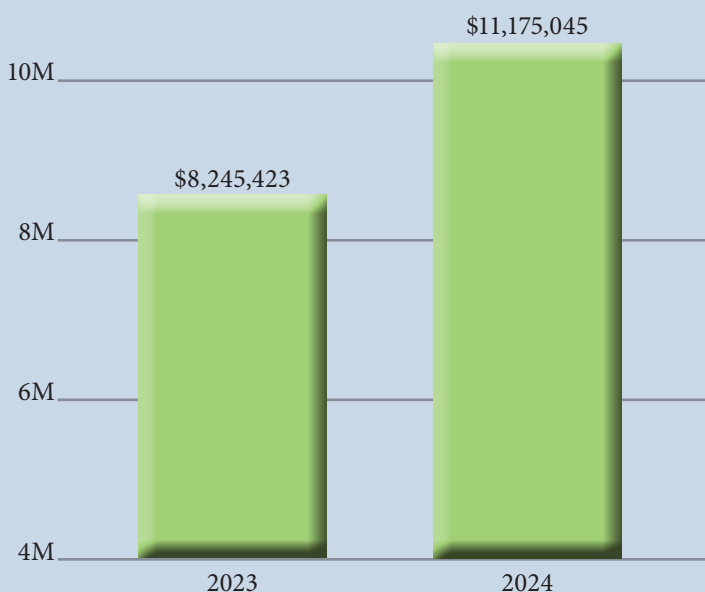
## RESIDENTIAL PERMITS

Local residential building permits increased significantly in 2024. The City of Pittsburgh reports that 19 residential building permits were issued for new single-family homes, with a stated value of \$6.2 million (up a significant 406.3 percent from 2023), 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. The City of Pittsburgh has been pushing for 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, 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.

## New Commercial Permits City of Pittsburgh



Source: City of Pittsburgh

## COMMERCIAL PERMITS

Local commercial building permits also increased significantly in 2024. Nine permits were issued for new commercial construction in 2024, with a stated value of \$11.2 million (up 35.5 percent from 2023), 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 in Pittsburgh during 2024 was issued to Pitt Plastics at 1400 East Atkinson for an addition, with a stated value of \$13.7 million.

Nationwide, non-residential construction increased to \$743.8 billion in 2024, up 5.3 percent from 2023. Manufacturing construction had the highest percent increase nationwide, with \$232.3 billion in new construction, up 20.3 percent, followed by religious facilities construction of \$4.2 billion, up 9.3 percent; power facilities construction of \$127.0 billion, up 8.6 percent; educational facilities construction of \$25.1 billion, up 7.8 percent; transportation construction of 20.6 billion, up 5.5 percent; health care facilities construction of \$54.5 billion, up 4.5 percent; communication facilities construction of \$27.9 billion, up 1.0 percent; and office facilities construction of \$84.6 billion, up 0.4 percent; All other non-residential construction declined.

## OFFICE SPACE MARKET

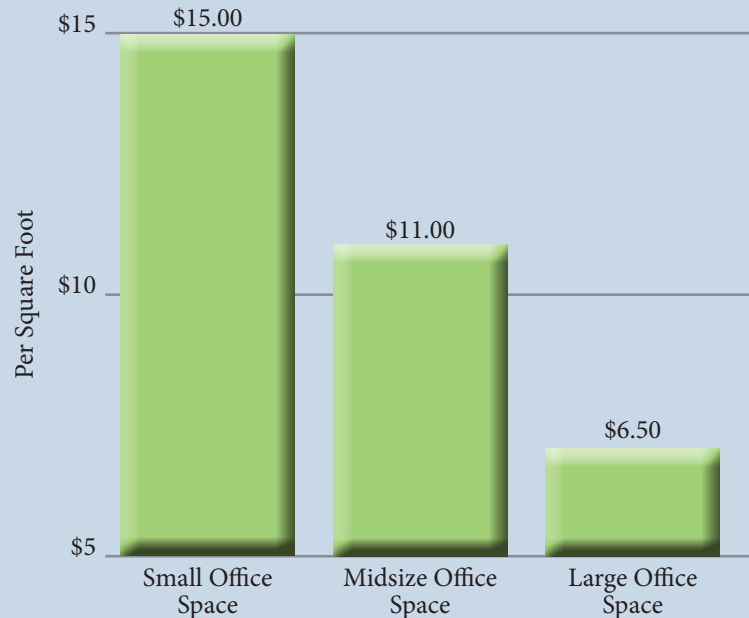
Jones Heritage Realtors (a local authority on retail and commercial space), reports that average gross rental rates (the owner pays basic taxes, insurance, and exterior and all major maintenance) started at \$15.00 per square foot in the Pittsburg area for small spaces, \$11.00 per square foot for mid-size space, and \$6.50 per square foot for large spaces.

