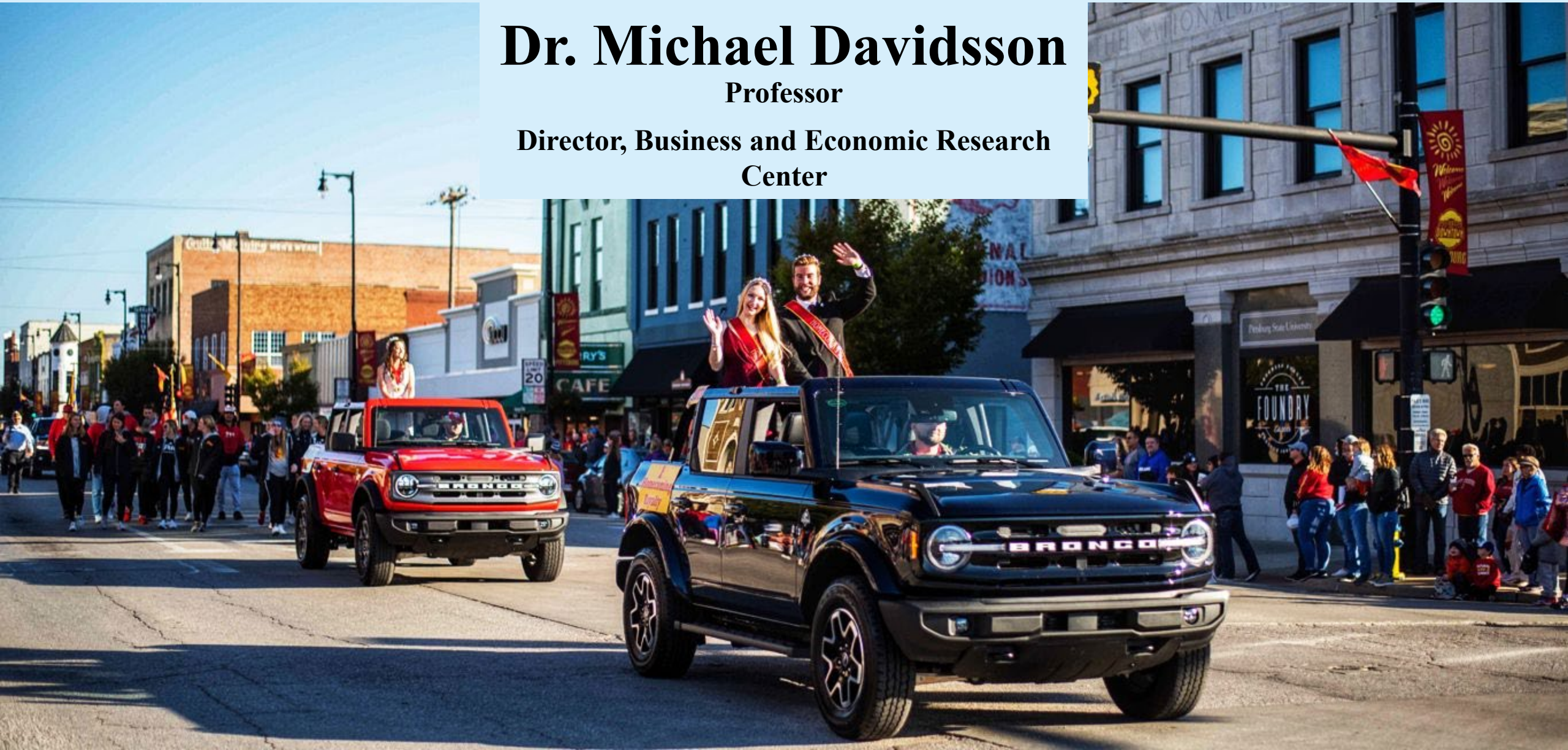


# Pittsburg Economic Conference

**Dr. Michael Davidsson**

Professor

Director, Business and Economic Research  
Center





## Number of Businesses by Employee Size Pittsburg Micropolitan Area

Crawford County				
Covered Employment and Employing Units by Size Class				
<u>Size</u>	<u>Employment</u>	<u>Units</u>	<u>Percent</u>	
			<u>Employment</u>	<u>Units</u>
Total	17,669	1,049		
0	0	91	0.0%	8.7%
1 - 4	891	446	5.0%	42.5%
5 - 9	1352	205	7.7%	19.5%
10 - 19	2155	150	12.2%	14.3%
<b>0-19</b>			<b>24.9%</b>	<b>85.0%</b>
20 - 49	3083	100	17.4%	9.5%
<b>0-49</b>			<b>42.3%</b>	<b>94.6%</b>
50 - 99	2127	31	12.0%	3.0%
100 - 249	2112	13	12.0%	1.2%
250 - 499	3199	9	18.1%	0.9%
500 - 999	2750	4	15.6%	0.4%
1000 +	0	0	0.0%	0.0%

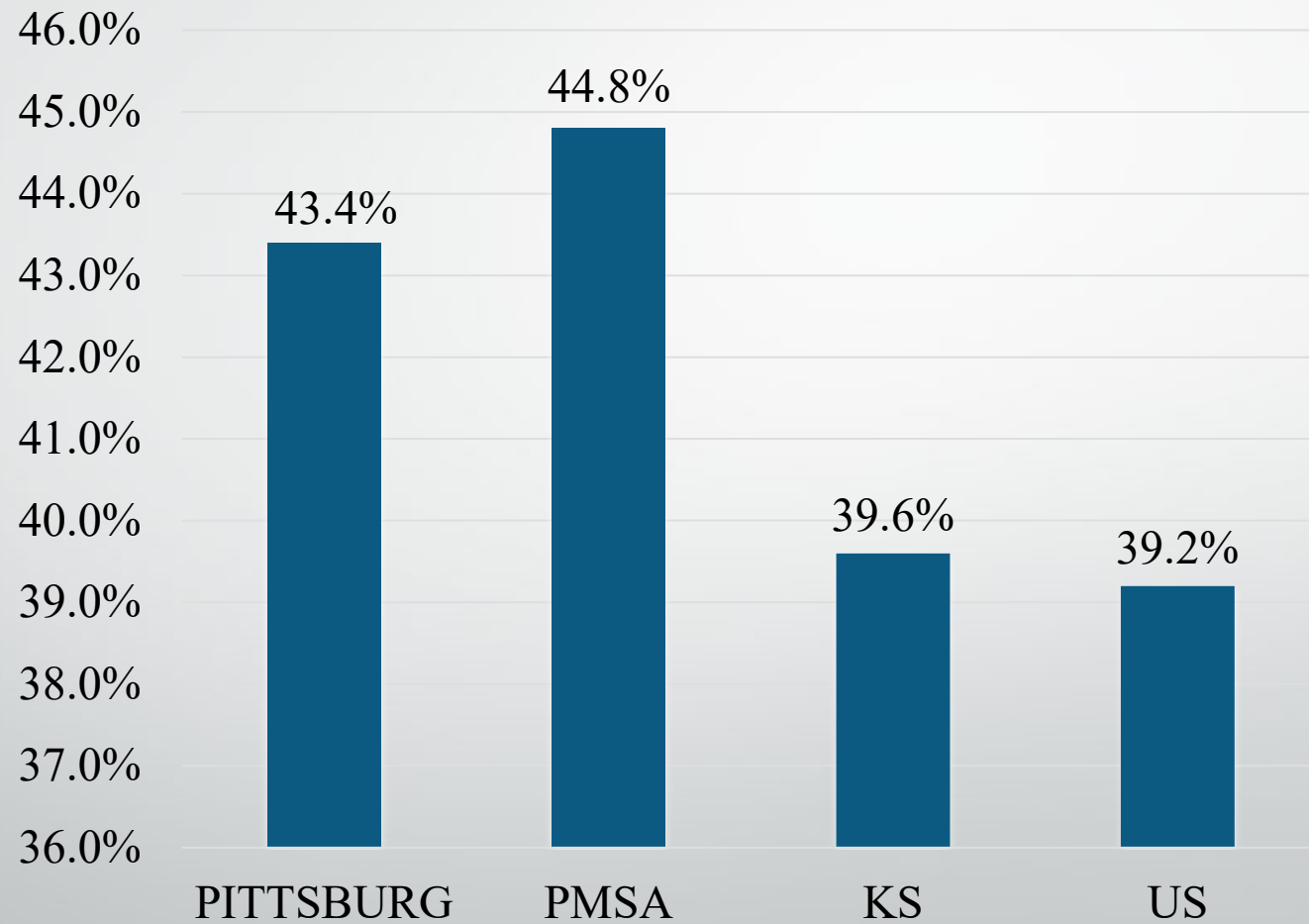
March employment data, excludes Federal employment.

