



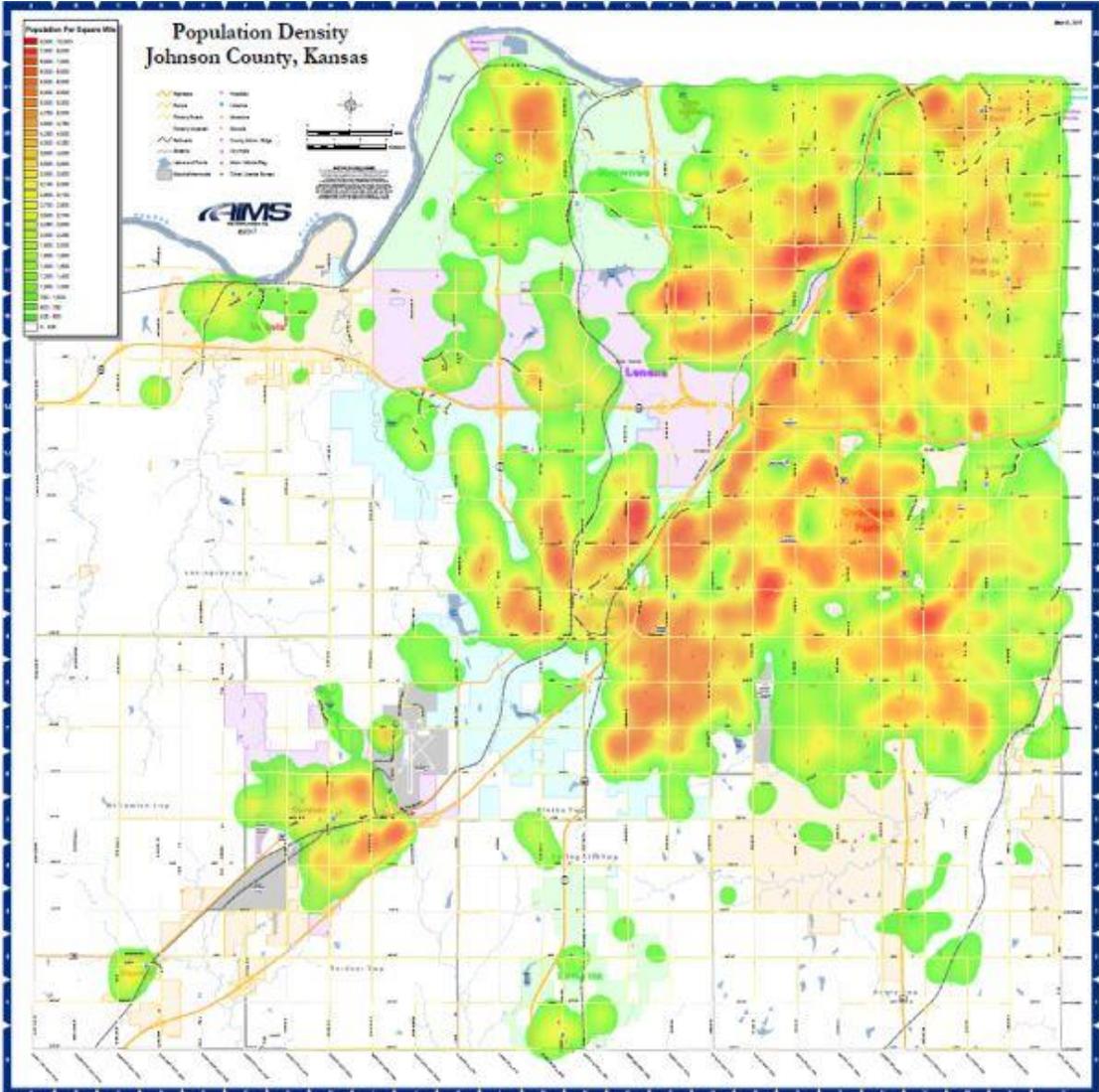
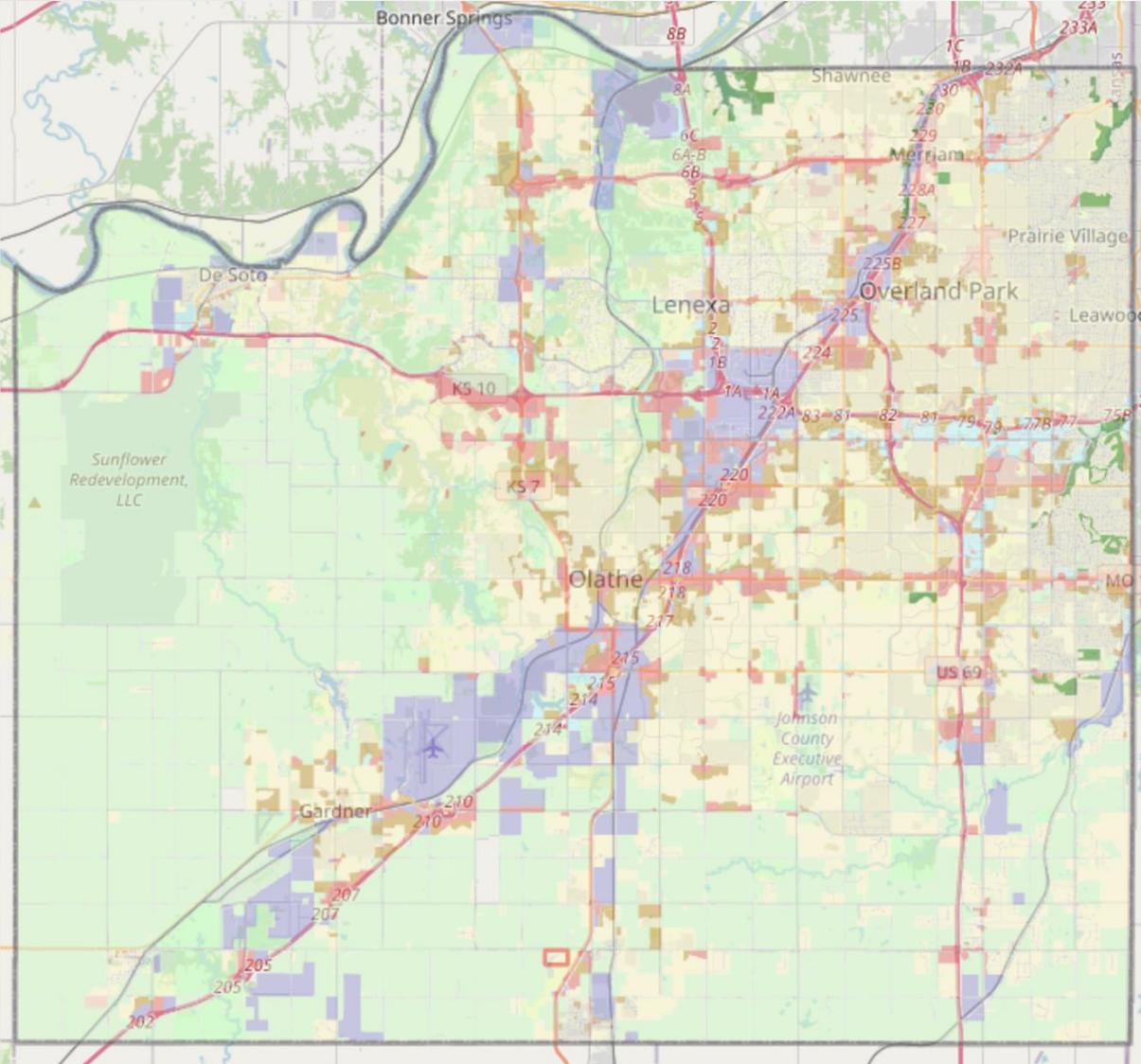
Johnson County Economy

