

THE PITTSBURGH MICROPOLITAN AREA ECONOMIC REPORT

Manufacturing Driving Local GDP

THE NATIONWIDE manufacturing industry posted \$7.2 trillion in total revenue in 2024, according to IBISWorld. Approximately 53.7 percent of total revenues were spent on purchases of material inputs, followed by 23.0 percent on mostly R&D and AI technologies, 11.9 percent on wages, and 5.4 percent on depreciation, utilities, rents, etc. The remaining 6.0 percent were profits.

Manufacturing is the backbone of the local economy and contributes more to the local gross domestic product (GDP) than any other local industry (two digit North American Classification Code industry).

The GDP consists of value-added production (the gross value of total domestic production minus the intermediate costs of production) and is equal to total income from domestic sources (labor income, prof-

its, and taxes on production and imports, excluding income from overseas). In the Pittsburgh micropolitan area, the manufacturing industry accounted for 19.0 percent of the private GDP in 2023 (latest available), followed by the transportation and warehousing industry at 13.2 percent; the health care and social assistance industry at 10.1 percent; the retail trade industry at 7.8 percent; and all other local industries at 5 percent or less each. (On paper, the real estate and leasing industry contributed 14.6 percent of GDP during the period; however, in the micropolitan area, most production in real estate and leasing is imputed from owner-occupied housing and is not realized income.)

Manufacturing is also one of the most productive industries locally, with output per labor in 2023 of \$124,155 which is high-

er than most industries.

In 2024, manufacturing had the highest total payroll of all local private industries and posted average annual wages of \$54,935 (21.5 percent higher than the \$45,211 average wage in the micropolitan area). Moreover, Pittsburgh is a good business location, according to Site Selection Magazine, which in 2023 ranked the Pittsburgh micropolitan area in the top sixteen percent of all micropolitan areas nationwide as a business location.

The local manufacturing industry is stable and growing. Recently, there have been numerous major local expansions, including Pitt Plastics, APEX Stages, NVent (formerly Atkinson Industries), and PRG Professional. In addition, EaglePicher Technologies is building a new facility in the Tyler Industrial Park, with construction starting this summer.

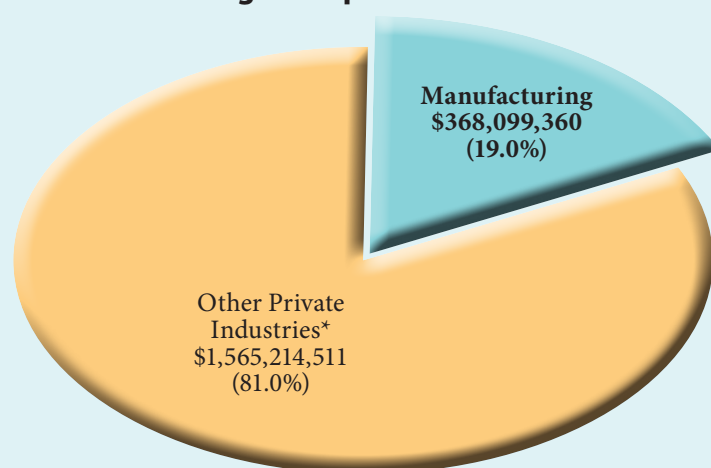
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Manufacturing Value Added Contribution to the GDP Pittsburgh Micropolitan Area - 2023



* The government value added contribution to the GDP is excluded because most of the value added GDP in government is imputed production, i.e. income from the services of the public infrastructure (roads, bridges, etc.) is not realized income.

Source: Implan

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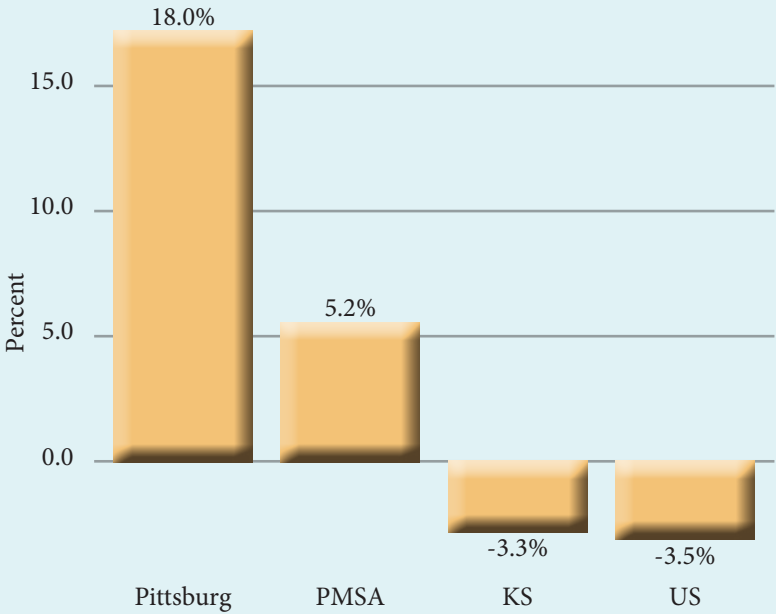
LOCAL ECONOMY

Pittsburg is the seat of the Pittsburg micropo-
litan area and the anchor of economic activity
in the Southeast Kansas region. The Bureau of
the Census reports that 65.5 percent of jobs in
Pittsburg are filled by commuters.

The micropolitan economy has been
improving significantly in recent years and
Demographics Now reports that during the
period from 2015 to 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. However, the 57 major
private employers (employers with 50 or more
jobs) in the Pittsburg micropolitan area, which
account for 56.6 percent of all employment,
primarily sell their products outside the re-
gion, and any economic slowdown nationwide
is bound to affect the local economy.

There is however a substantial optimism
about the future of the local economy, and
almost \$400 million of investment has been
announced locally, including a new municipal
wastewater treatment plant and a new down-
town facility for the Kelce College of Busi-
ness, both under construction now, a Kansas
Bureau of Investigation regional crime center,
and a 50-bed Freeman Hospital to be built in
Frontenac.

Growth in Middle Income Households
2015-2024



Source: Demographics Now

UNEMPLOYMENT

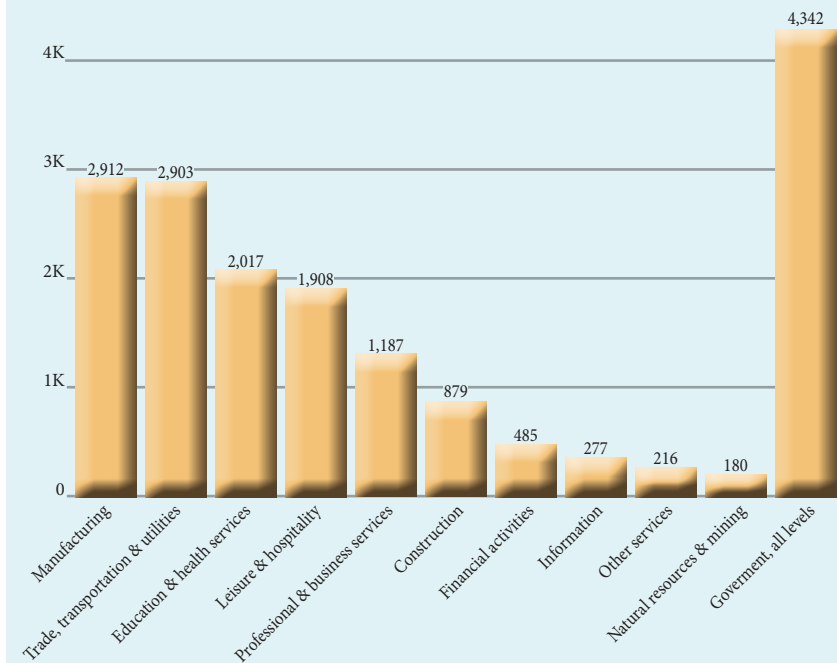
According to JobsEQ, 2024 quarter 4 unemploy-
ment rates in the Pittsburg micropolitan area
were approximately 1.4 percent in legal occupa-
tions; 1.5 percent in healthcare practitioners and
technical occupations; 1.8 percent in manage-
ment occupations; 2.1 percent in architecture
and engineering occupations, 2.9 percent in
business and financial occupations; 2.9 percent
in educational instruction occupations; 2.9
percent in protective service occupations; 2.9
percent in installation and maintenance, etc.,
occupations; 3.2 percent in computer and math-
ematical occupations, 3.2 percent in community
and social service occupations; 3.3 percent in
life, physical, and social science occupations; 3.5
percent in administrative support occupations;
3.9 percent in healthcare support occupations;
4.0 percent in arts, design, entertainment,
sports, and media occupations; 5.0 percent in
construction and extraction occupations; 5.0
percent in production occupations; 5.3 percent
in building and grounds cleaning, etc. occupa-
tions; 5.4 percent in sales related occupations;
5.9 percent in transportation and material
moving occupations; 6.0 percent in personal
care etc., occupations; 6.5 percent in food prepa-
ration occupations; and 7.9 percent in farming
etc., occupations.