Source: KDOL Labor Market Information Services and the Bureau of Labor Statistics; Quarterly Census of Employment and Wages (QCEW)

Source: Kansas Labor Market Information



# Percent of Work Force in Blue Collar Occupations 2023

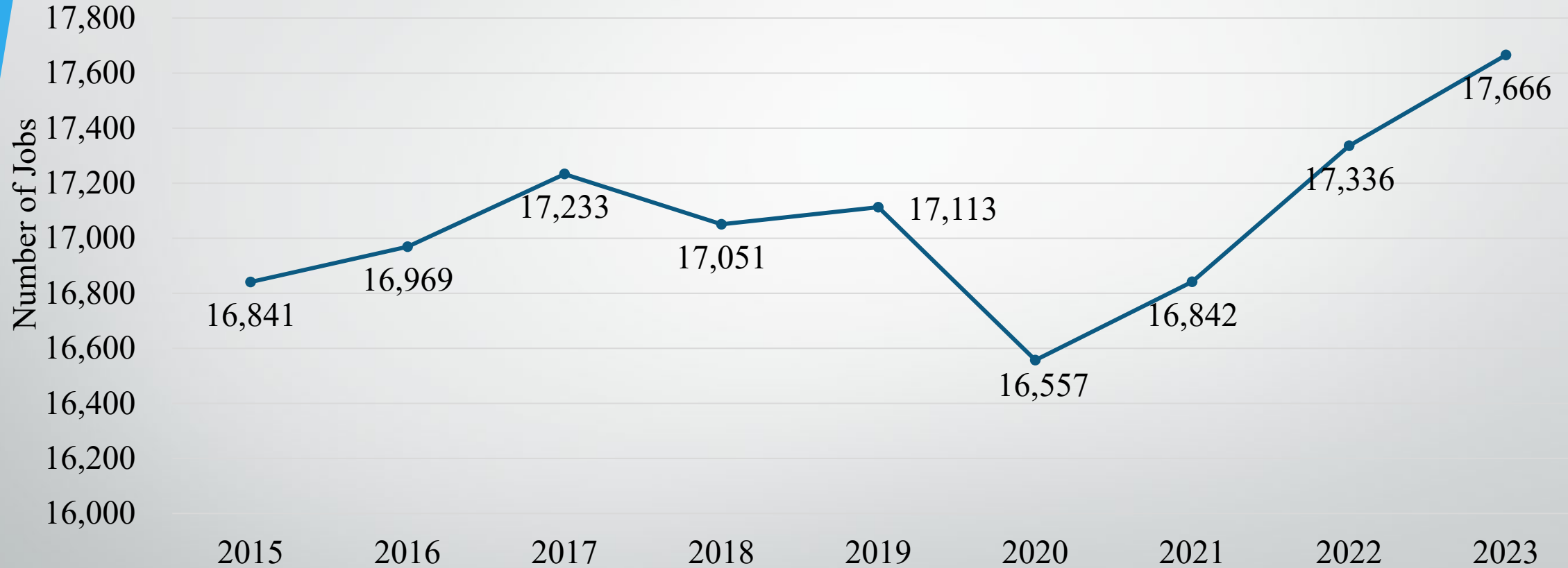


Source: Demographics Now





# Job Growth For PMSA 2015 – 2023



Source: Bureau Of Labor Statistics



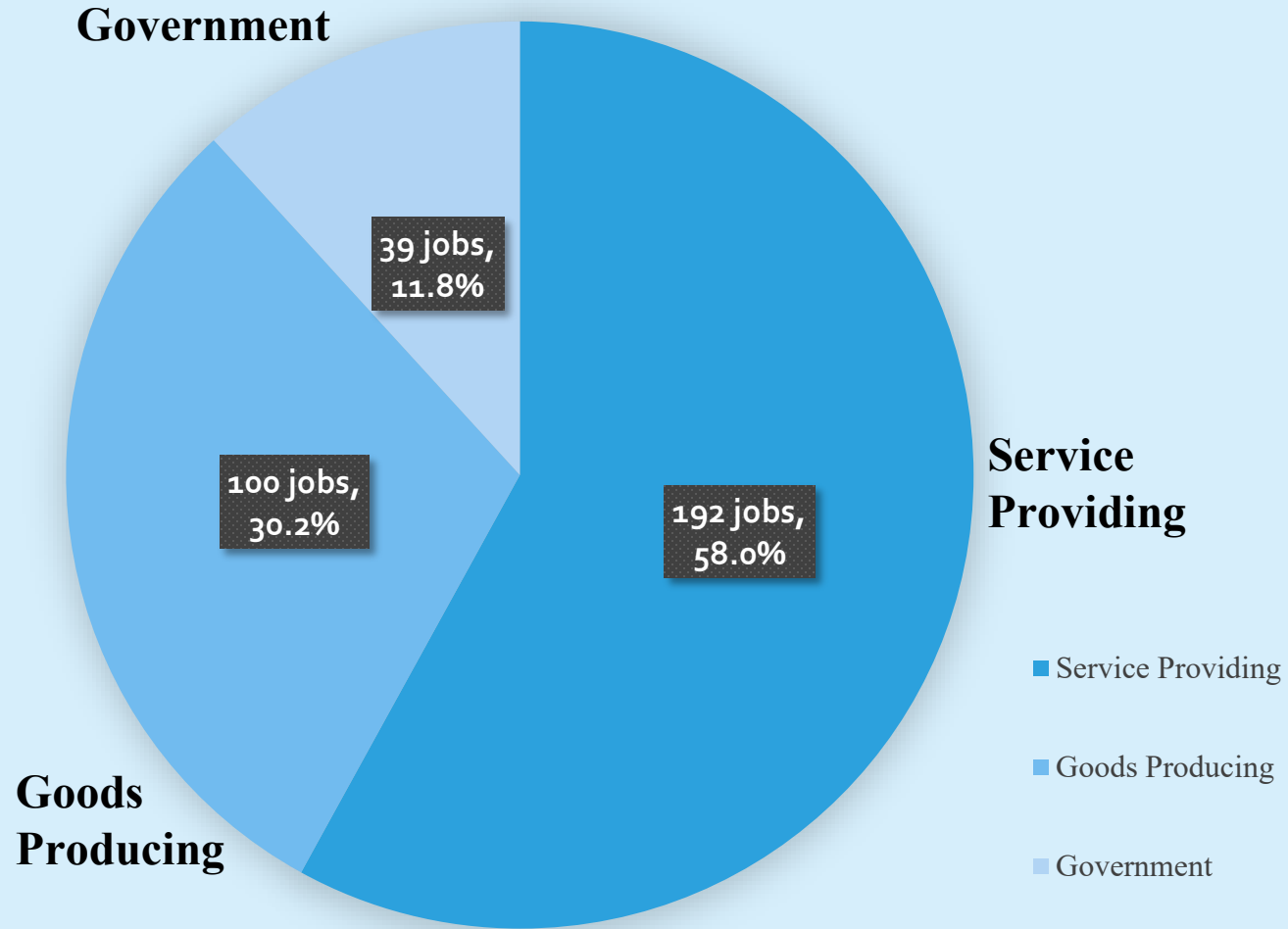
# Job Growth For PMSA 2015 – 2023



Source: Bureau Of Labor Statistics



# Growth in Number of Jobs PMSA 2023

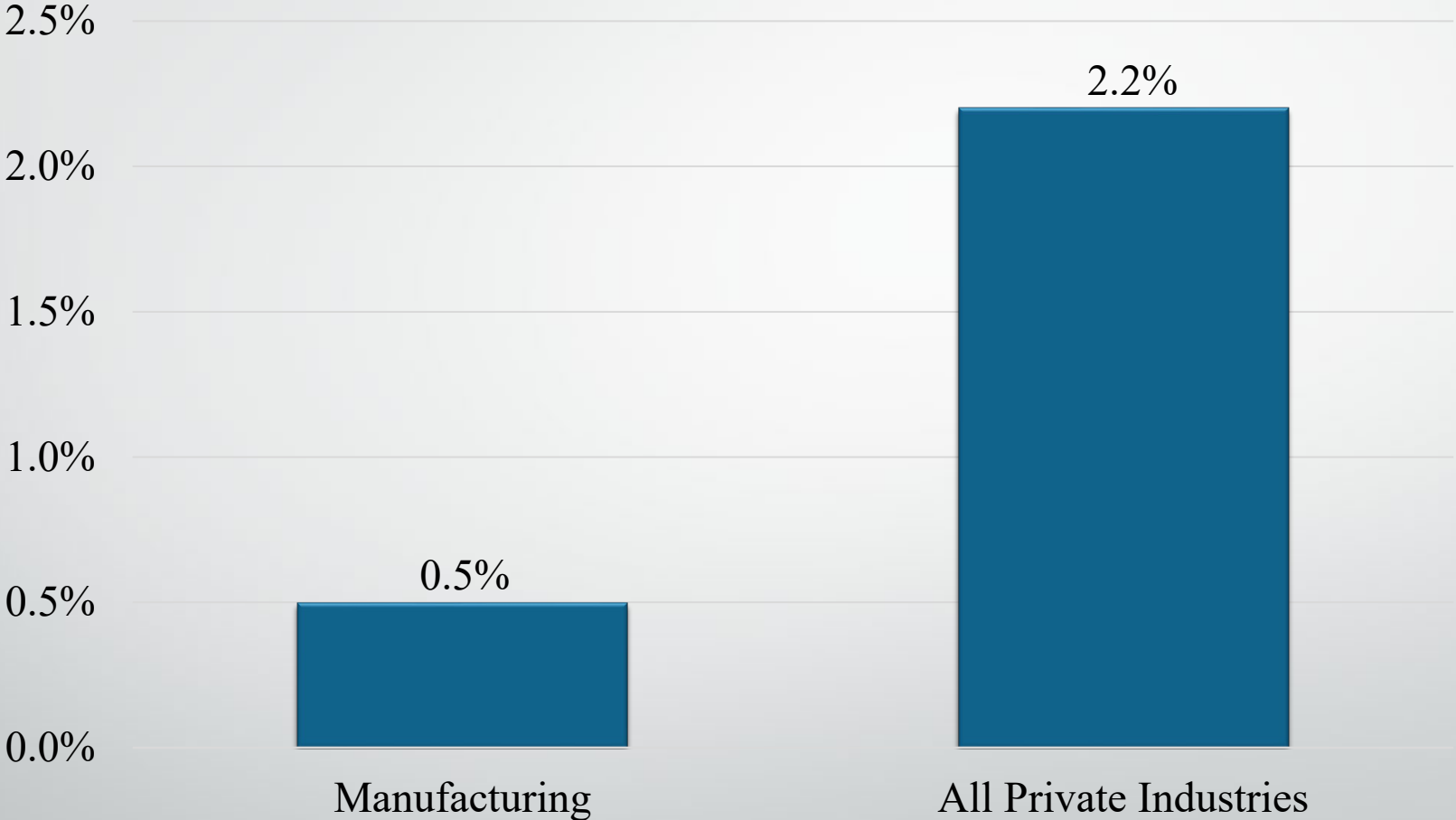


Source: Bureau Of Labor Statistics