A healthy office space market is important for a vibrant city. Training in an increasingly high-tech world is expensive, and some firms rely heavily on business services.

As a regional center, Pittsburg office space supports business services such as technical consulting, bookkeeping and payroll services, management services, and office administrative services and medical services. The Pittsburg area is a good location for business headquarters and functional specialization. Several major companies have headquarters in Pittsburg, including Miller's Professional Imaging (the nation's largest professional photo lab), Jake's Fireworks, and Watco Companies. Moreover, the future of the office market looks good.

In 2023, Site Location Magazine ranked the Pittsburg micropolitan area in the top sixteen percent of all micropolitan areas nationwide as a business location.

## Gross Office Rental Rates Pittsburg Area - Feb. 2025



Source: Jones Heritage Realtors

## COMMERCIAL MARKETS

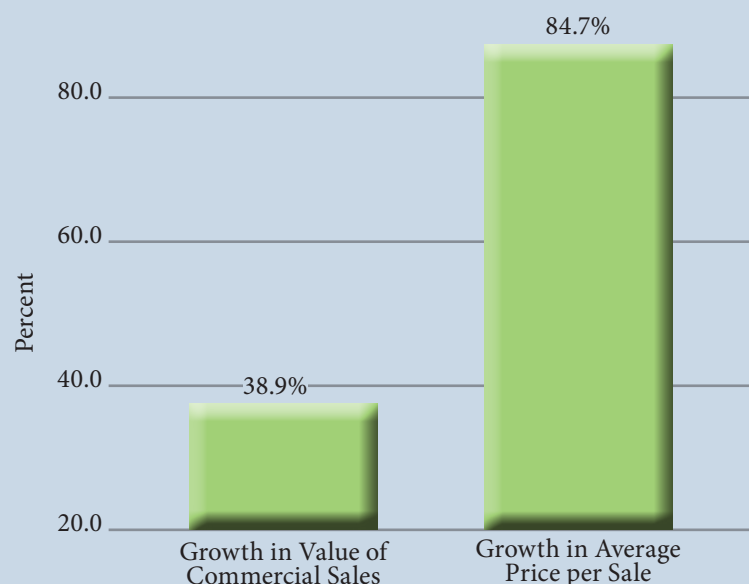
The recent widening of US-69 from Fort Scott to Arma provides a four-lane corridor all the way from Kansas City to Pittsburg, tying into the US-400 east-west corridor a few miles south of Pittsburg and continuing south to I-44. This expansion gives Pittsburg easier access to key transportation hubs and make it more appealing for a variety of industries.

Jones Heritage Realtors reports that average commercial land prices start at \$0.61 per square foot for secondary sites, increasing to an average of \$5.50 per square foot for primary sites, and to an average of \$9.50 per square foot for high-end sites.

The Kansas Realtors' Multiple Listing Service (MLS) reports that total commercial sales increased to \$3.5 million in the Pittsburg area (up 38.9 percent from 2023) and an average selling price of \$307,192 (up 84.7 percent from 2023). Moreover, the transfer of the Holiday Inn and Lamplighter Inn properties were both direct sales, 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 and a property at 4001 Parkview Drive for \$700,000.