Unemployment by Occupation
Pittsburg Micropolitan Area - Q4-24

Legal Occupations	1.4%
Healthcare Practitioners and Technical Occupations	1.5%
Management Occupations	1.8%
Architecture and Engineering Occupations	2.1%
Business and Financial Operations Occupations	2.9%
Educational Instruction and Library Occupations	2.9%
Protective Service Occupations	2.9%
Installation, Maintenance, and Repair Occupations	2.9%
Computer and Mathematical Occupations	3.2%
Community and Social Service Occupations	3.2%
Life, Physical, and Social Science Occupations	3.3%
Office and Administrative Support Occupations	3.5%
Healthcare Support Occupations	3.9%
Arts, Design, Entertainment, Sports, and Media Occupations	4.0%
Construction and Extraction Occupations	5.0%
Production Occupations	5.0%
Building and Grounds Cleaning and Maintenance Occupations	5.3%
Sales and Related Occupations	5.4%
Transportation and Material Moving Occupations	5.9%
Personal Care and Service Occupations	6.0%
Food Preparation and Serving Related Occupations	6.5%
Farming, Fishing, and Forestry Occupations	7.9%

Source: JobsEQ

Number of Jobs by Industry Pittsburg Micropolitan Area - Q4-2024



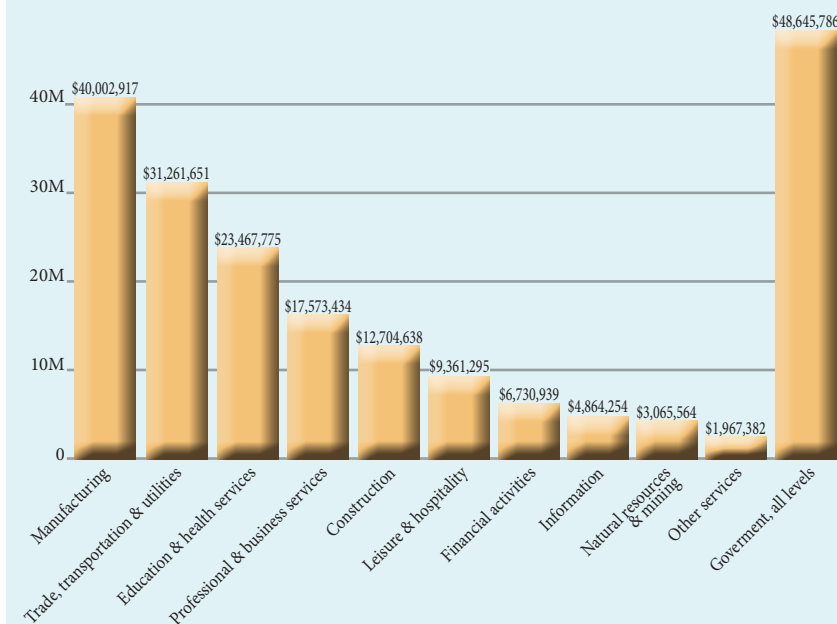
Source: Bureau of Labor Statistics

JOBS BY INDUSTRY

The Bureau of Labor Statistics reports that the largest private employer in the Pittsburg micropolitan area during the fourth quarter of 2024 (latest available) was the manufacturing industry, posting 2,912 jobs (up 4 jobs from the fourth quarter of 2023) and average monthly wages of \$4,597, followed by trade, transportation, and utilities, with 2,903 jobs (down 142 jobs) and monthly wages of \$3,590; education and health services, with 2,017 jobs (down 530 jobs) and monthly wages of \$3,878; leisure and hospitality, with 1,908 jobs (up 28 jobs) and monthly wages of \$1,635; professional and business services, with 1,187 jobs (down 2 jobs) and monthly wages of \$4,936; construction, with 879 jobs (up 39 jobs) and monthly wages of \$4,820; financial activities, with 485 jobs (up 50 jobs) and monthly wages of \$4,623; information services, with 277 jobs (down 18 jobs) and monthly wages of \$5,861; other services (automobile repair, dry cleaning, etc.), with 216 jobs (down 33 jobs) and wages of \$3,036; natural resources and mining, with 180 jobs (up 50 jobs) and wages of \$5,666. Finally, government (all levels) posted 4,342 jobs (up 24 jobs) and average monthly wages of \$3,735.

Overall, the micropolitan area had 17,306 jobs, with an average monthly wage of \$3,845.

Payroll by Industry Pittsburg Micropolitan Area - Q4-2024



Source: Bureau of Labor Statistics

PAYROLL BY INDUSTRY

The Bureau of Labor Statistics reports that in the fourth quarter of 2024 (latest available), manufacturing had by far the largest payroll of all the private industries in the Pittsburg micropolitan area, posting \$40 million in total payroll (down \$737,573 from the fourth quarter of 2023), followed by trade, transportation, and utilities, posting \$31.3 million in payroll (down \$2.2 million); education and health services, posting \$23.5 million in payroll (down \$8.1 million); professional and business services, posting \$17.6 million in payroll (up \$2.0 million); construction, posting \$12.7 million in payroll (up \$2.2 million); leisure and hospitality, posting \$9.4 million in payroll (up \$276,872); financial activities, posting \$6.7 million in payroll (up \$858,345); information services, posting \$4.9 million in payroll (up \$33,303); natural resources and mining, posting \$3.1 million in payroll (up \$1.4 million); and other services (automobile repair, dry cleaning, etc.), posting \$2.0 million in payroll (up \$35,792). Government (all levels) posted \$48.6 million in payroll (up \$2.2 million).

During the fourth quarter of 2024, the 1,116 business in the Pittsburg micropolitan area posted total payroll of \$199.6 million (down \$2.2 million).

LABOR FORCE

In the fourth quarter of 2024, approximately 6.4 percent of the Pittsburgh micropolitan area workforce was in management occupations; 4.2 percent in business and financial operations occupations; 1.6 percent in computer and mathematical occupations; 0.8 percent in architecture and engineering occupations; 0.8 percent in life, physical, and social science occupations; 2.0 percent in community and social service occupations; 0.5 percent in legal occupations; 9.1 percent in educational instruction and library occupations; 5.7 percent in healthcare practitioners and technical occupations; 4.5 percent in healthcare support occupations; 2.0 percent in protective service occupations; 9.1 percent in food preparation occupations; 7.8 percent in sales and related occupations; 10.8 percent in office and administrative support occupations; 4.9 percent in construction and extraction occupations; 9.9 percent in production occupations; 8.0 percent in transportation and material moving occupations; 4.1 percent in installation, and maintenance, etc., occupations; 2.7 percent in building and grounds cleaning, etc.; 2.6 percent in personal care, etc., occupations; 1.7 percent in arts, design, entertainment, sports, and media occupations; 0.7 percent in farming, etc., occupations.