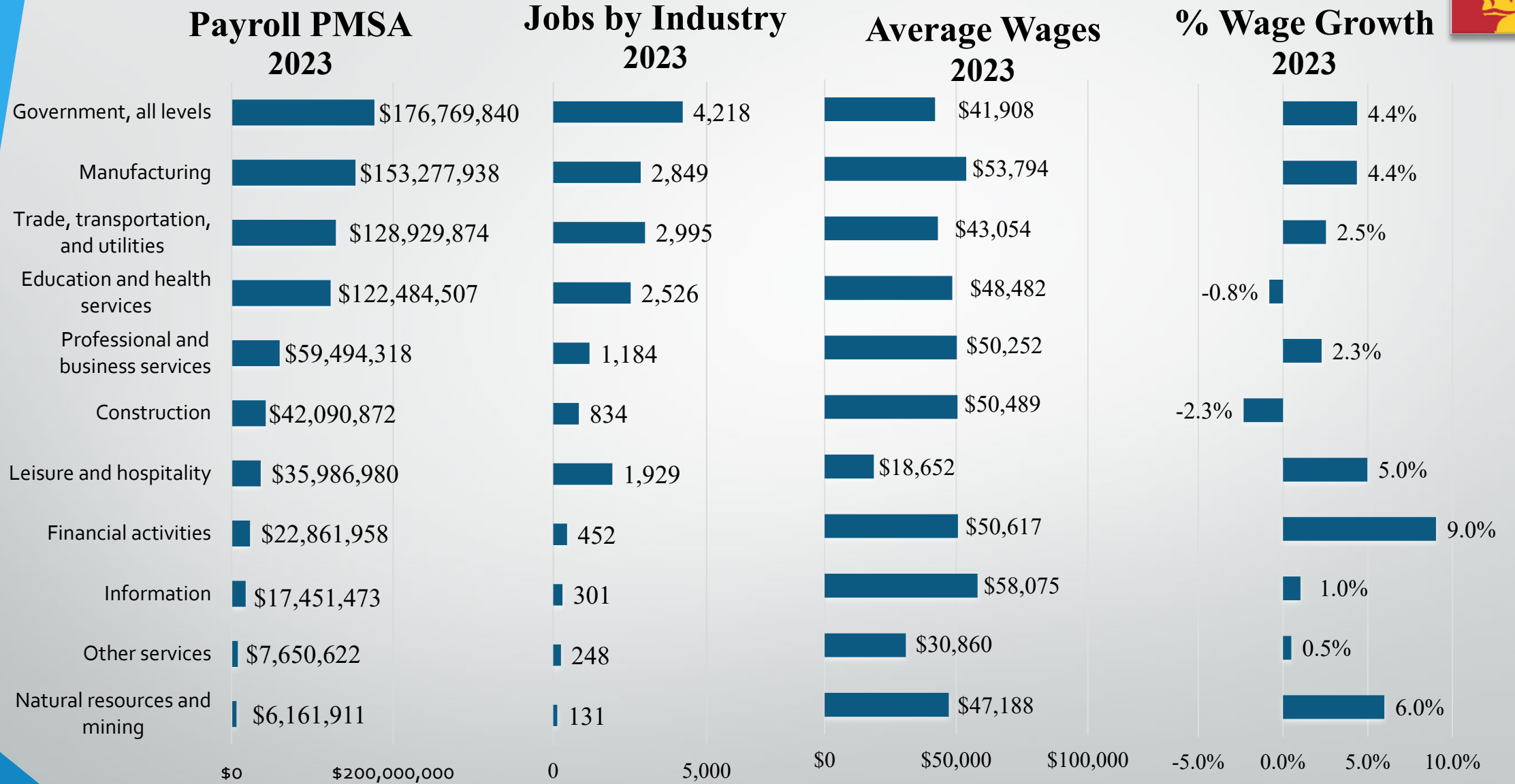


# Private Industry Job Growth 2023

## Pittsburg Metropolitan Area



Source: Bureau Of Labor Statistics



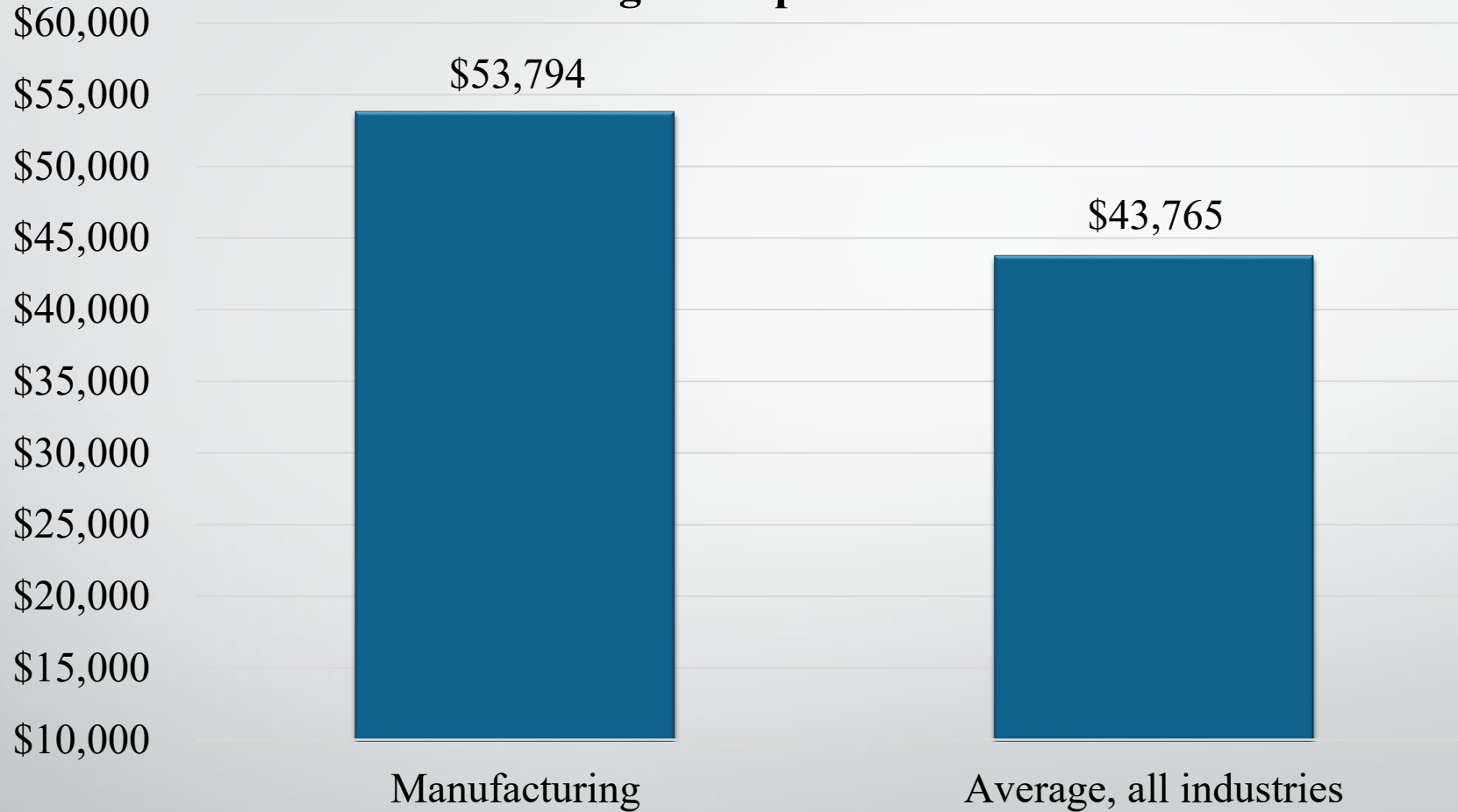
Source: Bureau Of Labor Statistics





# Average Wages 2023

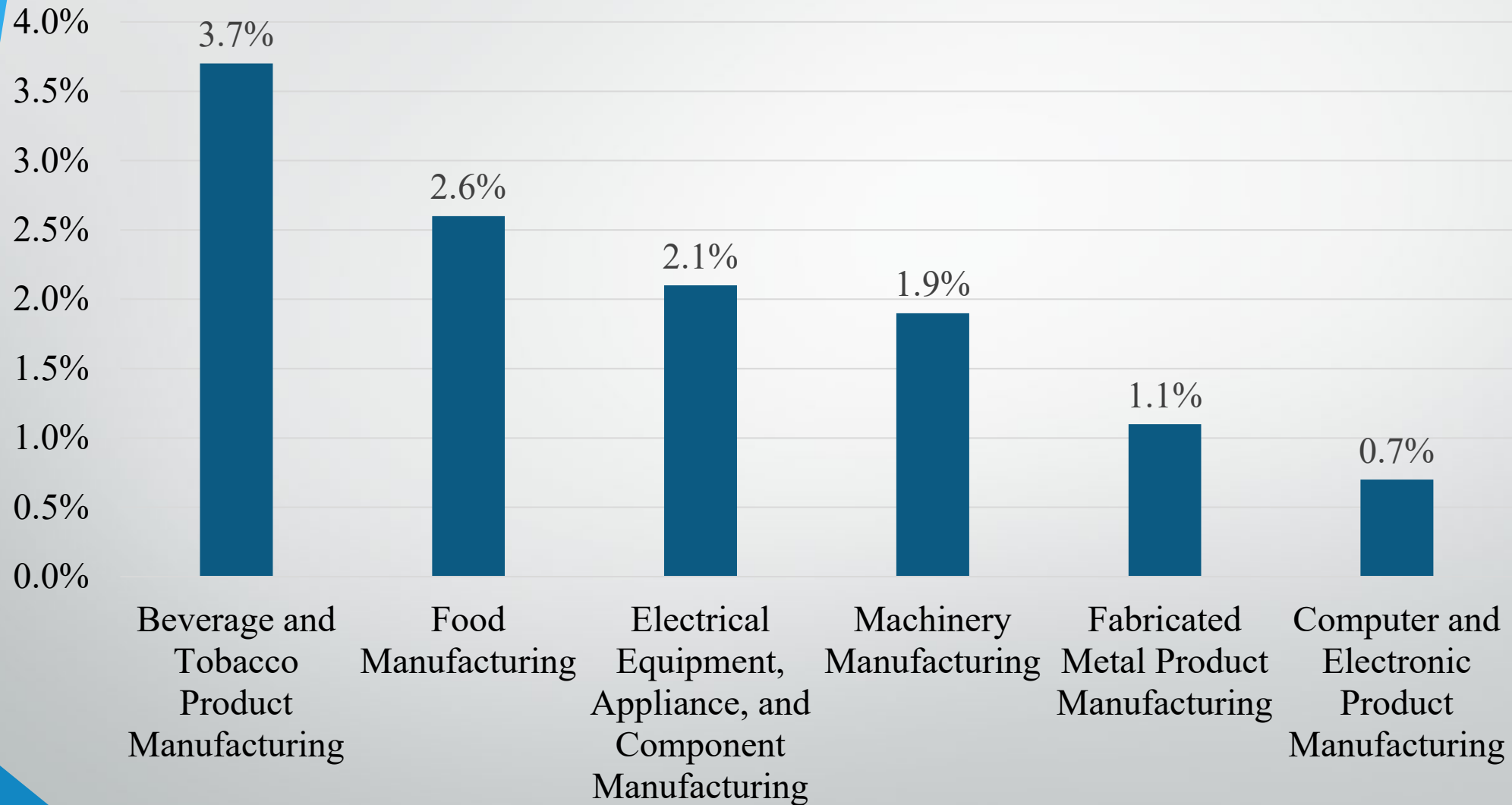
## Pittsburg Micropolitan Area



Source: Bureau Of Labor Statistics

# Job Growth In 6 Fastest Manufacturing Industries In US 2023

## Three Digit NAICS Code Industries



Source: Bureau Of Labor Statistics

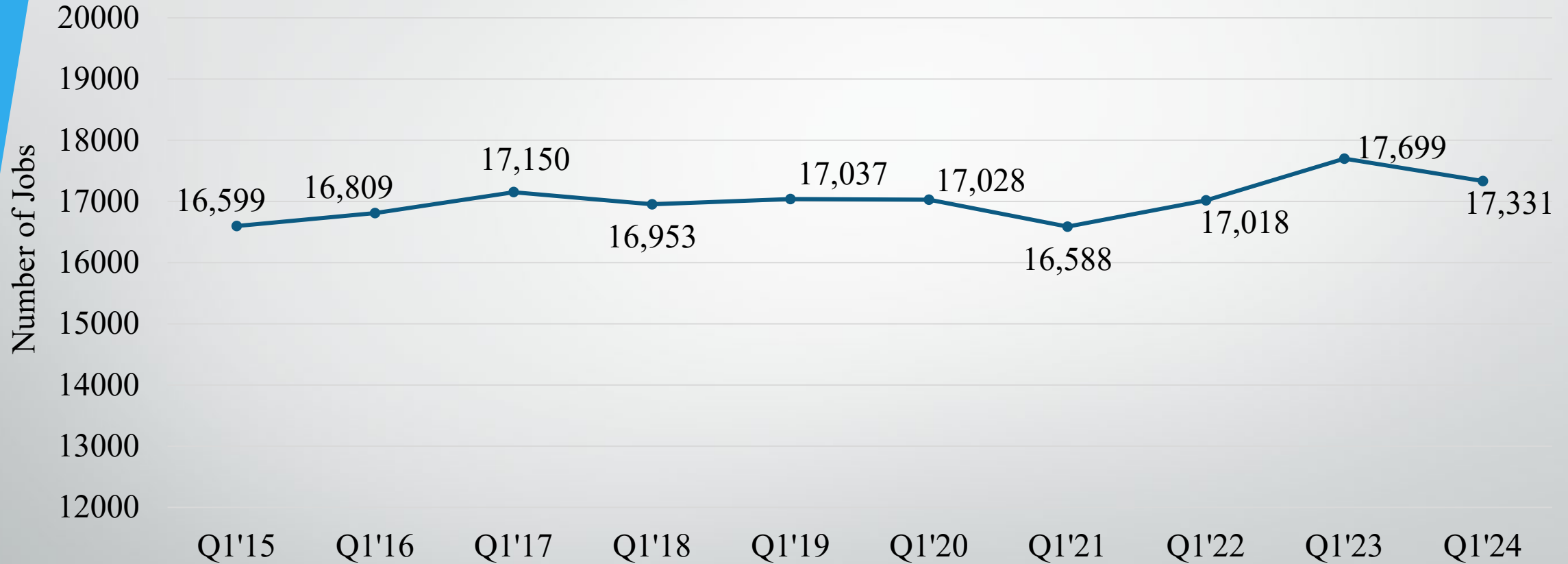
# Names Of Largest MFG PMSA Companies In US Fastest Growing Industries In 2023



Nation Wide Growth	3-Digit Industry	Company Name PMSA
3.7%	Beverage and Tobacco Product Manufacturing	Pepsi Beverages Co
2.6%	Food Manufacturing	Sugar Creek Packing Co
2.1%	Electrical Equipment, Appliance, and Component Manufacturing	Avail Enclosure Systems
1.9%	Machinery Manufacturing	Hix Corp
1.1%	Fabricated Metal Product Manufacturing	Horizon Systems Inc
0.7%	Computer and Electronic Product Manufacturing	Mid Central Contractors
0.6%	Nonmetallic Mineral Product Manufacturing	Progressive Products
-1.7%	Plastics and Rubber Products Manufacturing	Inteplast Group
-1.9%	Wood Product Manufacturing	Masonite Corp