WEST BY SOUTHWEST

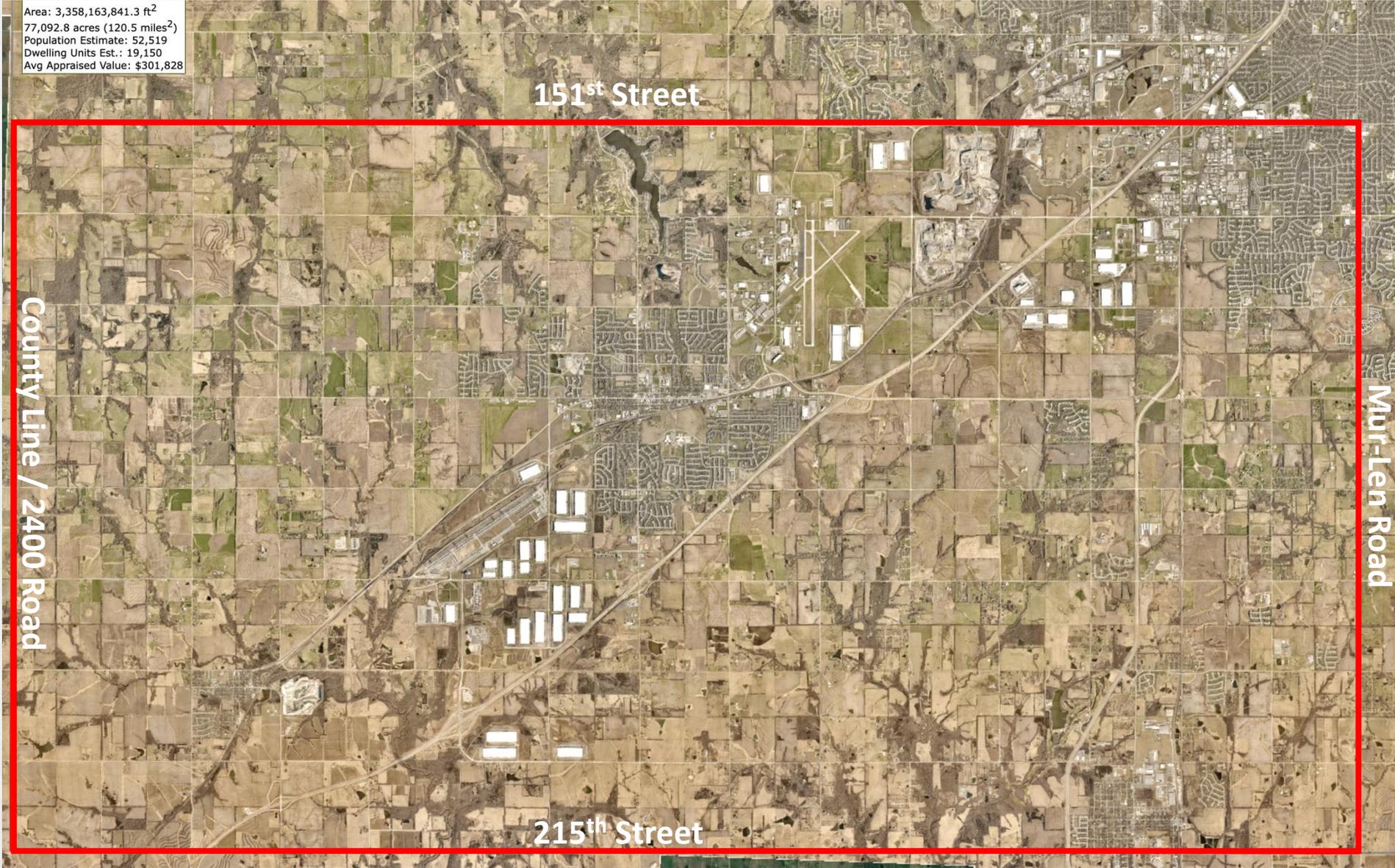
David Knopick, Community Development Director