Workforce by Occupation
Pittsburg Micropolitan Area - Q4-2024

Management Occupations	6.4%
Business and Financial Operations Occupations	4.2%
Computer and Mathematical Occupations	1.6%
Architecture and Engineering Occupations	0.8%
Life, Physical, and Social Science Occupations	0.8%
Community and Social Service Occupations	2.0%
Legal Occupations	0.5%
Educational Instruction and Library Occupations	9.1%
Healthcare Practitioners and Technical Occupations	5.7%
Healthcare Support Occupations	4.5%
Protective Service Occupations	2.0%
Food Preparation and Serving Related Occupations	9.1%
Sales and Related Occupations	7.8%
Office and Administrative Support Occupations	10.8%
Construction and Extraction Occupations	4.9%
Production Occupations	9.9%
Transportation and Material Moving Occupations	8.0%
Installation, Maintenance, and Repair Occupations	4.1%
Building and Grounds Cleaning and Maintenance Occupations	2.7%
Personal Care and Service Occupations	2.6%
Arts, Design, Entertainment, Sports, and Media Occupations	1.7%
Farming, Fishing, and Forestry Occupations	0.7%

Source: JobsEQ

GROCERS RANKED BY VISITS

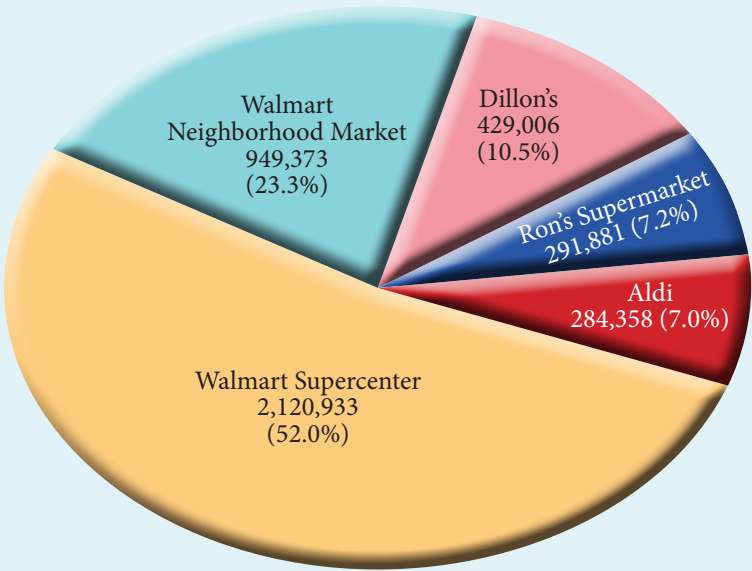
Placer.ai reports that there were 4,075,551 visits to the five supermarkets in Pittsburgh during the last 12 months. The Walmart Supercenter (188,000 square feet of total retail space for groceries and other goods) had 2,120,933 visits. The average shopping trip lasted 31 minutes, with 75.3 percent of visits coming from within the Pittsburgh micropolitan area and 90.2 percent from Kansas. The Walmart Neighborhood Market (38,000 square feet of total retail space) had 949,373 visits. The average shopping trip lasted 18 minutes, with 79.9 percent of visits coming from within the micropolitan area and 91.6 percent from Kansas.

Dillons (43,000 square feet of total retail space) had 429,006 visits. The average shopping trip lasted 23 minutes, with 80.6 percent of visits coming from within the micropolitan area and 92.9 percent from Kansas.

Ron's Supermarket (35,000 square feet of total retail space) had 291,881 visits. The average shopping trip lasted 16 minutes, with 76.2 percent of visits coming from within the micropolitan area and 91.1 percent from Kansas.

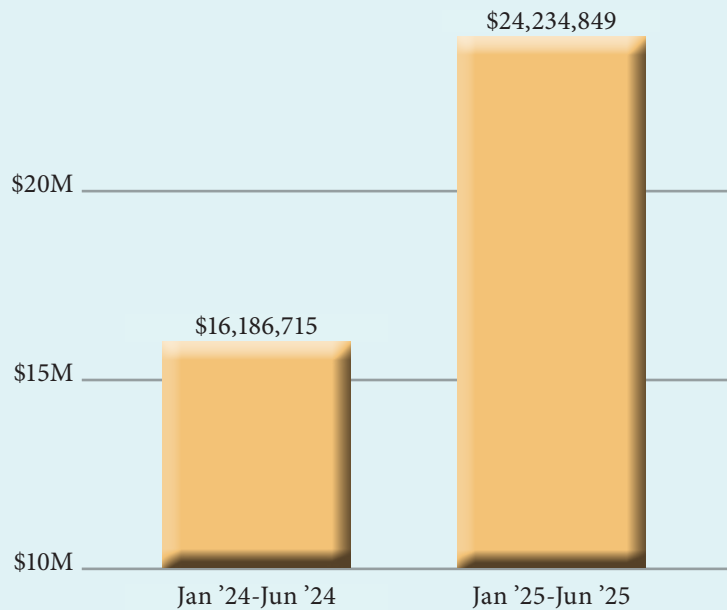
Aldi (19,000 square feet of total retail space) had 284,358 visits. The average shopping trip lasted 25 minutes, with 63.0 percent of visits coming from within the micropolitan area and 88.7 percent from Kansas.

Number of Visits to
Local Grocery Stores
Last 12 months



Source: Placer.ai

Value of Residential Building Permits City of Pittsburgh



Source: City of Pittsburgh

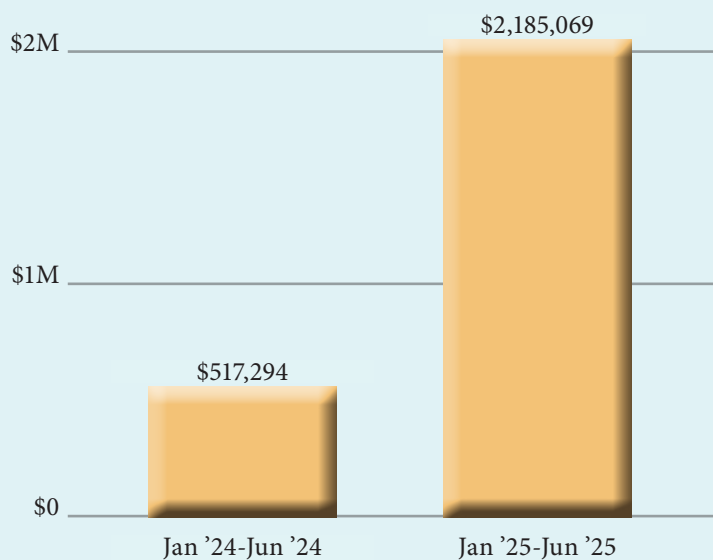
RESIDENTIAL HOME SALES & HOUSING PERMITS

A new study by the Atlanta FED shows that housing markets nationwide are hemorrhaging with the share of the median income needed to buy the median home increasing to 46 percent in April 2025 (up from 29 percent in January 2019), the average mortgage rate increasing to 6.7 percent (up from 3.6 percent) and the median monthly mortgage increasing to \$3,069, up from \$1,572 (up 95.2 percent). However, local permits for new construction are up significantly.