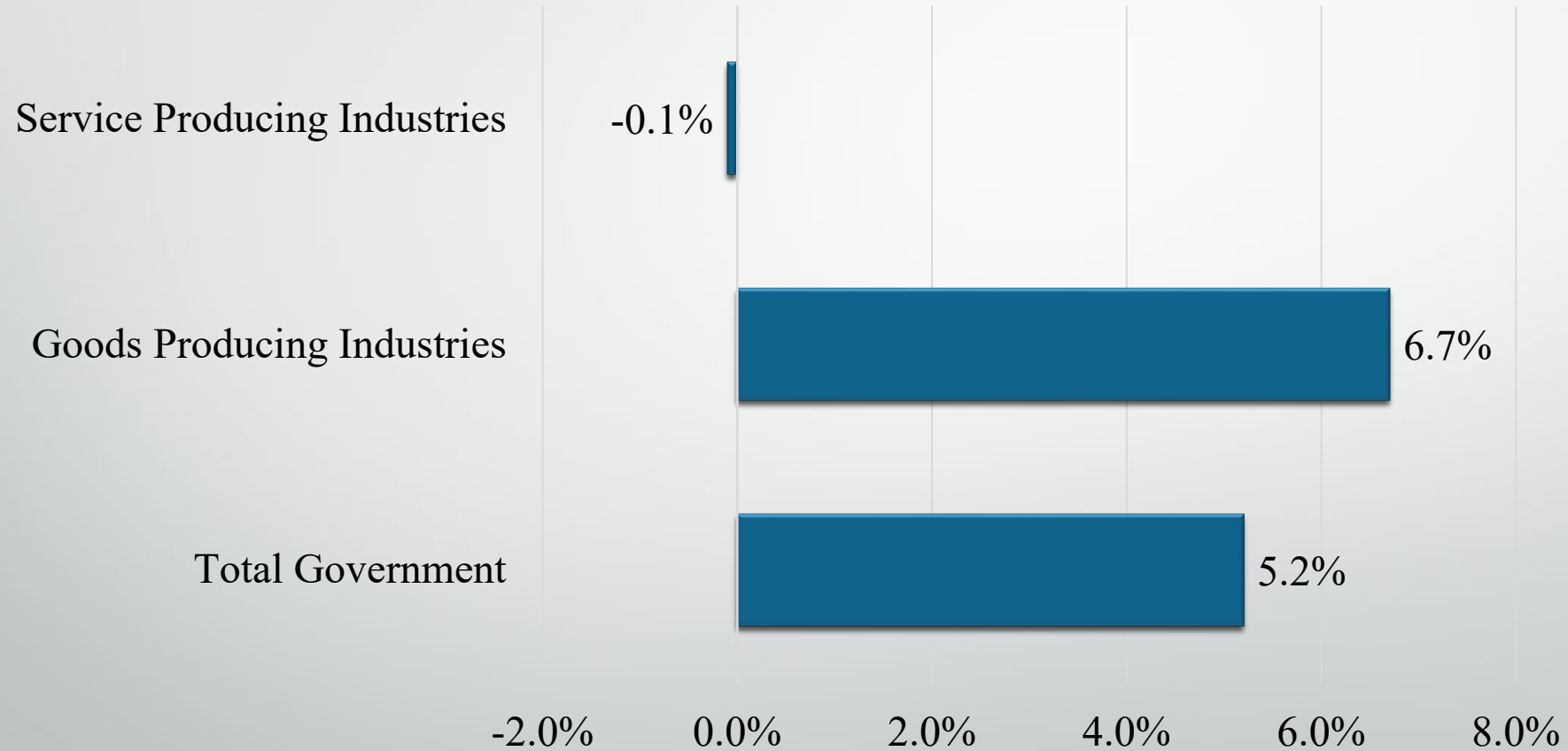
# Total Jobs For PMSA Q1'15 – Q1'24



Source: Bureau Of Labor Statistics



# Private Industry Payroll Growth Q1'23 – Q1'24 Pittsburg Metropolitan Area

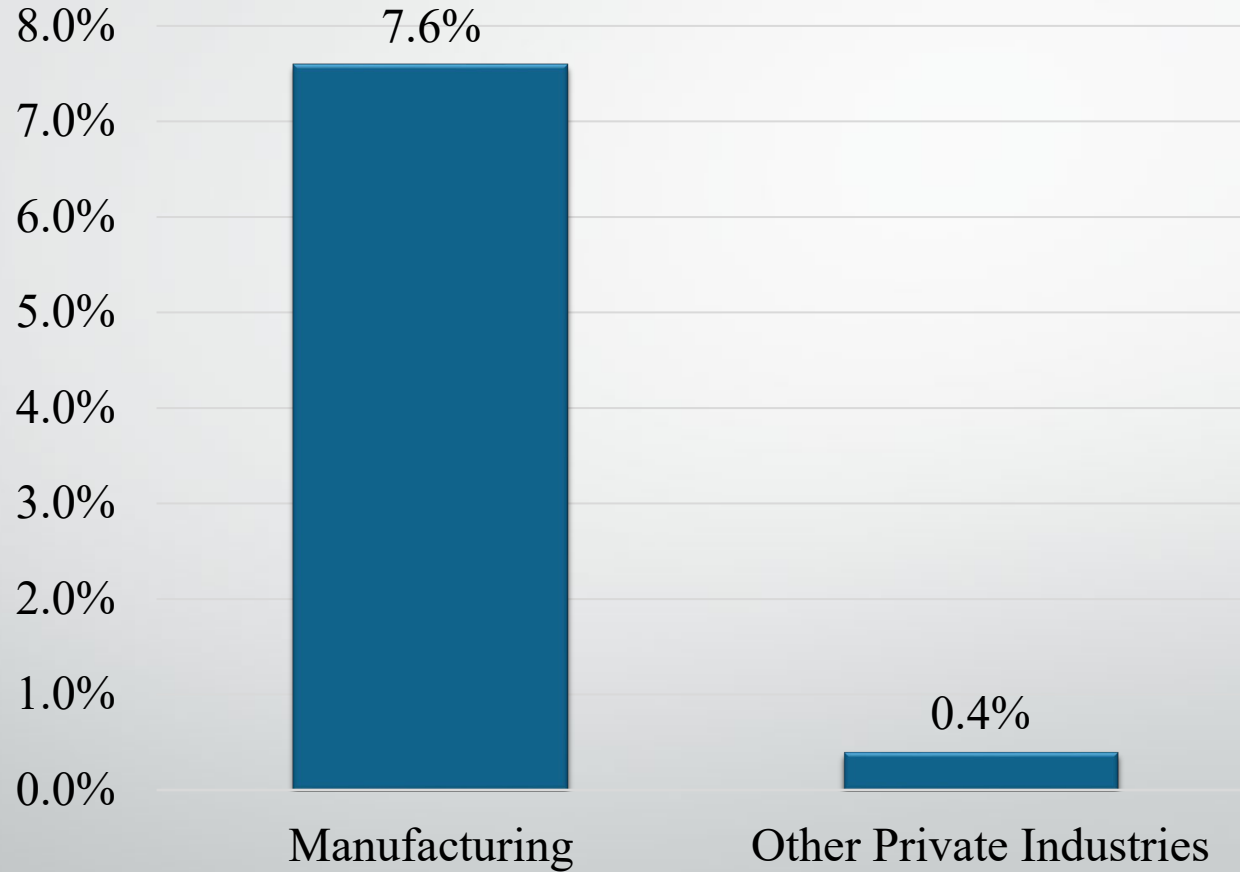


Source: Bureau Of Labor Statistics





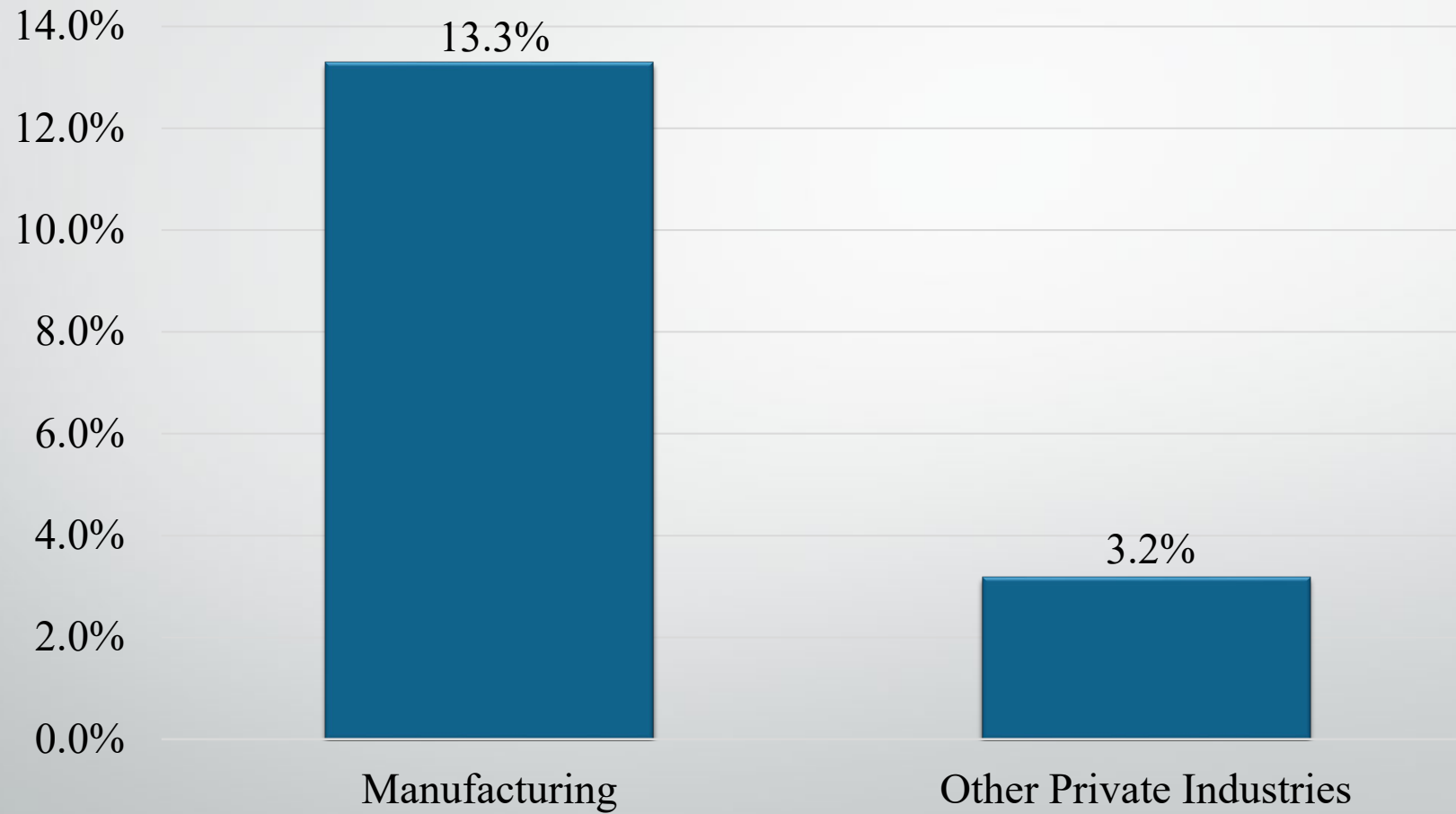
# Private Industry Payroll Growth Q1'23 – Q1'24 Pittsburg Micropolitan Area



Source: Bureau Of Labor Statistics



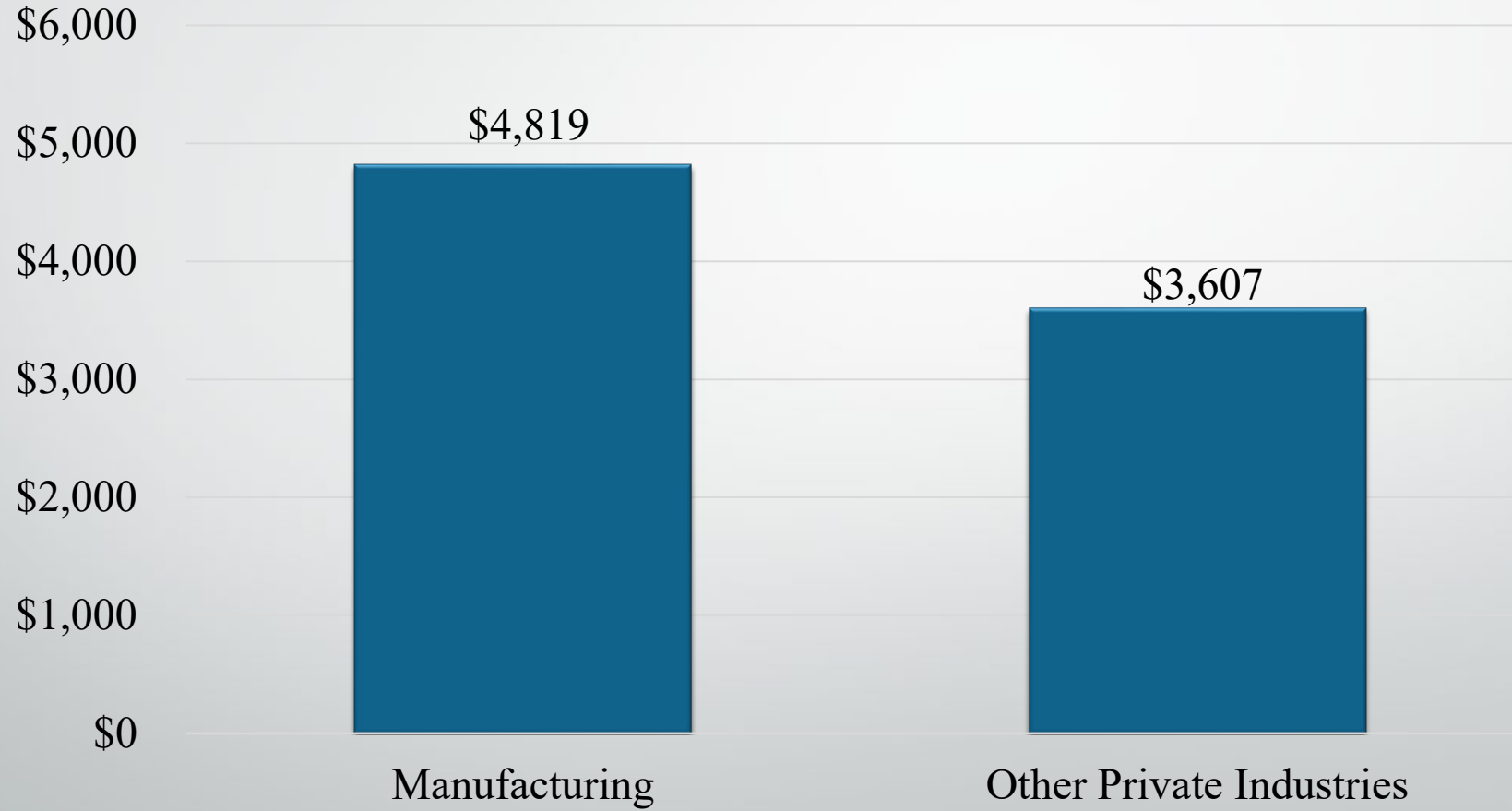
# Wage Growth Q1'23-Q1'24 Pittsburg Micropolitan Area