City of Gardner, Kansas

Johnson County Development Pattern



SW Johnson County Development Pattern



77,092 acres / 120 sq miles

19,000+ Dwelling Units

\$301,828 Avg Appraised Value

SW Johnson County Development Pattern

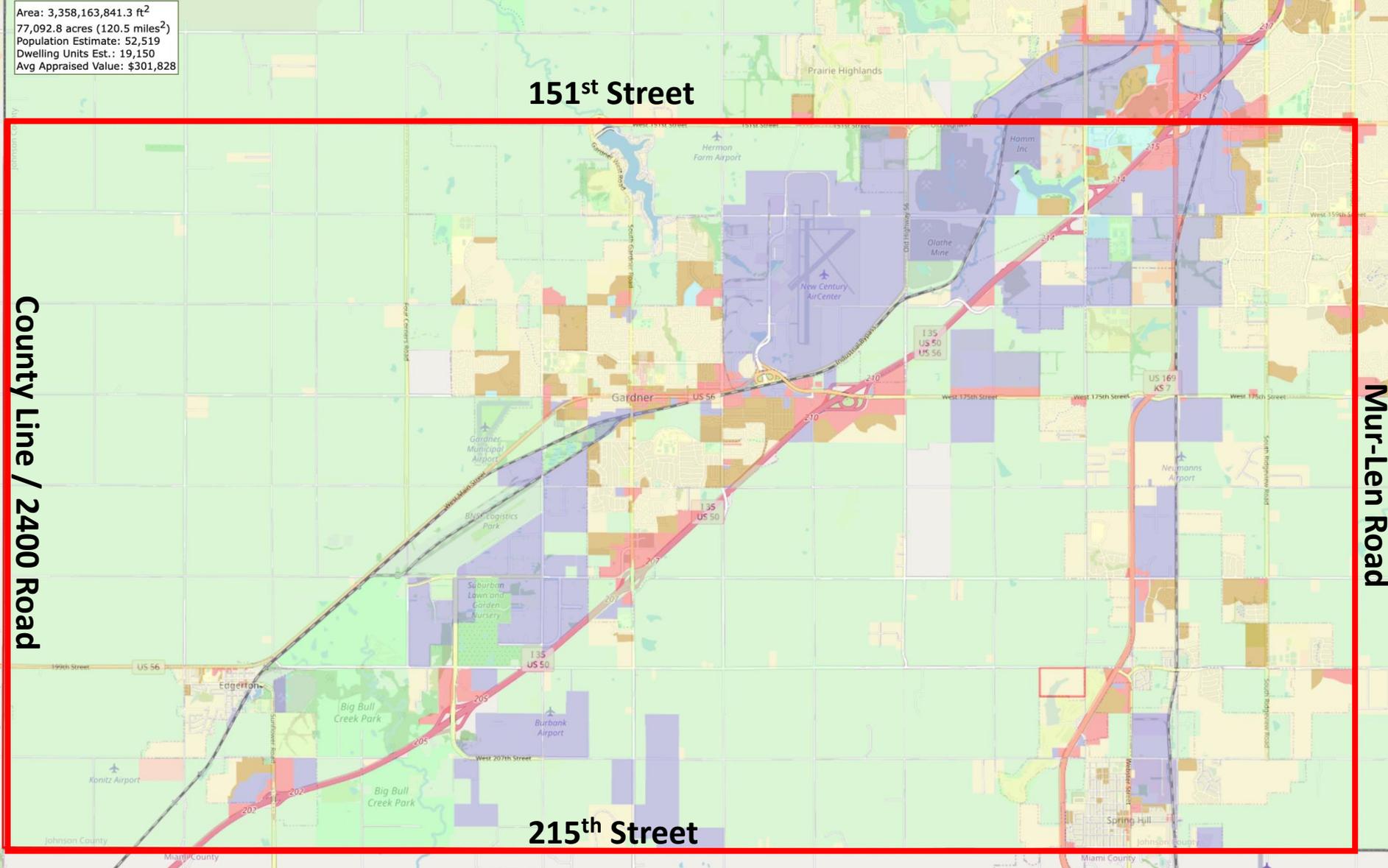
Area: 3,358,163,841.3 ft²
77,092.8 acres (120.5 miles²)
Population Estimate: 52,519
Dwelling Units Est.: 19,150
Avg Appraised Value: \$301,828