During the first six months of 2025, a total of 72 residential building permits were issued by the City of Pittsburgh, with a stated value of \$24.2 million, up 49.7 percent from the same period in 2024. Thereof, 11 permits were for new, single-family homes, with a stated value of \$1.5 million (down 69.4 percent), one permit was issued for multi-family construction with eight units, with a stated value of \$1.7 million (up from zero last year), and 60 permits were issued for additions, alterations, and conversions, with a stated value of \$21.0 million (up 86.2 percent).

The largest residential building permit was issued to Besse LLC for remodeling, with a stated value of \$19.9 million. The former Besse Hotel (the tallest building in Southeast Kansas with 13 floors) is being remodeled as student apartments.

Value of New Commercial Building Permits City of Pittsburgh



Source: City of Pittsburgh

COMMERCIAL & INDUSTRIAL PERMITS

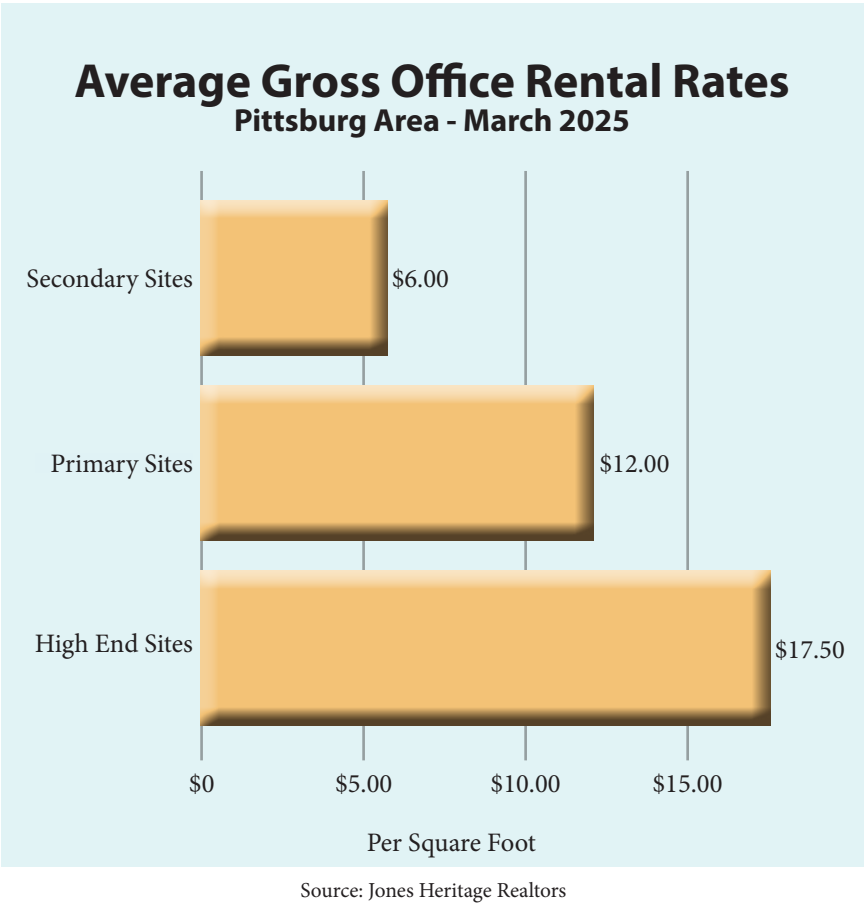
During the first six months of 2025, a total of 35 commercial building permits were issued by the City of Pittsburgh, with a stated value of \$8.8 million, down 66.2 percent from the same period in 2024, including three permits for new construction, with a stated value of \$2.2 million (up 322.4 percent), and 32 permits for additions, alterations, and conversions, with a stated value of \$6.6 million (down 74.1 percent).

The largest commercial building permit during the first six months was issued to Wildcat Data Infrastructure for new industrial construction with a stated value of \$1.3 million, followed by PRG Professional for an addition with a stated value of \$777,000; Watco for roofing with a stated value of \$707,788; CHC-Hospice Private Road for a remodel with a stated value of \$580,000; Walmart for roofing with a stated value of \$576,535; Ulta for a new construction with a stated value of \$540,000; Watco for a demolition with a stated value of \$500,000; Unique Metal for a remodel with a stated value of \$400,000; the City of Pittsburgh for a remodel with a stated value of \$392,487; IHOP for a remodel with a stated value of \$350,000; and Sanderson Pipe for a new construction with a stated value of \$305,069.

OFFICE SPACE MARKET

Jones Heritage Realtors report that average gross rental rates for office space start at \$17.50 per square foot for high-end sites, \$12.00 per square foot for primary sites, and \$6.00 per square foot for secondary sites.

Of the 696 office establishments in the Pittsburgh micropolitan area in 2024, 133 were health service establishments, employing 2,426 people, followed by 79 membership organization establishments, employing 304 people; 57 business services establishments, employing 682 people; 51 educational 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, etc., establishments, employing 244 people; 26 depository institutions establishments, employing 160 people; 26 insurance agent, etc., establishments, employing 116 people; 26 legal services establishments, employing 120 people; 21 amusement, etc., establishments, employing 150 people; 20 miscellaneous repair service establishments, employing 162 people; 9 brokers, etc., establishments, employing 29 people; 8 investment offices, etc., employing 28 people; and 7 hotels, etc., employing 127 people.

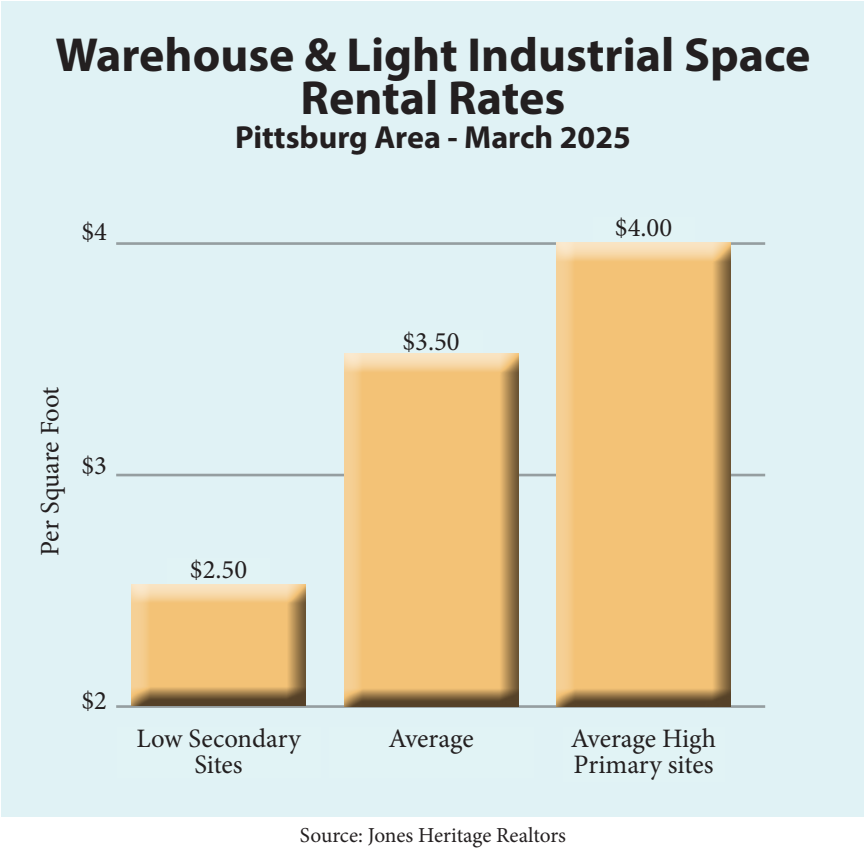


COMMERCIAL MARKETS

More than \$730.5 million has been invested in the City of Pittsburgh in the last 11 years (as of December 2024), which is a lot of money for a city the size of Pittsburgh. 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 Pittsburgh State University, \$3.3 million in recreation, \$68.7 million in retail, and \$2.2 million in service.