## Commercial Sales Pittsburg Area 2024



Source: Jones Heritage Realtors



## Net Retail Rental Rates Pittsburg Area - Feb. 2025



Source: Jones Heritage Realtors

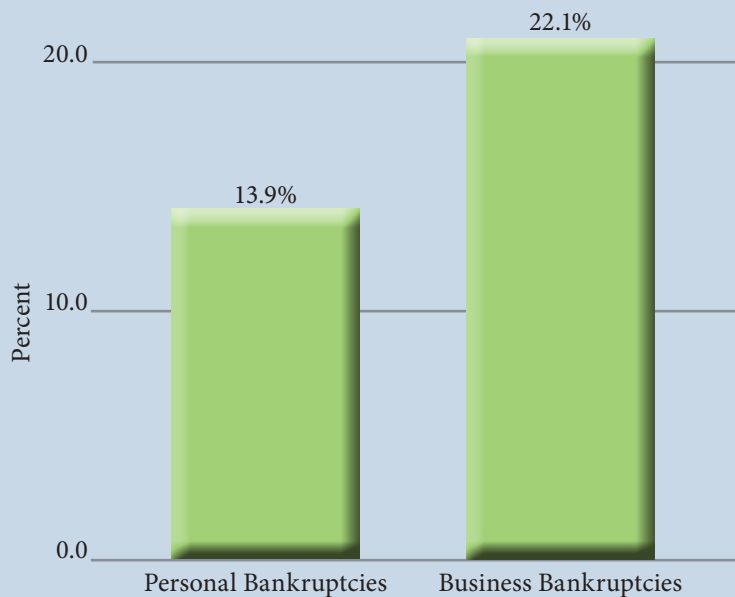
## RETAIL SPACE MARKET

The retail space market nationwide is deteriorating. However, the Pittsburg area retail space market is doing relatively well, according to Jones Heritage Realtors, which reports that in the Pittsburg area the average net retail rent is \$16.00 per square foot for small retail spaces, \$12.50 for mid-size retail spaces, and \$8.00 for large retail spaces. 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 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.

As a regional commercial center for goods and services, the city of Pittsburg offers shopping and dining for the Southeast Kansas region and beyond.

The Kansas Department of Revenue reports that Pittsburg is a growing regional center for retail and consumer services for Southeast Kansas and that 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.

## Nationwide Bankruptcies Growth, 2024



Source: US Bankruptcy Courts

## BANKRUPTCIES

The per-capita rate of bankruptcies is a good indicator of the financial health of households, and by this indicator, local households had been on a good financial footing.

A total of 1.2 personal bankruptcies were filed per 1,000 people in the Pittsburg micropolitan area during 2024, well below the 1.8 cases statewide and 2.0 nationwide. However, the 36 bankruptcies filed in the Pittsburg micropolitan area during 2024 represent a 63.6 percent increase from 2023, which suggests that households may be facing increasing financial stress. All were personal bankruptcies, including 18 Chapter 7 bankruptcies (straight bankruptcy, debt wiped out), up 100 percent, and 18 Chapter 13 bankruptcies (some debt wiped out and some repayment), up 38.5 percent.

A total of 3,868 bankruptcies were filed statewide during 2024 (up 7.7 percent), including 3,736 personal bankruptcies (up 7.1 percent) and 132 business bankruptcies (up 29.4 percent), and 517,308 bankruptcies were filed nationwide (up 14.2 percent), including 494,201 personal bankruptcies (up 13.9 percent) and 23,107 business bankruptcies (up 22.1 percent).

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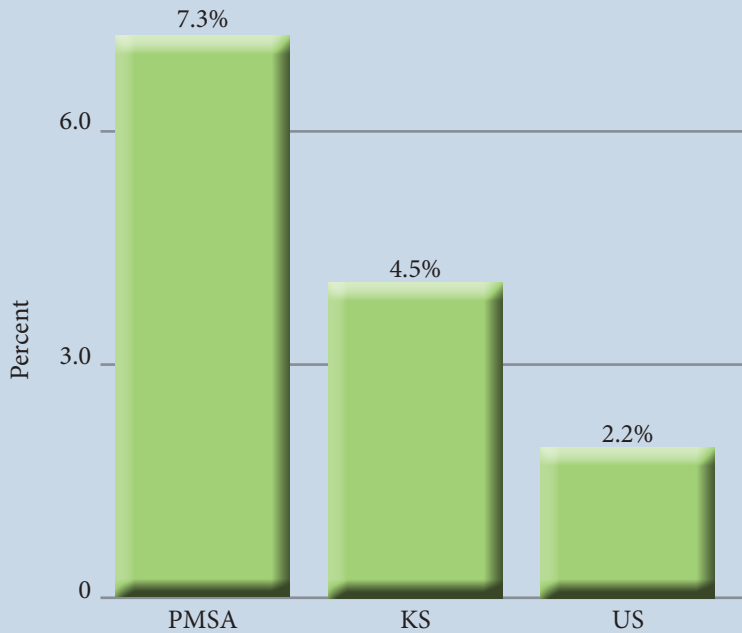


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## Net Loans and Leases Banking Industry, Growth 2024