Source: Bureau Of Labor Statistics



# Average Monthly Wages Q1'24 Pittsburg Metropolitan Area



Source: Bureau Of Labor Statistics

# Quality of life, Population growth, and Housing



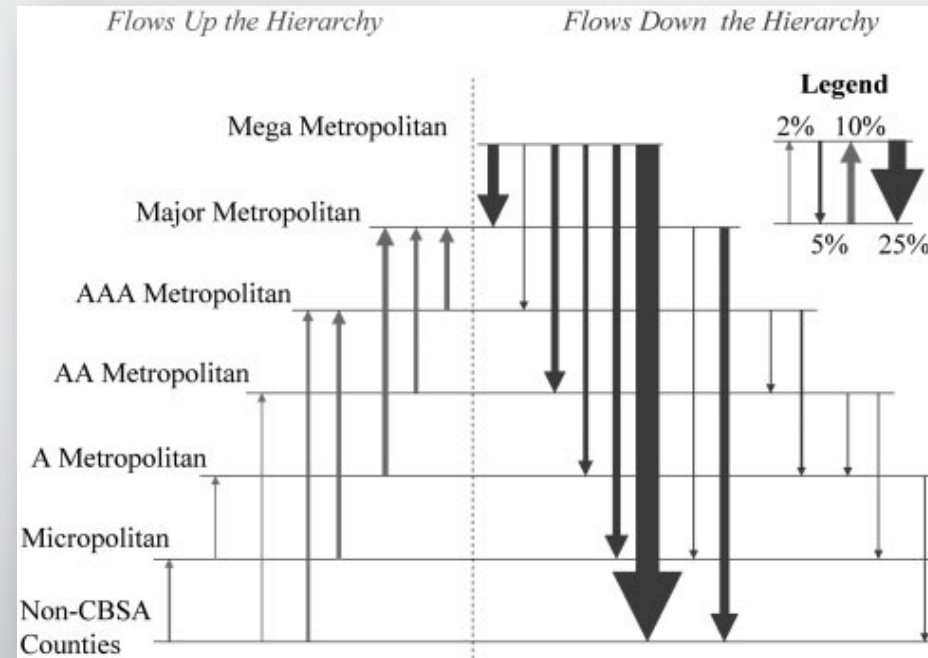


# MIGRATION TRENDS

## Demographic Effectiveness

Migration up and down the urban hierarchy and across the life course

D. A. Planea,<sup>a,b</sup> C. J. Henrie,<sup>c</sup> and M. J. Perry<sup>d</sup>







# Vibrant Downtown

The City of Pittsburg has a very active downtown revitalization program



## Buildings recently/currently being renovated:

1310 N Broadway	203 N Broadway	513 N Broadway	407 N Broadway
902 N Broadway	209 N Broadway	607 N Broadway	216 N Broadway
812 N Broadway	211 N Broadway	919 N Broadway	206 N Locust St
810 N Broadway	217 N Broadway	301 S Broadway	102 S Locust
804 N Broadway	309 N Broadway	216 S Broadway	211 N Broadway
618 N Broadway	313 N Broadway	214 S Broadway	818 N Broadway
514 N Broadway	401 N Broadway	208 S Broadway	305 N Broadway
111 N Broadway	416 N Broadway	104 E 1st St	113 N Broadway
113/115 N Broadway	511 N Broadway	107 E Rose	117 N Broadway
117 N Broadway	214 S Broadway	104 N Locust	902 N Broadway
109 N Broadway	416 N Broadway	914 N Broadway	303 N Broadway
122 N Broadway	508/510 N Broadway	1004 N Broadway	
216 N Broadway	602 N Broadway	134 W 11th St	
320 N Locust	802 N Broadway	901 N Locust	
111 W 4th	810 N Broadway	121 E 4 <sup>th</sup>	





# Recent and planned Projects

- Gorilla Rising Project (2026)
  - Besse Hotel (student housing)
  - Colonial Fox Theatre
  - Kelce College of Business
- Harlan's Venue: 206 N Locust St (Special Events, Weddings)
- The Aviary: 102 South Locust (Residential Development) Apartments
- 211 North Broadway: (Commercial and Residential Development)
- 818 North Broadway: (Commercial and Residential Development)
- 303 and 305 North Broadway: (Commercial and Residential)
- DVLP Projects: (Residential and Commercial)
  - The Robberson – First floor private offices now complete, Second Floor Apartments Coming Soon
  - Town Talk Studios – Studio, One-bedroom, and Two-bedroom apartments now available for lease. First Floor Commercial Space available
  - Smithsonian Apartments – Apartments Under Construction



# Active Housing Developments or Recently Completed

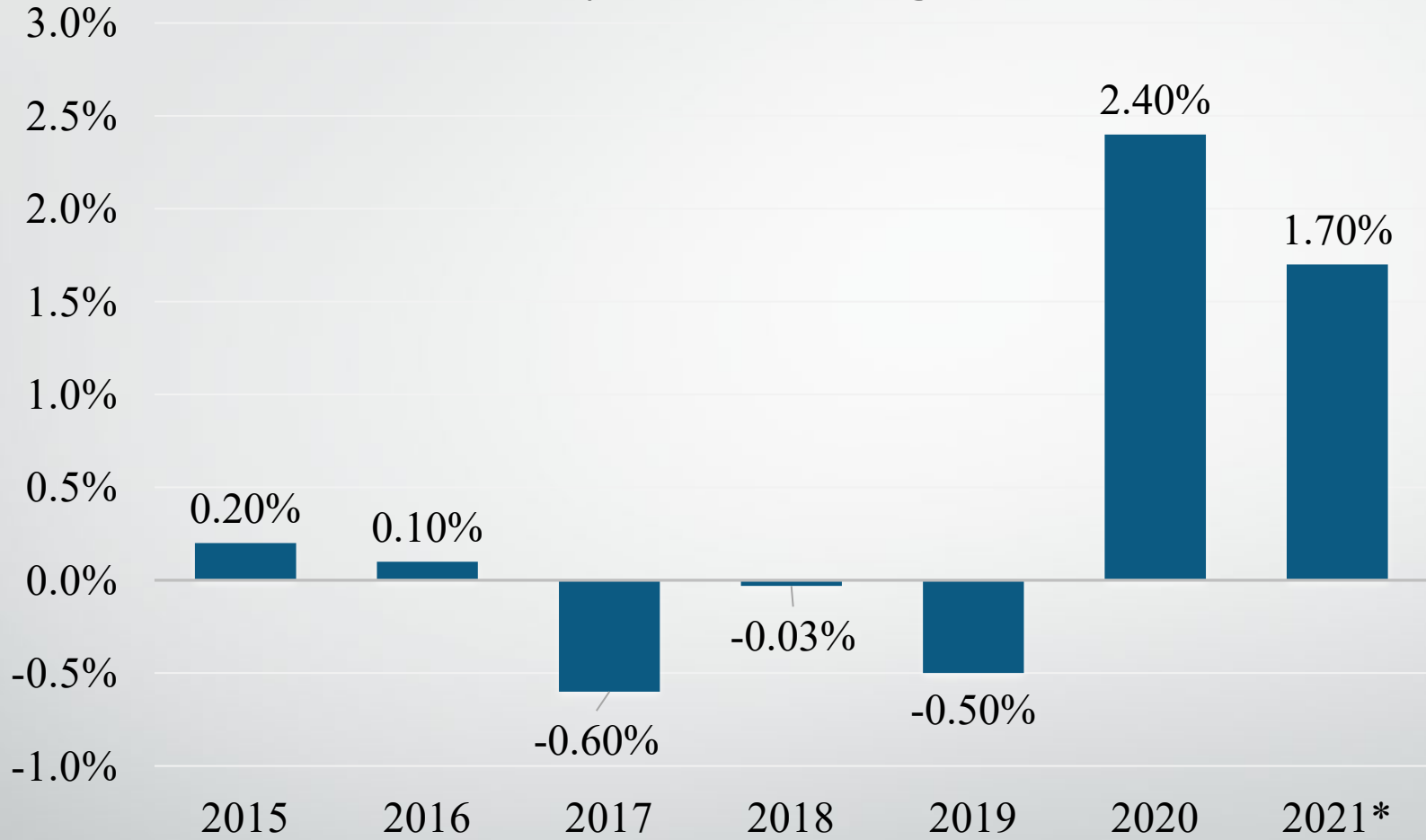
## All Phases of Construction



- **102 N. Locust Apartments:** 10+ apartments
- **Block22:** 97 student micro-lofts downtown
- **Creekside East:** 120 single family homes
- **Lakewood Drive Addition:** 5 single family homes
- **Land Bank Lots:** 52 sold properties
- **Leland Lofts:** 6 moderate-income apartments
- **Payton's Hamlet:** 4 single family homes
- **Pitt Highlands:** 25 single family homes
- **Silverback Landing:** 140 single family homes in gated housing addition
- **Smith Cline Apartments:** 20 apartments
- **Villas at Creekside:** high end 55+ gated community with 29-125 units
- **Gorilla Rising/Besse Apartments:** 63 student housing units
- **Smithsonian:** 14 apartment units
- **Aviary 102 S. Locust Apartments:** 21 apartment units
- **Biles Brothers Building:** 1 apartment and multiple commercial spaces
- **Sunflower Estates:** 12 single family homes