The demand for local warehouse space has been stimulated by the completion of the widening of US-69 from Fort Scott to Arma, providing a four-lane, high-speed corridor all the way from Kansas City to Pittsburgh, tying into the US-400 east-west corridor a few miles south of Pittsburgh and continuing south to I-44.

The largest industrial building permit for warehouse space recently was issued to Pitt Plastics with a stated value of \$13.7 million. Jones Heritage Realtors reports that rental rates for local light industrial and warehouse space start at an average low of \$2.50 per square foot for secondary sites, an overall average rate of \$3.50 per square foot, and an average high of \$4.00 per square foot for primary sites.



Average Net Retail Rental Rent Pittsburg Area - March 2025



Source: Jones Heritage Realtors

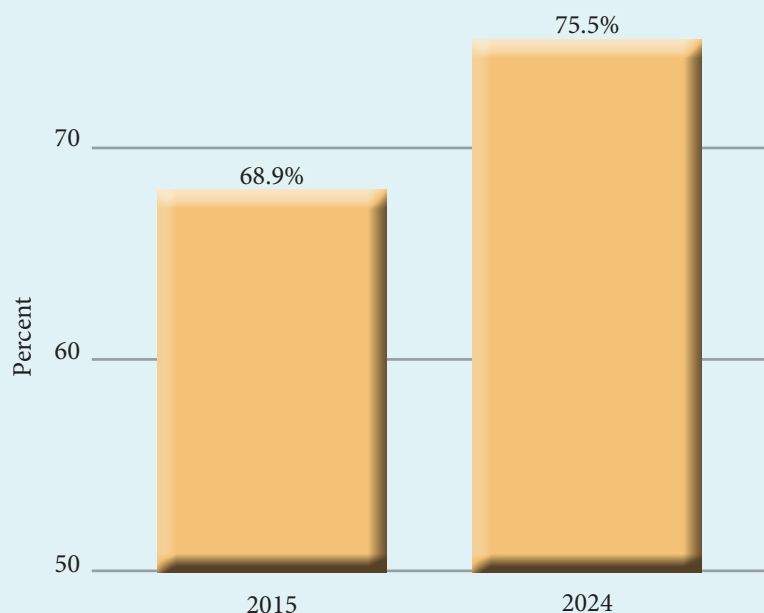
RETAIL SPACE MARKET

Demographics Now reports that there were 613 retail establishments in the Pittsburg micropolitan area in 2024, including 275 retail trade establishments, employing 2,586 people; 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, 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.

The local retail space market is doing well, with numerous new national retail chains and one restaurant chain recently locating in Pittsburg, including Five Below, and the Rack Room (already here) and IHOP which just took out the building permit.

Jones Heritage Realtors report that average net retail rental rates (the tenant pays the property tax, insurance premiums, and some maintenance), start at \$17.00 per square foot for high-end sites, \$12.00 per square foot for primary sites, and \$5.00 per square foot for secondary sites.

Percent of Adults w/ Prime FICO Credit Score* Pittsburg Micropolitan Area



* Above the sub-prime FICO Score

Source: Equifax

BANKRUPTCIES

During the 12 months ending in March 2025, 505,771 personal bankruptcies were filed nationwide (up 13.0 percent from the previous 12-month period), with a total of 307,606 Chapter 7 personal bankruptcies (debt wiped out), up 17.9 percent; 478 Ch. 11 personal bankruptcies (reorganization of personal debt and temporary protection from creditors), up 31.0 percent; and 197,687 Ch. 13 personal bankruptcies (some repayments), up 6.2 percent.

During the same period, business bankruptcies included 12,965 Chapter 7 bankruptcies (debt wiped out), up 19.5 percent; 8,366 Ch. 11 bankruptcies (reorganization of business debt and temporary protection from creditors), up 9.1 percent; 535 Ch. 12 bankruptcies (reorganization of debt for family farms), up 43.0 percent; and 1,433 Ch. 13 bankruptcies (some repayments), up 0.5 percent. Statewide, personal bankruptcies increased to 3,764 (up 8.2 percent), and 31 personal bankruptcies were filed in the Pittsburg micropolitan area, (up 14.8 percent).

Equifax credit agency reports that in 2024, 75.5 percent of the population in the Pittsburg micropolitan area had a prime FICO score, the highest level in the history of this local indicator and up from 68.9 percent in 2015.

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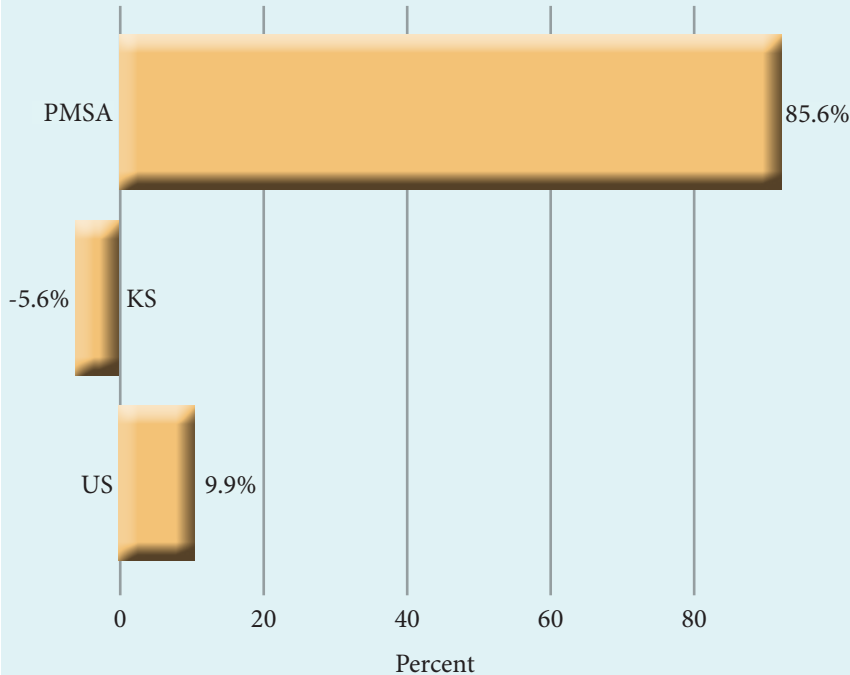


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Banking Industry Net Income Growth Q1'24 - Q1'25



Source: Federal Deposit Insurance Corporation

BANKING INDUSTRY

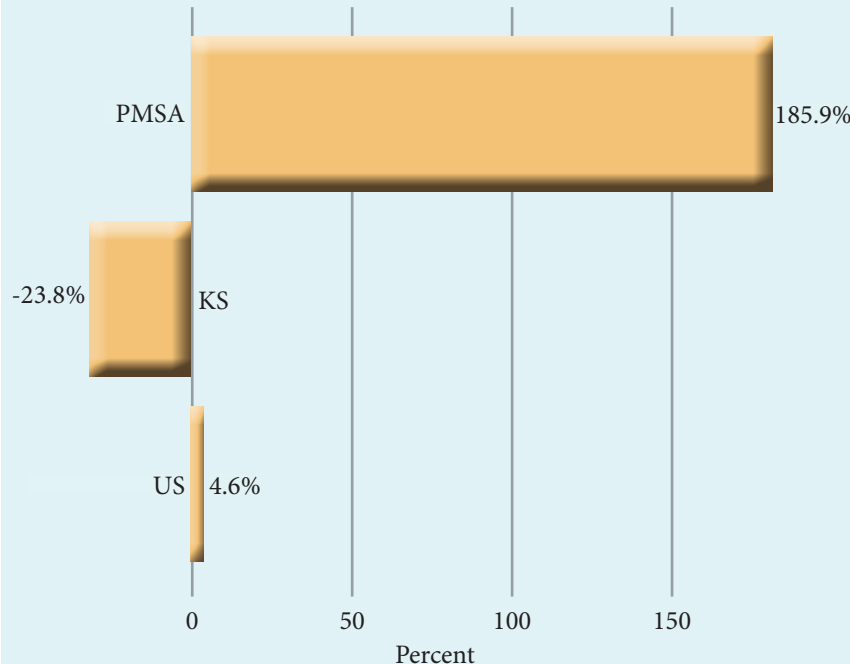
The national banking industry is doing well, with net interest margins (the difference between interest charged on loans and interest paid on deposits) increasing to 3.25 percent during the first quarter, the fifth consecutive quarter increase.