Source: Federal Deposit Insurance Corporation

## BANKING INDUSTRY

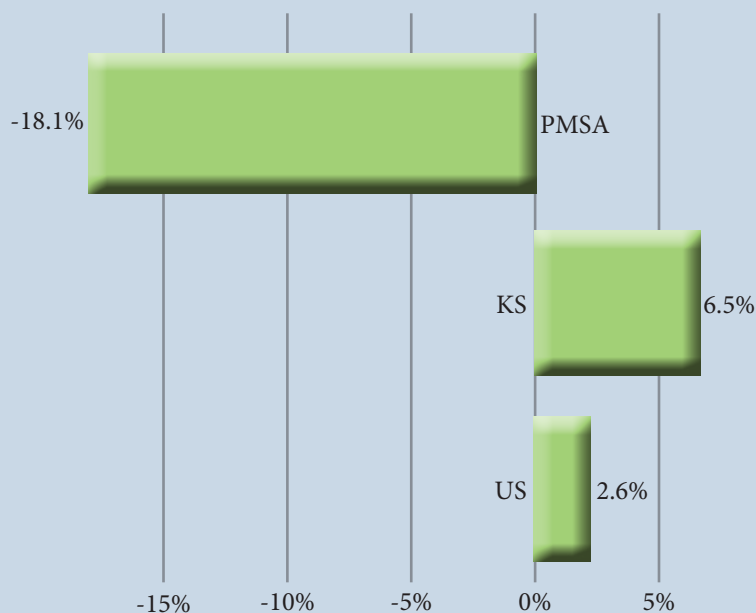
Commercial banks do not specialize (unlike savings and loans associations and credit unions) and offer business and consumer lending, including mortgages. Banks generally welcome the current move to deregulation but are facing more volatility due to tariffs.

The national banking industry did well during 2024 (latest available), posting \$24.1 trillion in total assets (up 1.8 percent from 2023), \$12.5 trillion in net loans and leases (up 2.2 percent), \$268.2 billion in net income (up 254.6 percent), \$80.1 billion in assets past due (30-89 days) (up 5.9 percent), and noncurrent loans to loans being 0.98 percent.

The statewide banking industry posted \$95.9 billion in total assets (up 1.6 percent), \$64.4 billion in net loans and leases (up 4.5 percent), \$1.0 billion in net income (up 37.1 percent), \$305.0 million in assets past due (30-89 days) (up 51.4 percent), and noncurrent loans to loans being 0.49 percent.

The Pittsburgh micropolitan area banking industry posted \$984.4 million in total assets (up 0.5 percent), \$623.9 million in net loans and leases (up 7.3 percent), \$8.6 million in net income (down 9.4 percent), \$2.1 million in assets past due (30-89 days) (up 37.9 percent), and noncurrent loans to loans being 0.39 percent.

## Net Loans and Leases Credit Unions, Growth 2024



Source: National Credit Union Administration

## CREDIT UNIONS

Credit unions are tax-exempt and specialize in short term consumer loans. Credit unions can offer lower interest rates due to their tax exempt status and accept more risk. There has been some discussion about removing the tax-exempt status, but a new study sponsored by the credit union industry finds that it would raise consumer costs by a total \$234.6 billion over 10 years.

The national credit union industry was stable during 2024, posting \$2.3 trillion in total assets (up 2.3 percent from 2023), \$1.7 trillion in net loans and leases (up 2.6 percent), \$14.5 billion in net operating income (down 5.2 percent), and \$16.1 billion in delinquent loans and leases (up 20.7 percent).

The statewide credit union industry posted \$16.8 billion in total assets (up 6.7 percent), \$12.1 billion in net loans and leases (up 6.5 percent), \$85.4 million in net income (down 11.4 percent), and \$100.4 million in delinquent loans and leases (up 2.6 percent).

The Pittsburgh micropolitan area credit union industry posted \$121.9 million in total assets (down 0.9 percent), \$65.2 million in net loans and leases (down 18.1 percent), \$0.6 million in net income (down 33.0 percent), and \$0.8 million in delinquent loans and leases (down 48.8 percent).