# Population Growth City of Pittsburgh



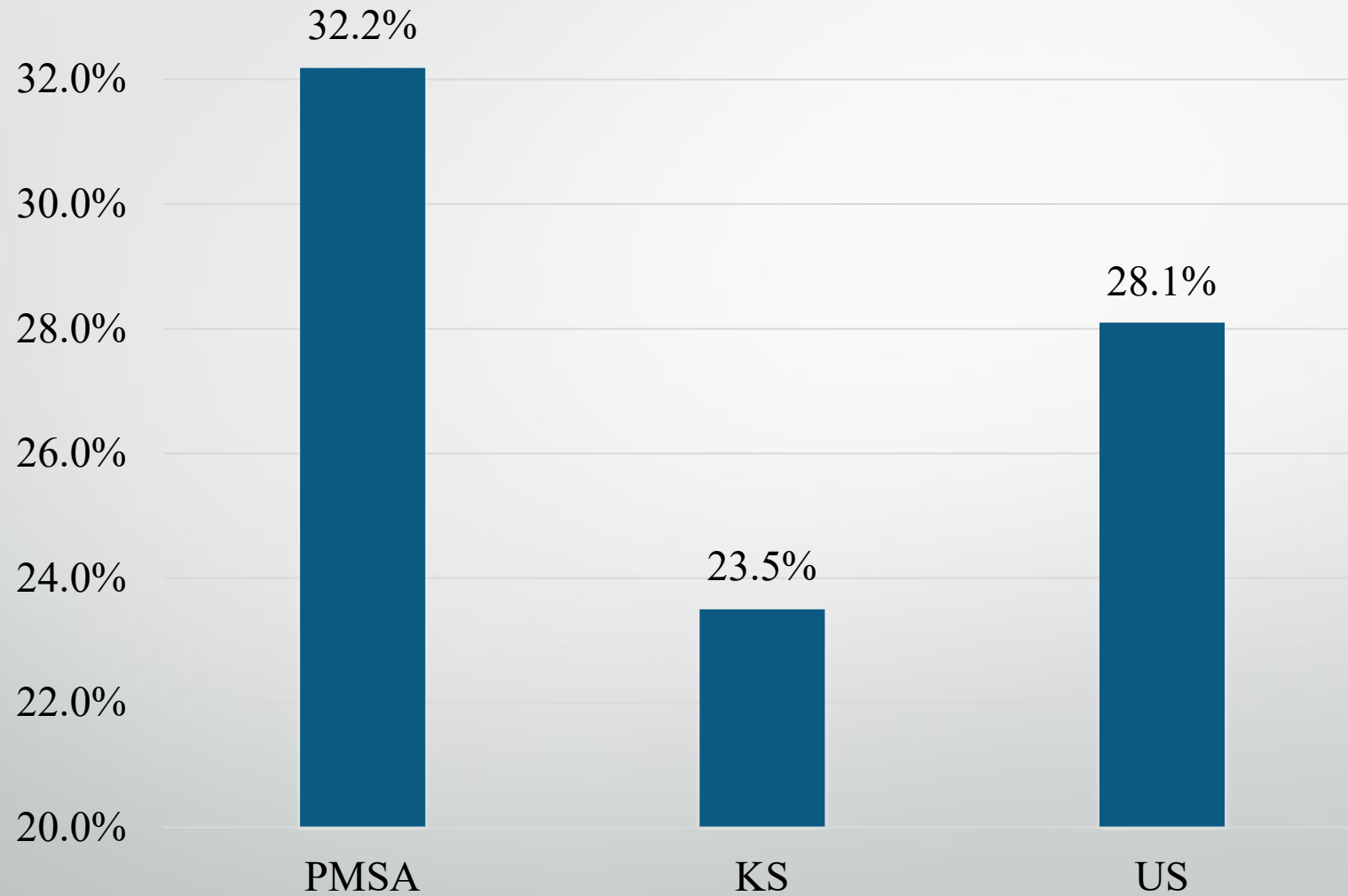
\*Based on Cell Phone Movements  
Source: Bureau of the Census and Unacast Corp.