The Pittsburgh micropolitan area banking industry (banks with local corporation headquarters) posted \$966.9 million in total assets during the first quarter of 2025 (down 2.4 percent from last year), \$606.4 million in net loans and leases (up 5.5 percent), \$2.8 million in net income (up 85.6 percent), \$4.2 million in assets past due (30-89 days) (up 197.5 percent), and non-current loans of 0.13 percent.

Banks with headquarters in Kansas posted \$96.9 billion in total assets (up 2.2 percent), \$64.5 billion in net loans and leases (up 3.6 percent), \$217.0 billion in net income (down 5.6 percent), \$411.6 billion in assets past due (30-89 days) (up 30.9 percent), and non-current loans of 0.56 percent.

The national industry posted \$24.5 trillion in total assets (up 2.4 percent), \$12.6 trillion in net loans and leases (up 3.0 percent), \$70.6 trillion in net income (up 9.9 percent), \$ 78.2 trillion in assets past due (30-89 days) (up 10.0 percent), and non-current loans of 0.98 percent.

Credit Union Industry Net Income Growth Q1'24-Q1'25



Source: National Credit Union Administration

CREDIT UNIONS

The national credit union industry did relatively well during the first quarter of 2025, according to the National Credit Union Administration.

The number of credit union members increased to 143.2 million (up 4.8 percent from the first quarter of 2024), and the median credit union return on average assets increased to 0.62 percent, up from 0.55 percent).

The Pittsburgh micropolitan area credit union industry (credit unions with local corporation headquarters) posted \$126.5 million in total assets during the first quarter 2025 (up 1.9 percent), \$63.3 million in net loans and leases (down 17.0 percent), \$310,770 in net income (up 185.9 percent), and \$757,567 in delinquent loans and leases (down 18.9 percent).

Credit unions with headquarters in Kansas posted \$17.4 billion in total assets (up 3.5 percent), \$12.3 billion in net loans and leases of (up 5.5 percent), net income of \$16.6 million (down 23.8 percent) and \$95.6 million in delinquent loans and leases (up 0.8 percent).

The national industry posted \$2.4 trillion in total assets (up 2.6 percent), \$1.7 trillion in net loans and leases (up 3.2 percent), \$3.9 billion in net income (up 4.6 percent), and \$13.3 billion in delinquent loans and leases (up 6.1 percent).

Pittsburg Micropolitan Area Snapshot 2024, Quarter 4

Major Industries	2024 Employees	Percent of Total	2024 Establishments	Percent of Total	Average Employee Size
Forestry, and Fishing	196	1.3%	1.3%	4.2%	3.4
Mining	122	0.8%	0.8%	0.4%	24.4
Construction	1,019	6.5%	6.5%	5.6%	13.2
Wholesale Trade	580	3.7%	3.7%	4.6%	9.2
Services	7,626	48.7%	48.7%	41.8%	13.3
Manufacturing	1,117	7.1%	7.1%	4.8%	16.9
Food and Kindred Products	68	0.4%	0.4%	0.3%	17.0
Tobacco Products	0	0.0%	0.0%	0.0%	N/A
Textile Mill Products	0	0.0%	0.0%	0.0%	N/A
Apparel, Finished Products from Fabrics & Similar Materials	16	0.1%	0.1%	0.3%	4.0
Lumber and Wood Products, Except Furniture	13	0.1%	0.1%	0.3%	3.3
Furniture and Fixtures	5	0.0%	0.0%	0.1%	5.0
Paper and Allied Products	68	0.4%	0.4%	0.2%	34.0
Printing, Publishing and Allied Industries	257	1.6%	1.6%	0.7%	25.7
Chemicals and Allied Products	14	0.1%	0.1%	0.2%	7.0
Petroleum Refining and Related Industries	0	0.0%	0.0%	0.0%	N/A
Rubber and Miscellaneous Plastic Products	51	0.3%	0.3%	0.3%	12.8
Leather and Leather Products	0	0.0%	0.0%	0.0%	N/A
Stone, Clay, Glass, and Concrete Products	45	0.3%	0.3%	0.3%	11.3
Primary Metal Industries	10	0.1%	0.1%	0.1%	10.0
Fabricated Metal Products, Except Machinery & Transport Equip	256	1.6%	1.6%	0.5%	36.6
Industrial and Commercial Machinery & Computer Equip	95	0.6%	0.6%	0.8%	8.6
Electronic, Electrical Equip & Components, Except Computer Equip	130	0.8%	0.8%	0.4%	26.0
Transportation Equipment	14	0.1%	0.1%	0.2%	7.0
Measure/Analyze/Control Instruments; Photo/Med/Opt Gds; Watches/Clocks	0	0.0%	0.0%	0.0%	N/A
Miscellaneous Manufacturing Industries	75	0.5%	0.5%	0.4%	15.0
Retail Trade	2,586	16.5%	16.5%	20.0%	9.4
Finance, Insurance, & Real Estate	555	3.5%	3.5%	8.9%	4.5
Public Administration	852	5.4%	5.4%	4.0%	15.5
Transportation, Communications, Electric, Gas, & Sanitary Services	1,010	6.4%	6.4%	5.6%	13.1

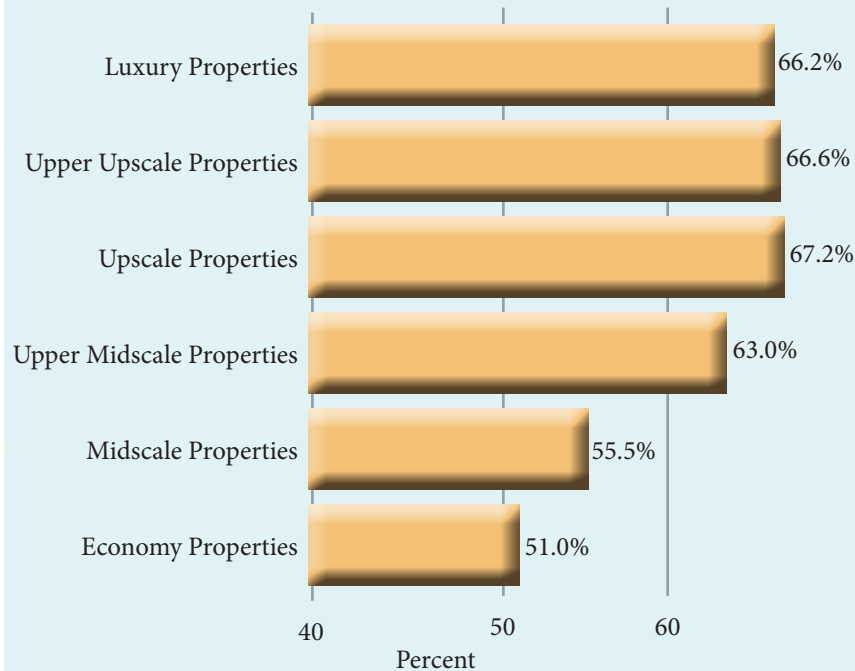
Source: Demographics Now

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

Occupancy Rates by Class of Hotel/Motel Property Lodging Industry Nationwide - Jan' to Jun' 2025



Source: 2025 STR, LLC/STR Global, Ltd. Trading as "STR".