# Pittsburg Micropolitan Area Snapshot 2024

Major Industries	2024 Employees	Percent of Total	2024 Establishments	Percent of Total	Average Employee Size
Forestry, and Fishing	196	1.3%	58	4.2%	3.4
Mining	122	0.8%	5	0.4%	24.4
Construction	1,019	6.5%	77	5.6%	13.2
Building Construction - General Contractors and Operative Builders	142	0.9%	21	1.5%	6.8
Heavy Construction, Except Building Construction - Contractors	74	0.5%	5	0.4%	14.8
Construction - Special Trade Contractors	803	5.1%	51	3.7%	15.7
Wholesale Trade	580	3.7%	63	4.6%	9.2
Wholesale Trade - Durable Goods	157	1.0%	29	2.1%	5.4
Wholesale Trade - Nondurable Goods	423	2.7%	34	2.5%	12.4
Services	7,626	48.7%	574	41.8%	13.3
Manufacturing	1,117	7.1%	66	4.8%	16.9
Retail Trade	2,586	16.5%	275	20.0%	9.4
Building Materials, Hardware, Garden Supply & Mobile Home Dealers	222	1.4%	16	1.2%	13.9
General Merchandise Stores	203	1.3%	10	0.7%	20.3
Food Stores	245	1.6%	27	2.0%	9.1
Automotive Dealers and Gasoline Service Stations	157	1.0%	33	2.4%	4.8
Apparel and Accessory Stores	104	0.7%	18	1.3%	5.8
Home Furniture, Furnishings and Equipment Stores	122	0.8%	11	0.8%	11.1
Eating and Drinking Places	1,103	7.0%	90	6.6%	12.3
Miscellaneous Retail	430	2.8%	70	5.1%	6.1
Finance, Insurance, & Real Estate	555	3.5%	122	8.9%	4.5
Depository Institutions	153	1.0%	23	1.7%	6.7
Nondepository Credit Institutions	7	0.0%	3	0.2%	2.3
Security & Commodity Brokers, Dealers, Exchanges & Services	29	0.2%	9	0.7%	3.2
Insurance Carriers	14	0.1%	4	0.3%	3.5
Insurance Agents, Brokers and Service	116	0.7%	26	1.9%	4.5
Real Estate	208	1.3%	49	3.6%	4.2
Holding and Other Investment Offices	28	0.2%	8	0.6%	3.5
Public Administration	852	5.4%	55	4.0%	15.5
Transportation, Communications, Electric, Gas, & Sanitary Services	1,010	6.4%	77	5.6%	13.1

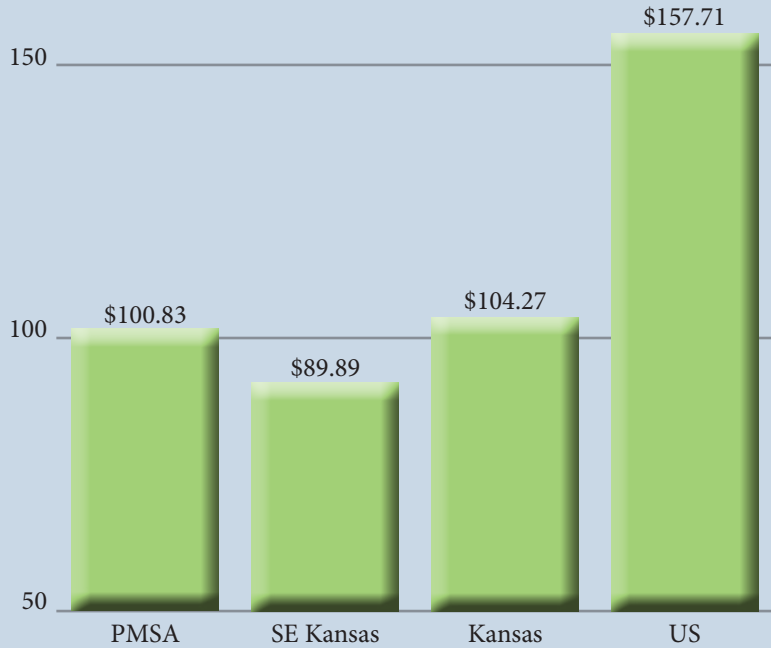
Source: Demographics Now

## 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, 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: Kansas Labor Market Information Center

## Average Daily Room Rate First Two Months of 2025



Source: STR, LLC/STR Global, Ltd.

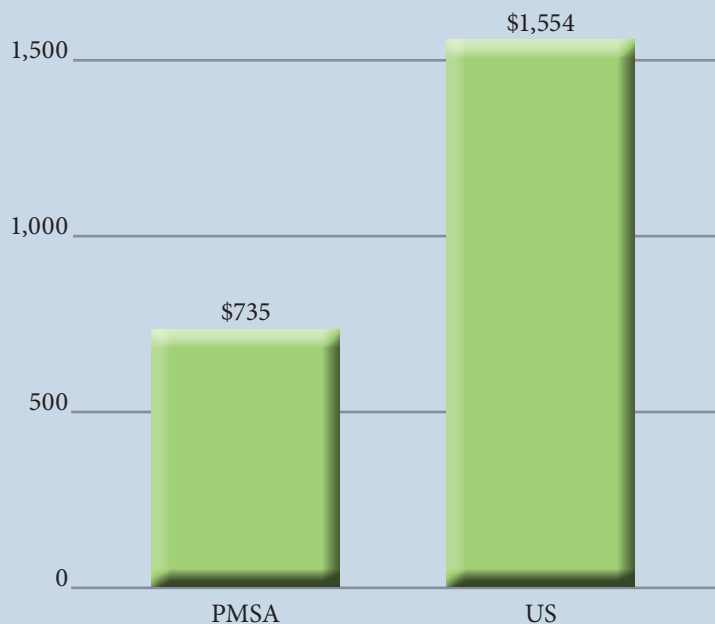
## LODGING INDUSTRY

Tourism is up significantly in Pittsburg in 2025, according to Placer.ai, which reports that there were 26,400 overnight trips to Pittsburg during the first two months of 2025 (up 17.4 percent from the first two months of 2024), which included a total of 76,100 room nights (up 52.5 percent).