New Century
Commerce Center

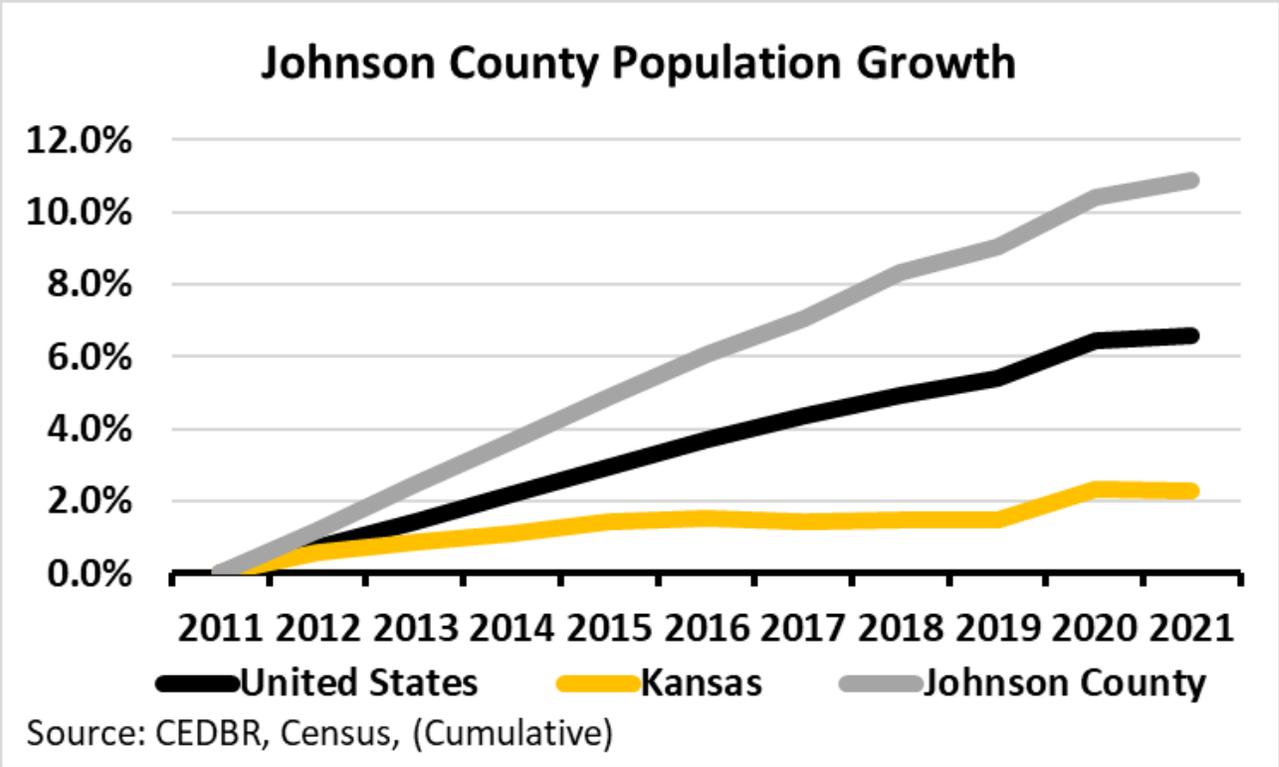
Southern Olathe /
Northern Springhill
Expansion

LPKC Logistics Park

Utility Scale Solar
Facility



Population

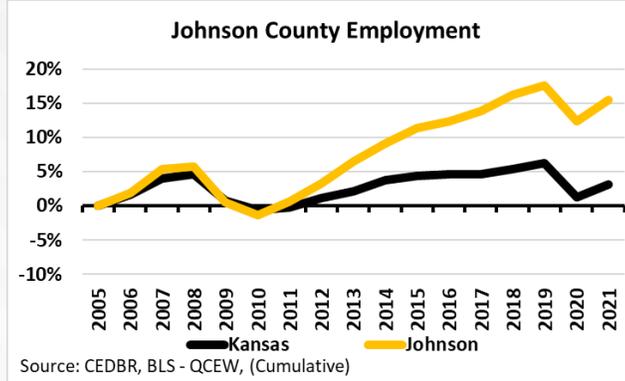
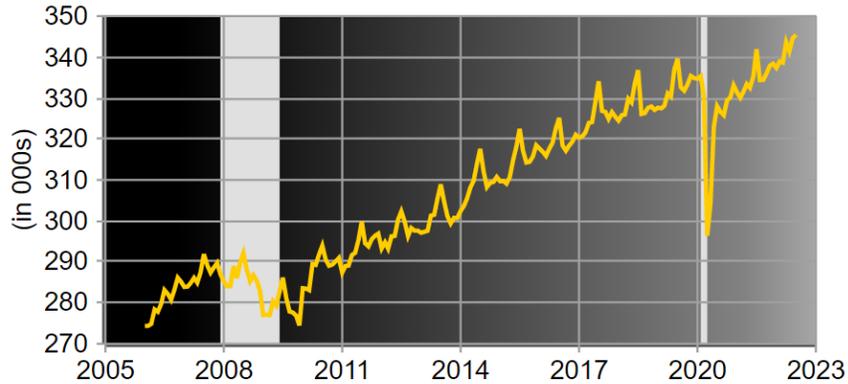


	2010	2020	Change
JoCo	531,228	597,574	+ 66,346 / 12.4%
SW JoCo	44,416	62,229	+17,813 / 40.1%

Approximately 27% of county population growth occurred in SW JoCo

Employment

Employment - Johnson County, KS - Civilian Labor Force (not seasonally adjusted)



Source: CEDBR, BLS - QCEW, (Cumulative)

	2010	2020	Change
JoCo	289,377	327,842	+38,465 / 13.2%
SW JoCo	18,941	28,594	+9,653 / 50.9%

Approx. 25% of growth of civilian employed population >16 occurred in SW JoCo

Unemployment Rate - Johnson County, KS - Civilian Labor Force (not seasonally adjusted)