LODGING INDUSTRY

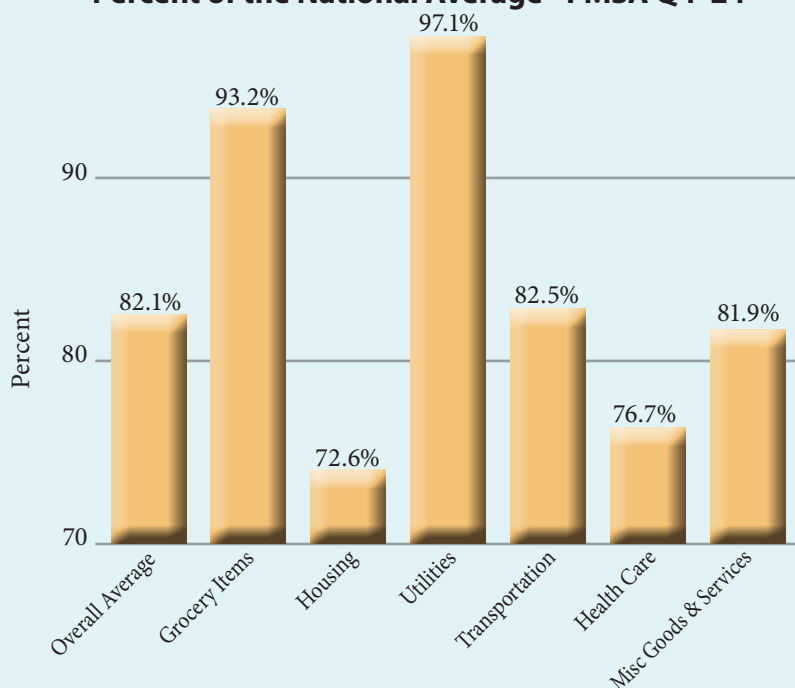
STR reports that the lodging industry's nationwide average occupancy rate was 60.9 percent for the first six months of 2025 (down from 61.1 percent for the first six months of 2024), an average daily rate of \$159.60 (up 1.6 percent), and \$82.8 billion in total room revenue (up 1.9 percent).

Luxury properties had an average occupancy rate of 66.2 percent; upper upscale properties, 66.6 percent; upscale properties, 67.2 percent; upper midscale properties, 63.0 percent; midscale properties, 55.5 percent; and economy properties, 51.0 percent.

The statewide industry posted an average occupancy of 54.9 percent (up from 54.4 percent), an average daily rate of \$107.20 (up 3.4 percent), and \$424.2 million in total room revenue (up 4.3 percent), and the Southeast Kansas industry posted an average occupancy of 43.9 percent (up from 43.0 percent), an average daily rate of \$91.60 (up 2.3 percent), and \$7.3 million in total room revenue (up 4.4 percent).

However, the Pittsburg micropolitan area lodging industry, consisting of eight properties with 589 rooms, is doing well, with an average occupancy during the period of 52.3 percent (up from 50.9 percent), an average room rate of \$102.80 (down 0.9 percent), and total lodging revenue of \$4.8 million (up 1.9 percent).

Cost of Living Percent of the National Average - PMSA Q4 '24



Source: The Center for Regional Economic Competitiveness

LOCAL QUALITY OF LIFE & COST OF LIVING

The Pittsburg area has plenty of urban and natural amenities, including two performing arts centers, a philharmonic orchestra, three golf courses, 613 retail establishments and the Kansas Crossing Casino.

Pittsburg's downtown is host to several events and festivals throughout the year, including the Pittsburg State University Jazz Festival, Earth Day Celebration, the Children's Advocacy Center Cornhole Tournament and Block Party, Pittsburg ArtWalk (twice per year), Pittsburg Farmers' Market, the 620 Day community celebration, the Paint the Town Red Community Block Party, Little Balkans Days, PSU Homecoming Parade, Turkey Trot 5K, and more. Local natural amenities include fourteen parks, walking and biking trails, and access to eight major lakes and rivers within an hour's drive.

The local cost of living is relatively affordable, according to CREC, which states that the cost of living in the micropolitan area was 82.1 percent of the national average during 2024. The cost of groceries was 93.2 percent of the national average, the cost of housing was 72.6 percent, utilities 97.1 percent, transportation 82.5 percent, health care 76.7 percent, and miscellaneous goods and services 81.9 percent.

BUSINESS HIGHLIGHTS

CHIP PROGRAM GOES LIVE IN PITTSBURG

Back in December, Kim Froman, the city's director of Community Development & Housing unveiled the new City Housing Incentive Program (CHIP). CHIP is designed to promote affordable housing in Pittsburg by allowing a contractor to apply for it when applying for building permits and licenses and submitting the blueprints.

If approved, the contractor tracks all building expenses until the home is completed and receives a certificate of occupancy from the city.

If the home is sold to a low- to middle-income buyer, the contractor will be reimbursed 10% of their construction costs, up to \$20,000, out of the revolving CHIP fund.

"Pittsburg is experiencing increasing demand for housing, and the CHIP is an important step toward ensuring that demand is met in a way that benefits our community as a whole," Froman said. "By incentivizing builders and supporting income-qualified buyers, we're working to create a lasting, positive impact for Pittsburg residents."

Dustin R. Strong – The Morning Sun

FIRM INVESTS MORE THAN \$600 MILLION IN WATCO

Duration Capital Partners (Duration), a private investment firm that focuses on North American transportation infrastructure, has made a minority equity investment of more than \$600 million in Pittsburg's Watco Companies, LLC.

Watco said it will use Duration's investment to support its long-term strategic objectives, which includes the full ownership of Industrial Rail Services, a company that operates the rail assets at six Dow Chemical facilities in the U.S. and Canada.

Dan Smith, Watco CEO, said the company is grateful for Duration's trust. "It's a long-term vote of confidence in our people, our strategy, and our future," Smith said in the release. "The team at Duration shares our commitment to long-term thinking and operational excellence," said Rick Baden, vice president and CFO of Watco. Duration Co-CEO Emmett McCann said the firm's relationship with Watco has grown into a "deep collaboration," and "Watco is a world-class operator, and we are proud to be their long-term partner."

Staff – The Morning Sun

KDOT MOVES INTO U.S. 69 DESIGN PHASE

The Kansas Department of Transportation (KDOT) started the last part of their Discovery Phase for improvements along U.S. 69 Wednesday morning.

The projects on the docket and ready to move forward are funded through the current Ike program through 2029.

First on the project list is the intersection at U.S. 69 and W. Quincy. The intersection is a four-way, controlled by traffic lights with Georgia Street off Quincy Street. The new design calls for a 5-way roundabout with direct access from the highway on to Georgia Street.

The next project is the Fourth Street intersection. Already slated for improvements through the Safety Corridor study with new signage, District Four Engineer Darin Petrowsky said KDOT would likely go ahead and include tightening the curves on the right-turn lanes as well.

Both projects are expected to begin construction by 2027. Other funded projects include signal improvements and protected turn lanes for the 20th Street intersection as part of the Safety Corridor Project.

Dustin R. Strong – The Morning Sun

PITT PLASTICS CELEBRATES EXPANSION

One of the largest employers in Pittsburg, Pitt Plastics, took a leap of growth with its recent completion of a new facility.

The 200,000-square-foot building is the first major expansion the company has completed in more than 30 years. It features a warehouse, offices, conference rooms and more. "It's extremely exciting to see a company that has been a fixture in our community for over 50 years continuing to grow its local footprint," Pittsburg Area Chamber of Commerce President Blake Benson said in an email.