The local lodging industry posted a total of 25,403 room nights rented during the first quarter of 2025 (up 2.5 percent from the first quarter of 2024). The average occupancy was 48.2 percent (up from 47.1 percent), with an average daily room rate of \$100.83 (down from \$104.70) and total room revenue of \$2.6 million (down 1.3 percent). The Southeast Kansas lodging industry posted an occupancy rate of 41.7 percent (up from 38.8 percent), an average daily room rate of \$89.89 (up from \$88.46), and total revenue of \$4.1 million (up 9.0 percent). The statewide lodging industry posted an occupancy rate of 50.6 percent (up from 49.8 percent), average daily room rate of \$104.27 (up from \$100.22), and total revenue of \$227.3 million (up 5.7 percent).

Nationwide, the average occupancy rate was 58.4 percent (up from 58.2 percent), and the average daily room rate was \$157.71 (down from 154.83), with a total revenue of \$46.6 billion (up 2.9 percent).

## Average Monthly Rent\* 2024



\* 950 Sq. ft. two bedroom, two bath, unfurnished apartment

Source: The Center for Regional Economic Competitiveness

## COST OF LIVING

The cost of living is an increasingly important quality of life indicator, and the cost of living nationwide has increased a significant 22.5 percent, since the fourth quarter of 2024, while wages have not kept up and purchasing power declined 0.8 percent.

Housing costs are the biggest expenditure for the average household, accounting for 28.4 percent of the average household budget, according to the Center for Regional Economic Competitiveness. Local housing costs are well below the national average. The average cost of a 2,400 square foot new home with four bedrooms and two baths on an 8,000 square foot lot in a middle- to upper-income neighborhood in the City of Pittsburg was approximately \$434,800.

Assuming a 6.86 percent mortgage interest rate (good or fair credit rating), the monthly mortgage payment (including homeowner's insurance) with a 25 percent down payment would be \$2,139 monthly on a 30-year conventional mortgage. This compares favorably to the average home price of \$515,351 nationwide with an estimated monthly mortgage payment (including homeowner's insurance) of \$2,545. Furthermore, the average monthly rent was only \$735 for a 950 square foot, two bedrooms, two bath, unfurnished apartment in Pittsburg, which is well below the national average of \$1,554.

# BUSINESS HIGHLIGHTS

## A NEW DATA CENTER AND A UTV FOR THE POLICE DEPT

The Pittsburg City Commission approved Wildcat Data Infrastructure's data center, expected to boost the local economy. The 10-megawatt Phase 1 will generate up to \$20,000 monthly in franchise fees, \$26,000 in sales tax revenue, and create six jobs. A future expansion to 50 megawatts could bring 30 jobs and \$50,000 monthly in both fees and taxes. The city is supporting the project by selling 15 acres at half price and offering financial incentives, including fee rebates and utility construction aid.

The commission also approved funding for a police utility terrain vehicle (UTV) with a \$30,000 donation from the Spencer family and \$6,136 from the drug seizure fund. Purchased by Hatfield Motorsports, the UTV will enhance public safety and emergency response. These investments in infrastructure and law enforcement are expected to drive economic growth, job creation, and improved services for the Pittsburg community.

*Dustin R. Strong, The Morning Sun*

## CITY OK'S \$59.7 M BID ON WATER TREATMENT PLANT

The Pittsburg City Commission approved a \$59.7 million contract with Crossland Heavy Contractors to build a new water treatment plant, pending final state approval. The project, originally estimated at \$35 million, increased due to rising costs and additional features. To avoid further price hikes from tariffs, officials aim to begin procurement quickly. The two-year project will be financed through a 30-year loan, ensuring long-term investment in essential infrastructure.

The commission also approved hiring Wichita-based firm AGH for financial operations assistance, addressing instability in the finance director role. The contract, structured as an hourly agreement, is expected to cost the equivalent of a full-time salary while training staff for long-term sustainability. Additionally, the city approved a \$46,401 LED sign for Memorial Auditorium, funded by a private donation. These investments in infrastructure, financial stability, and community assets are expected to drive economic growth and improve public services in Pittsburg.