Employment by Industry						
Industry	Kansas			Johnson County		
	2020	2021	Difference	2020	2021	Difference
Natural resources and mining	18,607	18,619	0.1%	423	397	-6.1%
Construction	63,118	63,945	1.3%	15,679	15,943	1.7%
Manufacturing	158,784	160,731	1.2%	22,140	22,551	1.9%
Trade, transportation, and utilities	255,575	262,905	2.9%	72,538	76,174	5.0%
Information	16,734	16,912	1.1%	5,802	6,069	4.6%
Financial activities	73,310	73,221	-0.1%	32,570	31,974	-1.8%
Professional and business services	168,813	171,560	1.6%	73,660	73,700	0.1%
Education and health services	194,569	194,264	-0.2%	49,765	51,260	3.0%
Leisure and hospitality	110,526	120,309	8.9%	27,221	29,689	9.1%
Other services	31,183	32,361	3.8%	7,874	8,369	6.3%
Total	1,328,640	1,353,532	1.9%	675,793	694,160	2.7%

Source: CEDBR, BLS - QCEW

Income / Pay

	2010	2020	Change
JoCo	\$73,733	\$91,650	+24.2%
	\$95,218	\$121,756	+27.8%
SW JoCo	\$66,974	\$95,762	+42.9%
	\$76,542	\$103,756	+35.5%
Median / Mean Income Household 2010 Inflation Adjusted Dollars			

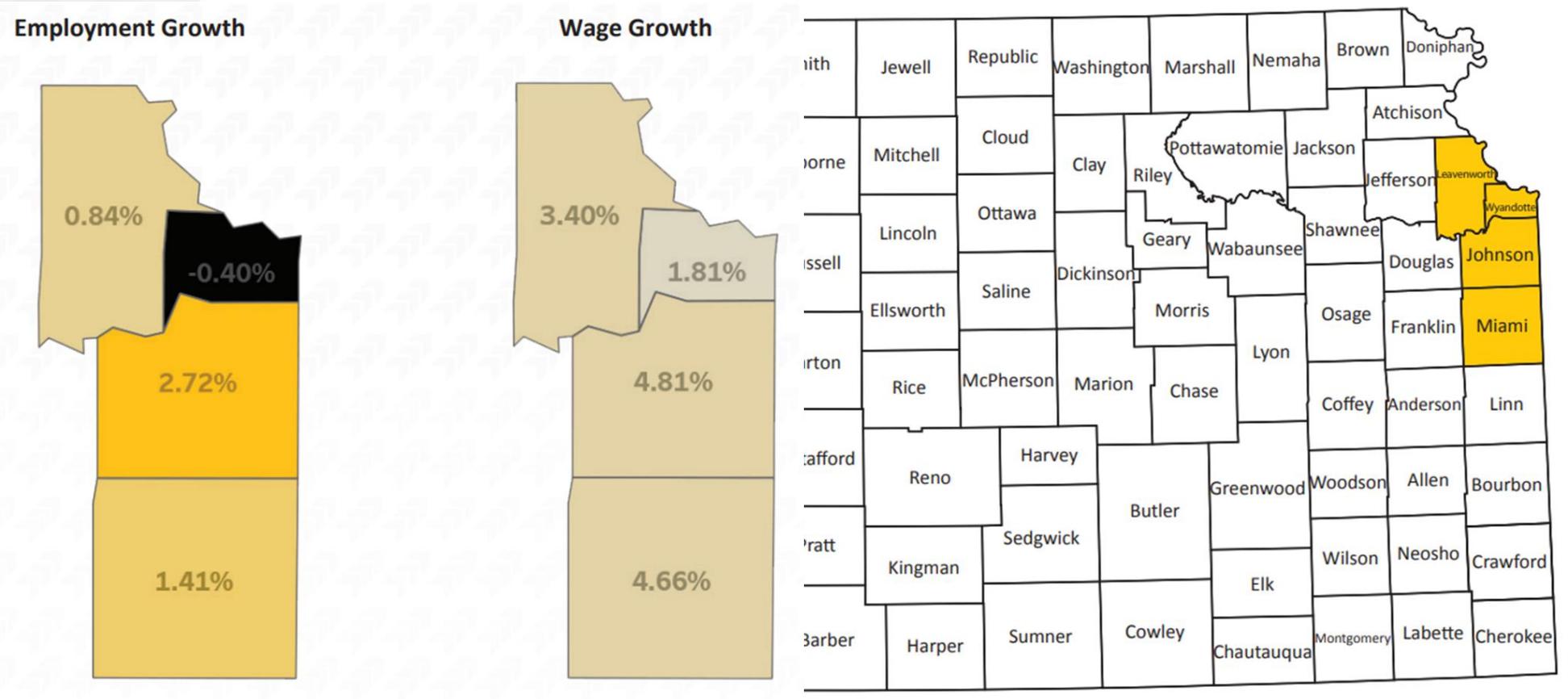
Fastest Growing Job Sectors Change in Number Employed (2010 to 2020) in SW Johnson County

- Professional / Business Services 96%**
- Education and Health Services 83%**
- Other Services 70%**
- Financial Activities 61%**
- Trade, Transportation, Utilities 46%**