Pitt Plastics employs roughly 350 people. General Manager Aaron Jahr said the new space can house 14,000 pallet positions, nearly tripling their storage. "As we add extra storage capacity then we have to bring in new production extrusion lines to be able to manufacture products, which can potentially add positions to our staff and the support staff that also comes with that," Jahr said.

Antjea Wolff – The Morning Sun

RACE DRAWS BIG CROWD TO PITTSBURG

Hundreds of cyclists from across the Four-State area and beyond took over the

streets and gravel roads of Crawford and Cherokee County with the return of "Coal Miner's Gravel." Hosted by The Running Collective, the event returned for its second annual gravel ride, which featured some of the fastest and flattest gravel rides in the region.

Riders from Bentonville to Kansas City gathered to participate in the growing event. The event grew from 65 participants in its first year to more than 200 this year. Organizer Renato Pinto shared his excitement with the success of Saturday's race after a busy weekend. "We ended up with 219 people registered," he said. "It was amazing. It's great to see that everyone came out and showed support."

Pinto added that \$1,000 in funds from this year's Coal Miner's Gravel will be donated towards the Pittsburg Area Young Professionals' annual Christmas Bike Drive, which gave out a record-breaking 111 bicycles and helmets to area kids last year. Next year's Coal Miner's Gravel is tentatively scheduled for Saturday, May 2, 2026.

Aaron Pyle – The Morning Sun

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Crawford County, Q4, 2024 Employment Trends

Industry title	Average Quarterly Employment Q4-2024	Average Quarterly Wages Q4-2024	Average Quarterly Employment Q4-2023	Average Quarterly Wages Q4-2024	Quarterly Employment Growth	Quarterly Wage Growth
Postal service	62	\$4,569.32	65	\$4,463.16	-4.59%	2.37%
Regulation of agricultural marketing and commodities	12	\$6,345.38	14	\$6,240.86	-11.90%	1.67%
Research and development in the physical, engineering, and life sciences	8	\$3,004.92	8	\$2,835.54	0.00%	5.97%
Public finance activities	18	\$3,928.74	17	\$3,619.19	3.85%	8.55%
Legal counsel and prosecution	31	\$5,515.51	31	\$4,614.67	1.08%	19.52%
Correctional institutions	9	\$4,555.50	8	\$4,157.42	8.33%	9.58%
Administration of public health programs	18	\$3,447.64	14	\$3,435.79	26.19%	0.35%
Administration of human resource programs	57	\$3,441.86	58	\$3,249.77	-1.73%	5.91%
Regulation and administration of transportation programs	30	\$3,596.39	27	\$3,531.55	12.50%	1.84%
Water supply and irrigation systems	13	\$3,085.53	12	\$3,419.75	5.56%	-9.77%
Libraries and archives	13	\$1,295.10	13	\$1,316.49	2.56%	-1.62%
Elementary and secondary schools	1902	\$3,282.07	1894	\$3,151.59	0.44%	4.14%
General medical and surgical hospitals	193	\$5,390.75	197	\$6,337.90	-2.03%	-14.94%
Executive offices	15	\$1,276.76	15	\$1,494.80	0.00%	-14.59%
Legislative bodies	314	\$3,756.47	517	\$3,226.59	-39.16%	16.42%
Oilseed and grain combination farming	38	\$4,553.56	36	\$4,174.62	4.63%	9.08%
All other miscellaneous crop farming	9	\$4,750.81	9	\$5,264.33	0.00%	-9.75%
Beef cattle ranching and farming	23	\$4,142.59	27	\$4,505.43	-14.81%	-8.05%
Commercial and institutional building construction	75	\$6,643.62	74	\$4,501.95	0.90%	47.57%
Power and communication line and related structures construction	65	\$5,918.61	56	\$4,332.01	15.38%	36.63%
Residential masonry contractors	12	\$3,539.14	13	\$2,761.28	-12.50%	28.17%
Nonresidential masonry contractors	33	\$4,382.66	33	\$3,638.83	1.02%	20.44%
Nonresidential site preparation contractors	23	\$2,769.29	20	\$3,207.80	15.00%	-13.67%
Commercial printing (except screen and books)	546	\$4,778.45	543	\$4,674.34	0.55%	2.23%
Machine shops	72	\$5,285.32	76	\$4,655.83	-4.41%	13.52%
Grain and field bean merchant wholesalers	63	\$4,604.73	69	\$4,117.90	-8.25%	11.82%
Wholesale trade agents and brokers	11	\$6,245.85	11	\$7,210.97	0.00%	-13.38%
Tire dealers	40	\$5,999.88	42	\$5,027.39	-4.80%	19.34%
Nursery, garden center, and farm supply retailers	39	\$3,711.59	42	\$3,762.10	-7.94%	-1.34%
Beer, wine, and liquor retailers	34	\$1,527.29	35	\$1,540.27	-4.72%	-0.84%
Electronics and appliance retailers	70	\$3,515.64	62	\$3,775.75	13.51%	-6.89%
All other general merchandise retailers	86	\$1,779.05	87	\$1,542.67	-0.77%	15.32%
Pharmacies and drug retailers	46	\$3,758.04	50	\$3,017.88	-7.38%	24.53%
Gasoline stations with convenience stores	140	\$2,029.94	159	\$1,833.93	-11.92%	10.69%
Used merchandise retailers	10	\$775.43	9	\$788.96	7.14%	-1.72%
General freight trucking, long-distance, truckload	33	\$5,014.49	32	\$6,235.29	5.26%	-19.58%
Commercial banking	179	\$4,880.64	168	\$4,902.94	6.14%	-0.45%
Other accounting services	36	\$5,851.94	34	\$5,297.59	6.86%	10.46%
Computer systems design services	22	\$6,091.03	23	\$5,579.90	-4.41%	9.16%
Corporate, subsidiary, and regional managing offices	174	\$6,077.52	144	\$5,516.53	21.35%	10.17%
Office administrative services	378	\$4,946.99	283	\$5,723.30	33.41%	-13.56%
Janitorial services	73	\$2,364.54	74	\$2,583.99	-1.36%	-8.49%
Landscaping services	56	\$2,810.45	40	\$2,892.66	40.00%	-2.84%
Sports and recreation instruction	15	\$750.29	20	\$908.61	-26.23%	-17.42%
Offices of optometrists	54	\$3,645.07	43	\$3,517.41	27.34%	3.63%
Home health care services	194	\$3,224.76	189	\$3,145.10	2.65%	2.53%
Nursing care facilities (skilled nursing facilities)	261	\$3,490.09	271	\$3,198.67	-3.45%	9.11%
Services for the elderly and persons with disabilities	157	\$3,332.14	194	\$2,739.99	-19.21%	21.61%
Child care services	128	\$2,270.69	126	\$2,093.75	1.59%	8.45%
All other amusement and recreation industries	20	\$4,636.02	20	\$4,362.95	0.00%	6.26%
Automotive body, paint, and interior repair and maintenance	22	\$4,668.13	23	\$4,240.40	-1.47%	10.09%
Beauty salons	32	\$2,052.38	39	\$1,915.80	-18.80%	7.13%
Specialty food retailers	42	\$4,124.36	37	\$4,012.15	15.45%	2.80%
Furniture and home furnishings retailers	85	\$4,700.64	88	\$4,654.37	-2.66%	0.99%
Death care services	42	\$3,325.06	46	\$2,681.73	-8.76%	23.99%
Building material and garden equipment and supplies dealers	239	\$2,604.07	237	\$2,667.36	0.56%	-2.37%

Source: Bureau of Labor Statistics



Reprint of our phone book ad from 1957.

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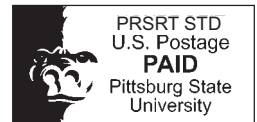
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