*Dustin R. Strong, The Morning Sun*

## COUNTY APPROVES CHIP HOUSING PROGRAM

The Pittsburg City Commission approved the City Housing Incentive Plan (CHIP) to encourage local housing development and economic expansion. The program offers contractors a 10% rebate on construction

costs, up to \$20,000, for building homes for middle- and low-income buyers. Funded solely by property taxes from the new homes, CHIP does not require additional taxpayer money. With county approval secured, the city now awaits final approval from USD 250.

The commission also reviewed adjustments to funding agreements for two childcare projects under the American Recovery Plan Act (ARPA), proposing deadline extensions to ensure compliance with federal spending rules. The changes aim to prevent the return of unspent funds and support much-needed childcare services. By promoting housing development and securing federal funding for childcare, these efforts are expected to stimulate Pittsburg's economy, create jobs in construction and childcare, and enhance essential community services for long-term growth.

*Dustin R. Strong, The Morning Sun*

## FREEMAN BREAKS GROUND IN FRONTENAC

Freeman Health System broke ground on the new \$168 million Freeman Southeast Kansas Hospital in Frontenac, marking a major economic boost for the region. The 170,000-square-foot facility will house 70 beds and create 500 to 1,000 new jobs. It will offer a wide range of medical services, including emergency care, oncology, surgery, and behavioral health. The project will be built in three phases, with site preparation already underway.

Frontenac has been preparing for this expansion by upgrading water and sewage infrastructure, including replacing a century-old water tower. Local officials see the hospital as a catalyst for economic growth, attracting professionals and retaining young residents. With significant job creation and improved healthcare access, the hospital is expected to transform the local economy, supporting long-term regional development. Freeman CEO Paula Baker, set to retire, will remain involved until the facility opens in two years.

*Dustin R. Strong, Morning Sun*

**GLASS COMPANY OPENS DOWNTOWN**  
Reliable Glass, originally based in Joplin, has expanded to downtown Pittsburg to meet increasing demand for glass repair and installation services. Owner Jamie Boyd saw a need for a specialized glass shop in the area and established a storefront to better serve Pittsburg, Girard, Columbus, and surrounding towns. The family-run business, with over 40 years of combined experience, offers residential and commercial glass solutions, including

mirrors, skylights, shower doors, and 24-hour emergency service. As demand grows, Boyd anticipates hiring more staff, contributing to local economic growth while enhancing service accessibility for the community.

*Antjea Wolff, The Morning Sun*

## ARTWALK ATTENDEES AND PARTICIPANTS DEEM SATURDAY EVENT A SUCCESS

Despite multiple competing events, the Pittsburg ArtWalk drew a large crowd, showcasing strong community support for local artists and vendors. It coincided with Pittsburg High School's prom and the Miners Hall Museum's event, yet attendance remained high. Vendors like the Tumi Peruvian food truck reported record sales, highlighting the event's positive economic impact. Artists from surrounding areas participated, boosting regional engagement. The event not only celebrated local creativity but also provided a profitable platform for small businesses. The next ArtWalk is scheduled for Sept. 30.

*Antjea Wolff, The Morning Sun*

## Pittsburg Micropolitan Area Economic Report

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All sources are provided on request.

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# Pittsburg Micropolitan Area Employment Trends