Annual Pay by Industry						
Industry	Kansas			Johnson County		
	2020	2021	Difference	2020	2021	Difference
Natural resources and mining	\$47,721	\$50,132	5.1%	\$63,116	\$65,789	4.2%
Construction	\$59,126	\$60,815	2.9%	\$69,391	\$71,134	2.5%
Manufacturing	\$62,958	\$64,603	2.6%	\$74,111	\$76,108	2.7%
Trade, transportation, and utilities	\$46,012	\$47,912	4.1%	\$52,708	\$55,250	4.8%
Information	\$73,749	\$81,217	10.1%	\$98,590	\$110,320	11.9%
Financial activities	\$75,889	\$81,985	8.0%	\$94,936	\$105,994	11.6%
Professional and business services	\$69,538	\$71,479	2.8%	\$82,953	\$86,561	4.3%
Education and health services	\$48,486	\$50,954	5.1%	\$55,127	\$58,358	5.9%
Leisure and hospitality	\$18,088	\$19,987	10.5%	\$21,429	\$23,603	10.1%
Other services	\$38,965	\$41,079	5.4%	\$41,543	\$44,912	8.1%
Total	\$51,490	\$53,422	3.8%	\$63,767	\$66,833	4.8%

Source: CEDBR, BLS - QCEW

Regional Indicators – Kansas City



Johnson County Current Index	2015	2016	2017	2018	2019	2020	2021
	106.61	107.31	108.68	110.01	111.73	113.00	114.75

Index includes wages, employment, and unemployment rate

Regional Indicators – Kansas City

Employment by Industry

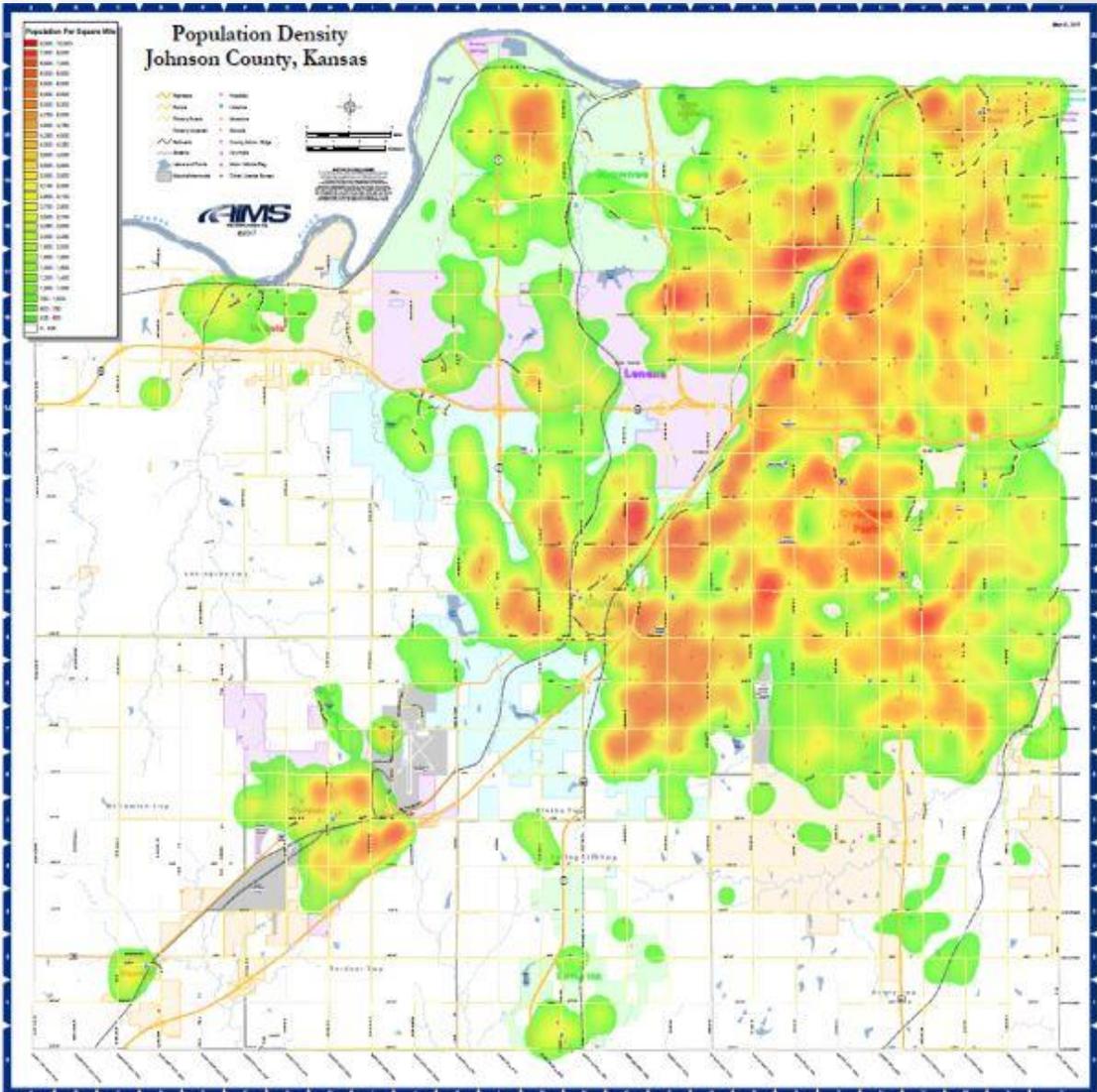
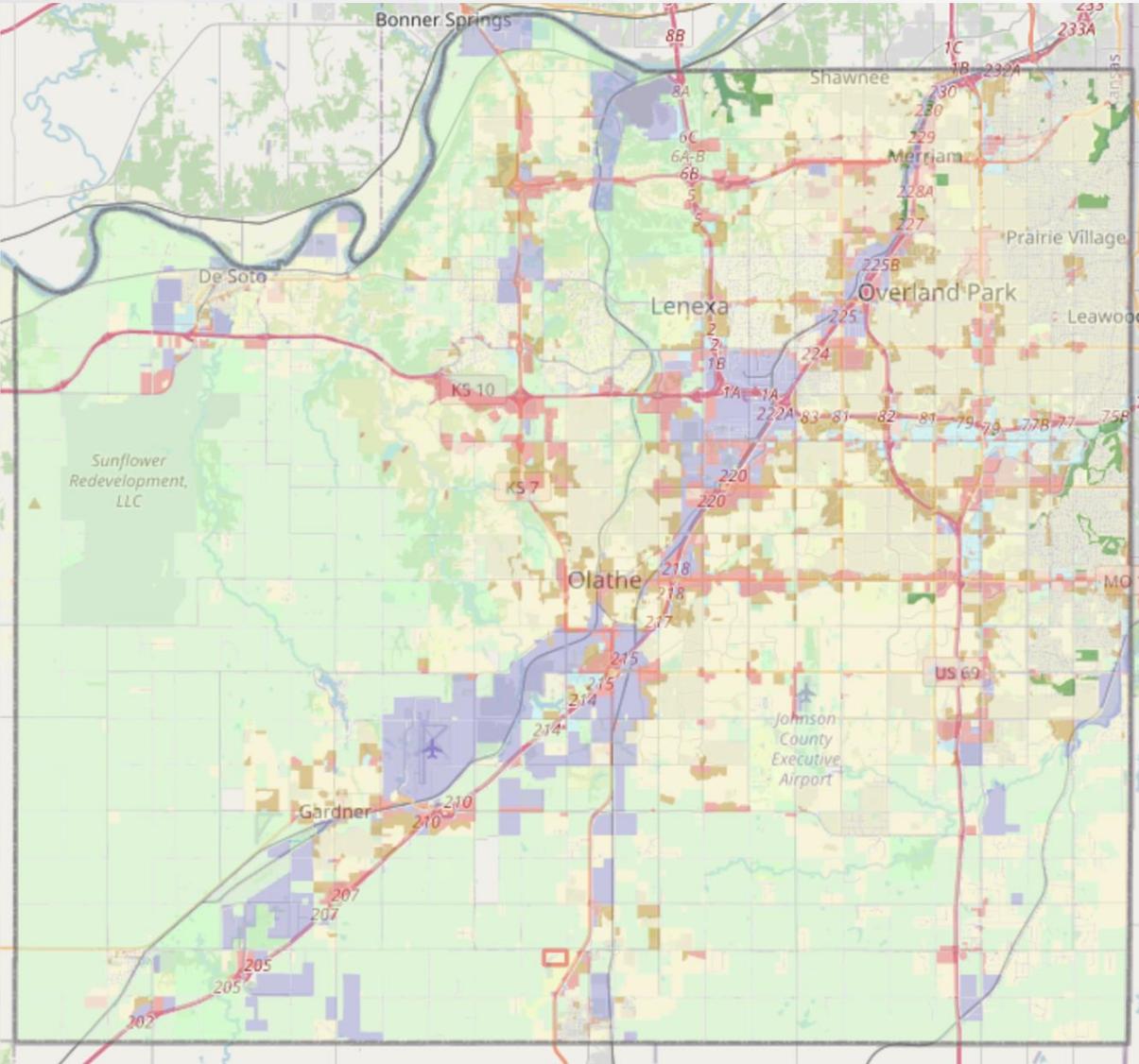