Occupation	Average Monthly Employment Q3-2024	Average Monthly Wage Q3-2024	Average Monthly Employment Q3-2023	Average Monthly Wage Q3-2023	Average Monthly Employment Growth	Average Monthly Wage Growth
Postal service	63	\$5,240	67	\$4,772	-6.4%	9.8%
Regulation of agricultural marketing and commodities	12	\$8,305	12	\$6,395	-2.7%	29.9%
Research & development, physical, engineering, & life sciences	7	\$3,428	8	\$3,448	-12.5%	-0.6%
Public finance activities	17	\$4,614	18	\$4,495	-5.7%	2.6%
Legal counsel and prosecution	29	\$6,081	28	\$5,449	4.8%	11.6%
Correctional institutions	8	\$5,221	8	\$4,864	4.2%	7.3%
Administration of public health programs	19	\$3,896	15	\$3,871	21.7%	0.6%
Administration of human resource programs	58	\$4,036	58	\$3,856	1.2%	4.7%
Regulation and administration of transportation programs	29	\$4,306	29	\$3,842	0.0%	12.1%
Water supply and irrigation systems	12	\$3,411	10	\$4,131	16.7%	-17.4%
Libraries and archives	14	\$1,189	12	\$1,421	19.4%	-16.3%
General medical and surgical hospitals	197	\$4,507	175	\$4,534	12.4%	-0.6%
Oilseed and grain combination farming	37	\$4,319	35	\$4,007	6.7%	7.8%
All other miscellaneous crop farming	11	\$5,135	9	\$4,747	22.2%	8.2%
Beef cattle ranching and farming	22	\$3,794	28	\$4,471	-21.7%	-15.2%
Commercial and institutional building construction	84	\$4,317	78	\$3,883	8.1%	11.2%
Power & communication line & related structures construction	68	\$4,828	55	\$4,394	22.9%	9.9%
Residential masonry contractors	16	\$3,149	14	\$2,733	16.7%	15.2%
Nonresidential masonry contractors	37	\$3,752	35	\$3,591	6.7%	4.5%
Nonresidential site preparation contractors	22	\$2,714	23	\$3,077	-5.7%	-11.8%
Commercial printing (except screen and books)	410	\$3,715	420	\$3,693	-2.3%	0.6%
Machine shops	72	\$4,166	78	\$3,843	-7.7%	8.4%
Grain and field bean merchant wholesalers	65	\$6,563	68	\$6,081	-3.9%	7.9%
Wholesale trade agents and brokers	11	\$5,624	11	\$6,577	0.0%	-14.5%
Hardware retailers	20	\$2,640	18	\$2,857	11.3%	-7.6%
Nursery, garden center, and farm supply retailers	40	\$2,482	46	\$1,908	-13.7%	30.1%
Supermarkets and other grocery retailers	289	\$2,391	293	\$2,340	-1.4%	2.2%
Convenience retailers	28	\$1,436	30	\$1,291	-6.7%	11.2%
Electronics and appliance retailers	70	\$3,365	55	\$3,973	25.9%	-15.3%
All other general merchandise retailers	90	\$1,684	79	\$1,605	14.0%	4.9%
Gasoline stations with convenience stores	153	\$1,711	161	\$1,716	-5.4%	-0.3%
Used merchandise retailers	9	\$771	7	\$883	27.3%	-12.7%
General freight trucking, local	31	\$3,626	44	\$3,219	-28.8%	12.7%
General freight trucking, long-distance, truckload	35	\$5,030	33	\$4,901	6.0%	2.6%
Specialized freight (except used goods) trucking, local	8	\$2,683	6	\$3,521	21.1%	-23.8%
Commercial banking	175	\$4,347	175	\$4,328	0.4%	0.4%
Offices of certified public accountants	22	\$3,191	19	\$3,184	12.1%	0.2%
Other accounting services	37	\$4,942	35	\$4,439	6.7%	11.3%
Computer systems design services	22	\$4,954	20	\$4,982	8.2%	-0.6%
Corporate, subsidiary, and regional managing offices	172	\$5,497	148	\$4,753	16.2%	15.7%
Janitorial services	75	\$2,190	78	\$2,157	-4.7%	1.5%
Offices of optometrists	54	\$2,595	42	\$2,533	30.4%	2.4%
Home health care services	195	\$3,269	186	\$3,123	4.7%	4.7%
Other residential care facilities	69	\$3,658	65	\$3,141	5.6%	16.5%
Services for the elderly and persons with disabilities	168	\$3,084	196	\$3,048	-14.1%	1.2%
Child care services	124	\$2,479	124	\$2,304	-0.5%	7.6%
All other amusement and recreation industries	19	\$3,425	17	\$3,684	13.7%	-7.0%
Automotive body, paint, and interior repair and maintenance	22	\$4,387	25	\$4,023	-9.5%	9.1%
Beauty salons	35	\$2,152	38	\$2,185	-8.7%	-1.5%
Automobile dealers	93	\$5,120	103	\$4,950	-10.3%	3.4%
Beer, wine, and liquor retailers	37	\$1,411	32	\$1,457	15.8%	-3.2%
Furniture and home furnishings retailers	74	\$3,311	78	\$3,342	-5.2%	-1.0%
Sporting goods, hobby, and musical instrument retailers	26	\$2,875	32	\$2,236	-17.7%	28.6%
Crop production	66	\$4,274	65	\$3,588	1.5%	19.1%
Health and personal care retailers	81	\$2,822	84	\$2,176	-3.6%	29.7%
Gasoline stations and fuel dealers	174	\$2,033	175	\$1,851	-0.8%	9.8%
Clothing, clothing accessories, shoe, and jewelry retailers	55	\$1,457	51	\$1,469	7.1%	-0.8%
Sporting goods, hobby, musical instrument, book, & miscellaneous retailers	91	\$2,063	104	\$1,724	-11.9%	19.7%
Rental and leasing services	28	\$3,873	21	\$4,132	34.9%	-6.3%

Source: Bureau of Labor Statistics

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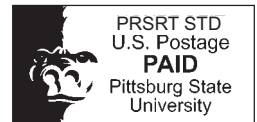
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