KANSAS CITY REGION EMPLOYMENT GROWTH RANKING		
Region Rank	County	State Rank
1	Johnson	18
2	Miami	46
3	Leavenworth	56
4	Wyandotte	71

KANSAS CITY REGION COUNTY INDEX RANKING		
Region Rank	County	State Rank
1	Miami	20
2	Johnson	22
3	Leavenworth	41
4	Wyandotte	77

KANSAS CITY REGION WAGE GROWTH RANKING		
Region Rank	County	State Rank
1	Johnson	41
2	Miami	46
3	Leavenworth	64
4	Wyandotte	84

County Development Pattern

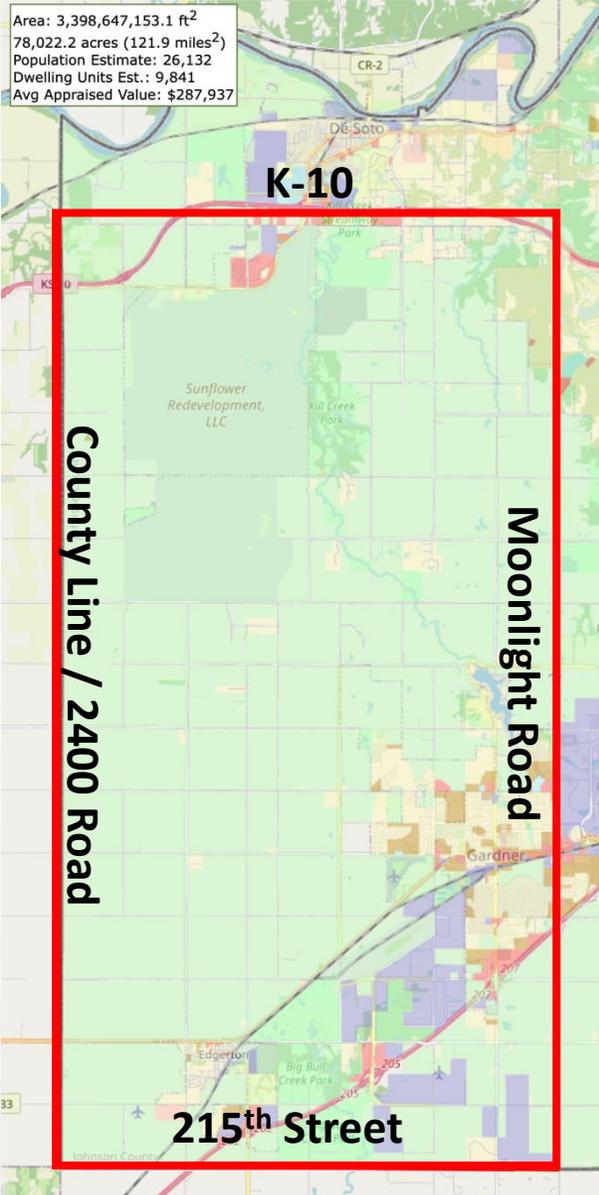


W Johnson County Development Pattern

78,022 acres / 122 sq miles

9,800+ Dwelling Units

\$287,937 Avg Appraised Value

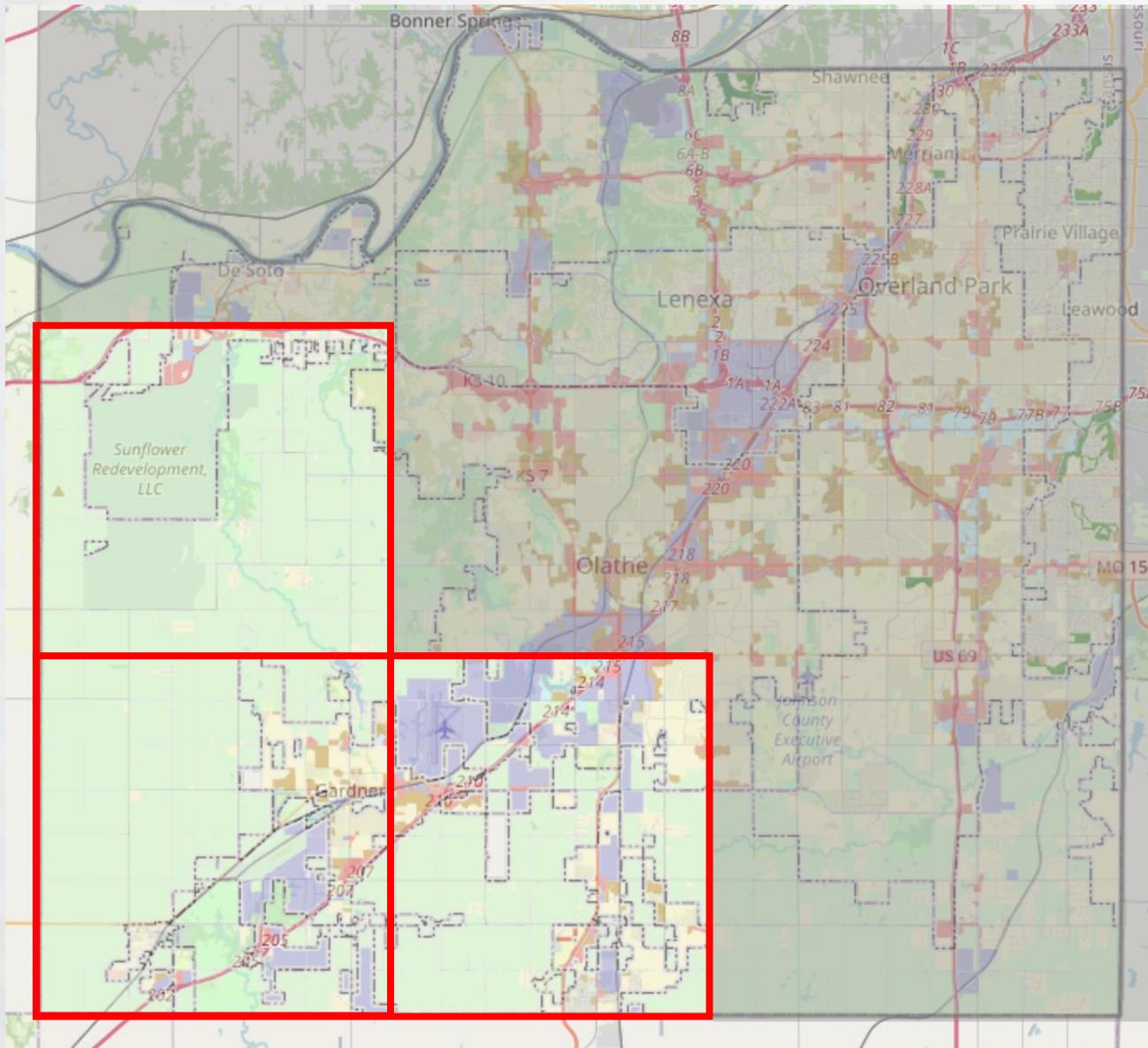


Sunflower
Redevelopment Area
Panasonic

LPKC Logistics Park

Utility Scale Solar
Facility

What does this mean?



- **Lifestyle**
 - Rural / Commuter
- **Physical Growth**
 - Annexation / Intensity
- **Physical Development**
 - Quantity / Quality
- **Housing Provision**
 - Diversity / Affordability
- **Transportation Provision**
 - Truck / Rail / Air
- **Infrastructure Provision**
 - Sanitary Sewer
- **Economic Opportunity**
 - Employment / Commerce