# Local GDP and Household Income



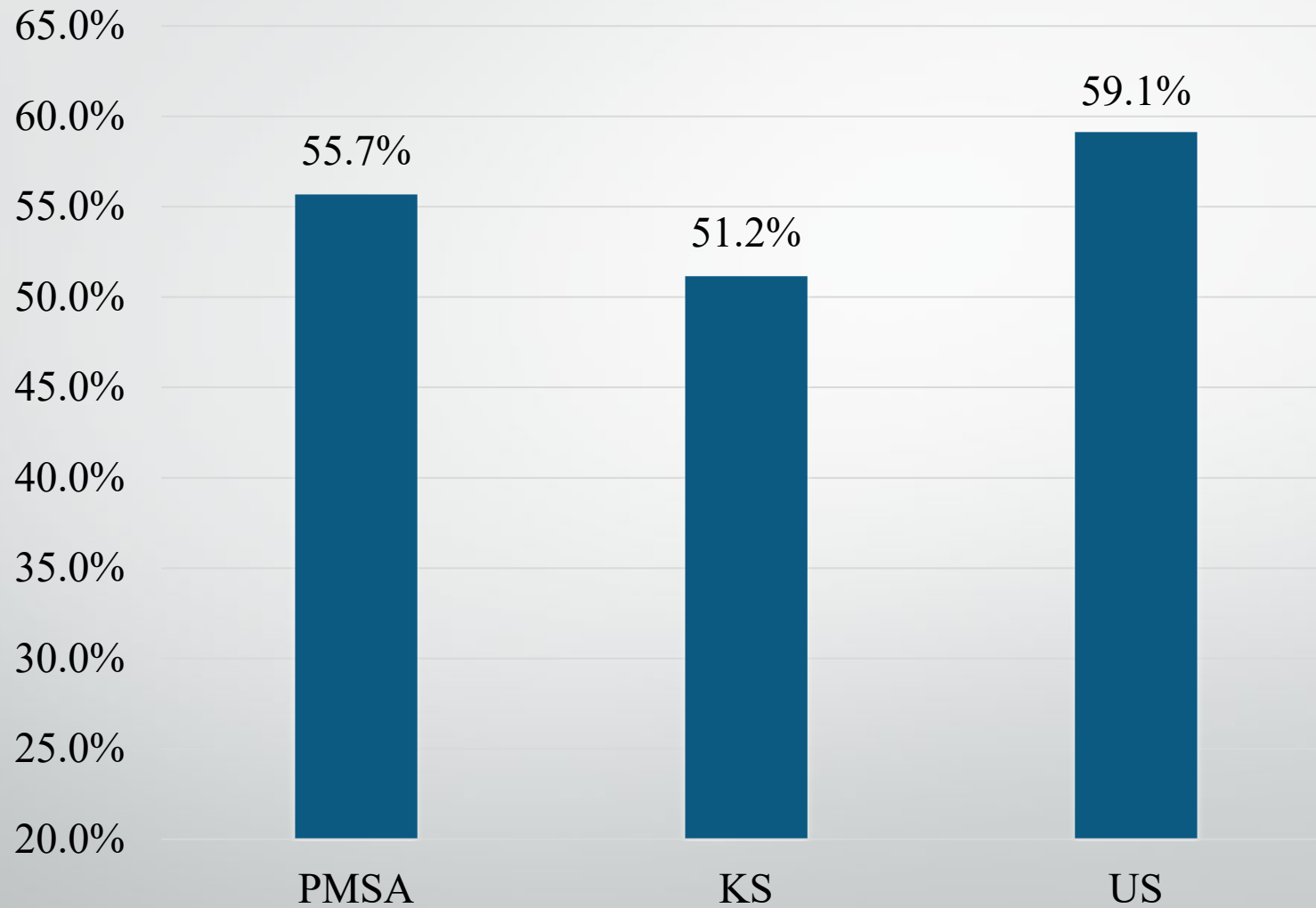


# GDP Growth 2015-2021



Source: Woods & Poole

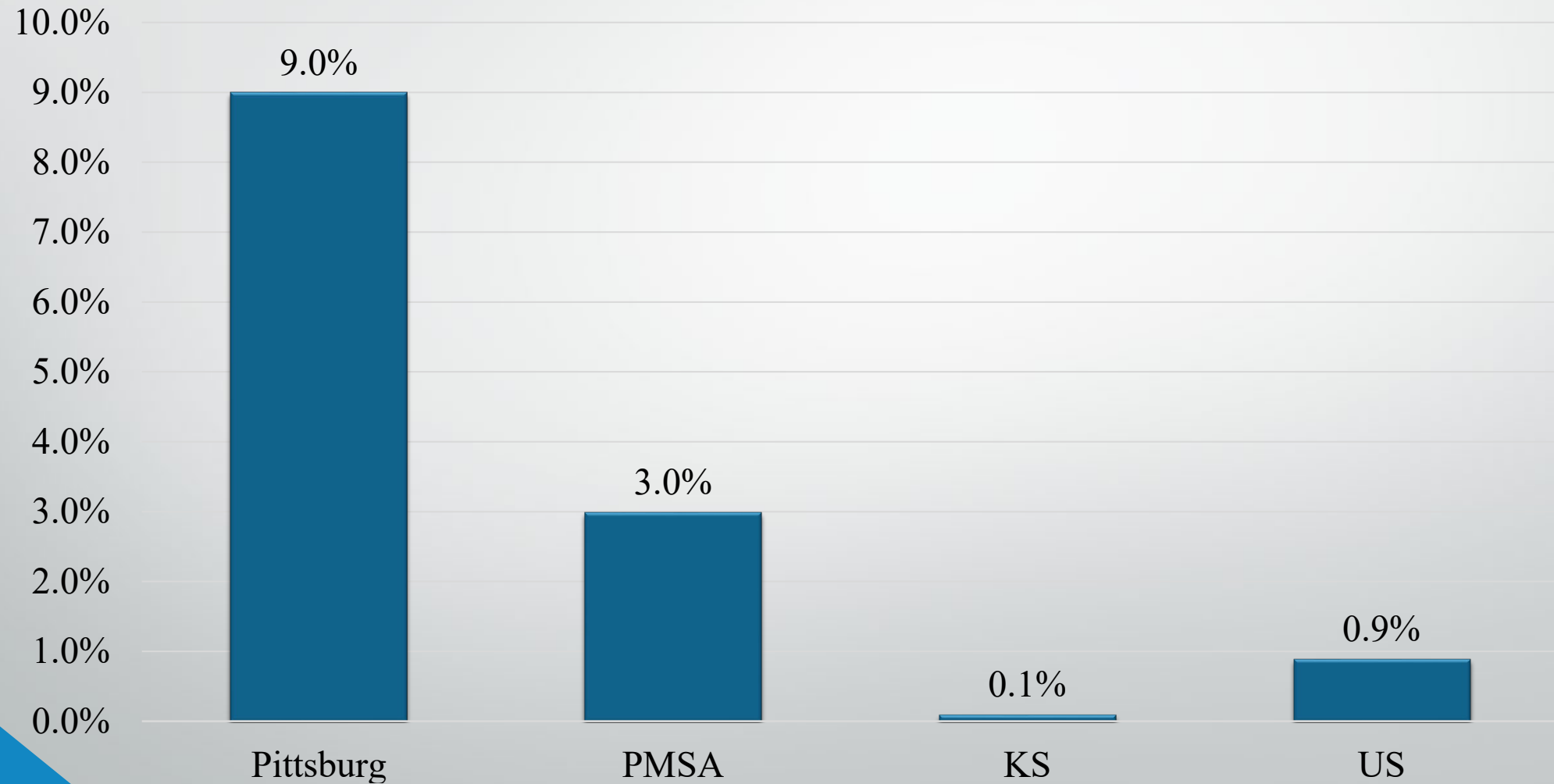
# GDP Growth 2015-2024



Source: Woods & Poole



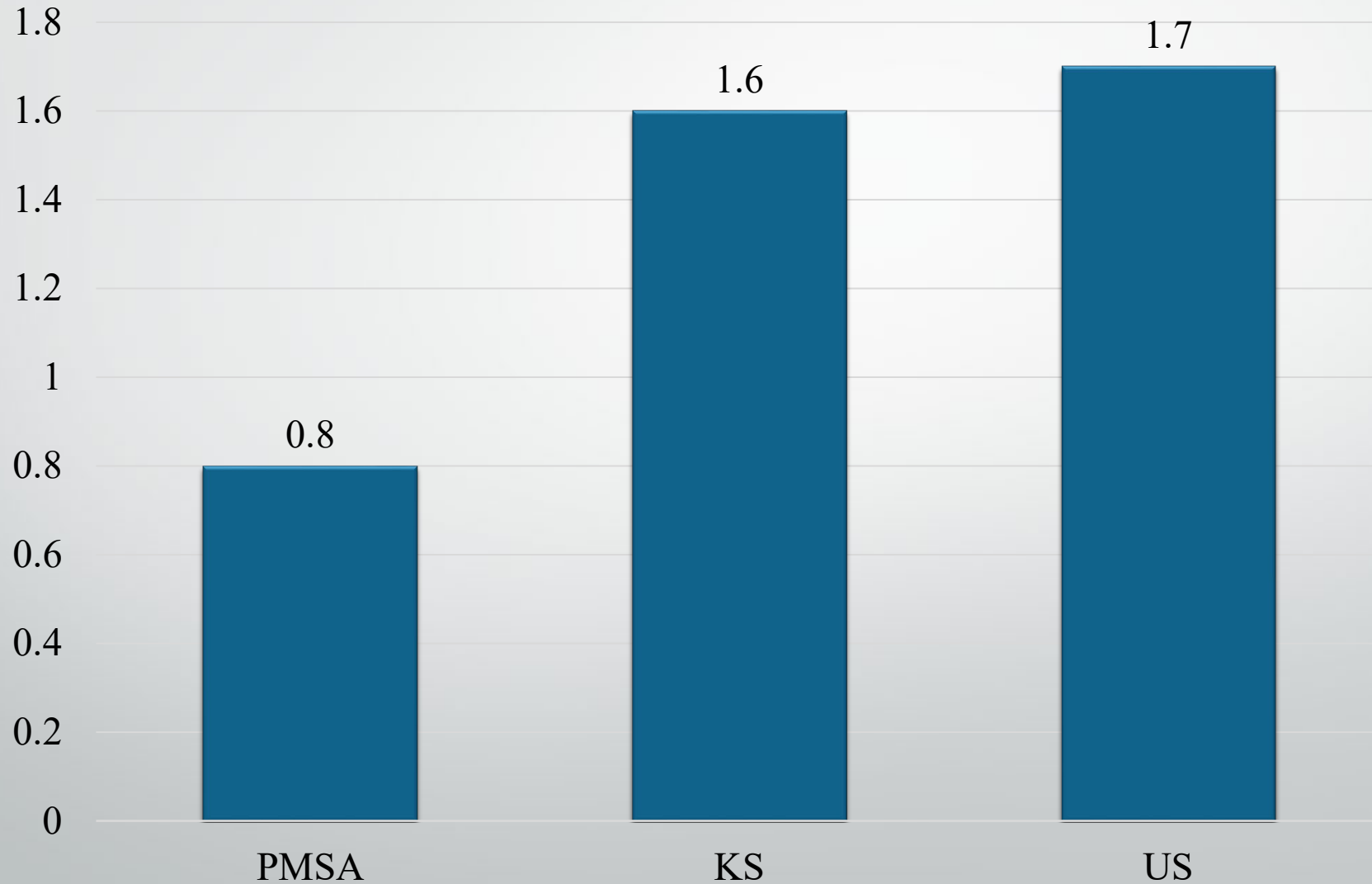
# Growth in Middle Income Households 2015-2023



Source: Demographics Now



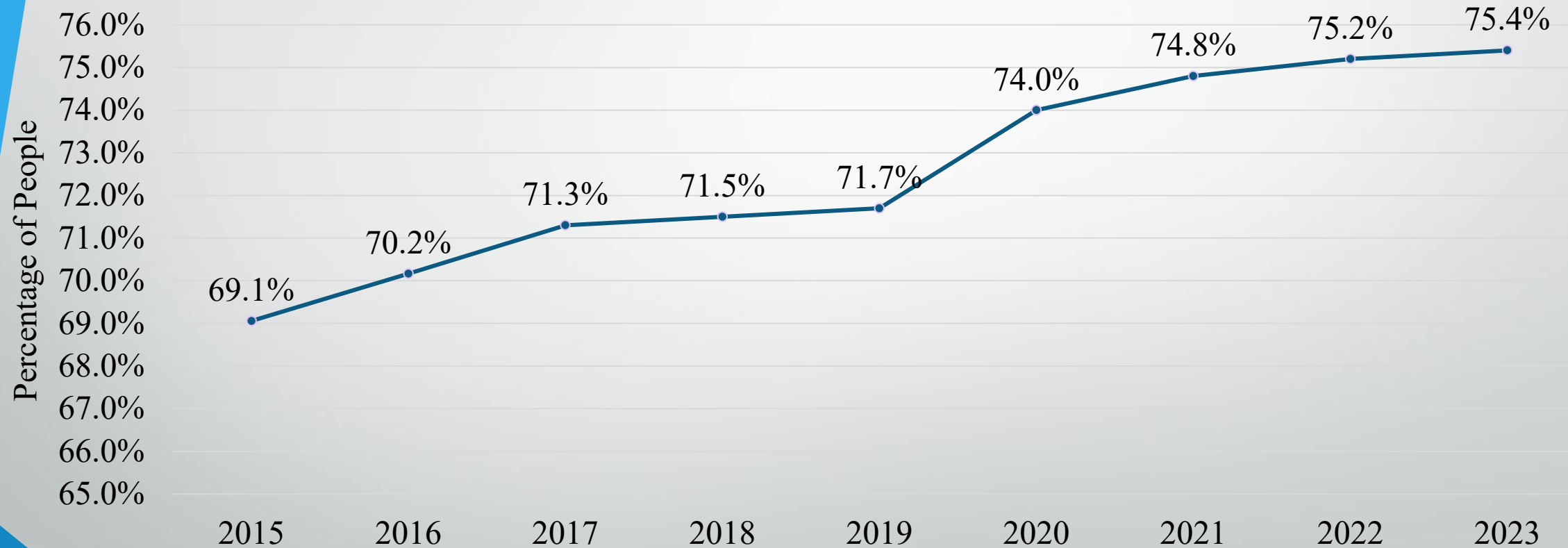
# Per Capita Personal Bankruptcies Per 1000 Adult Population - 2023



Source: US Courts



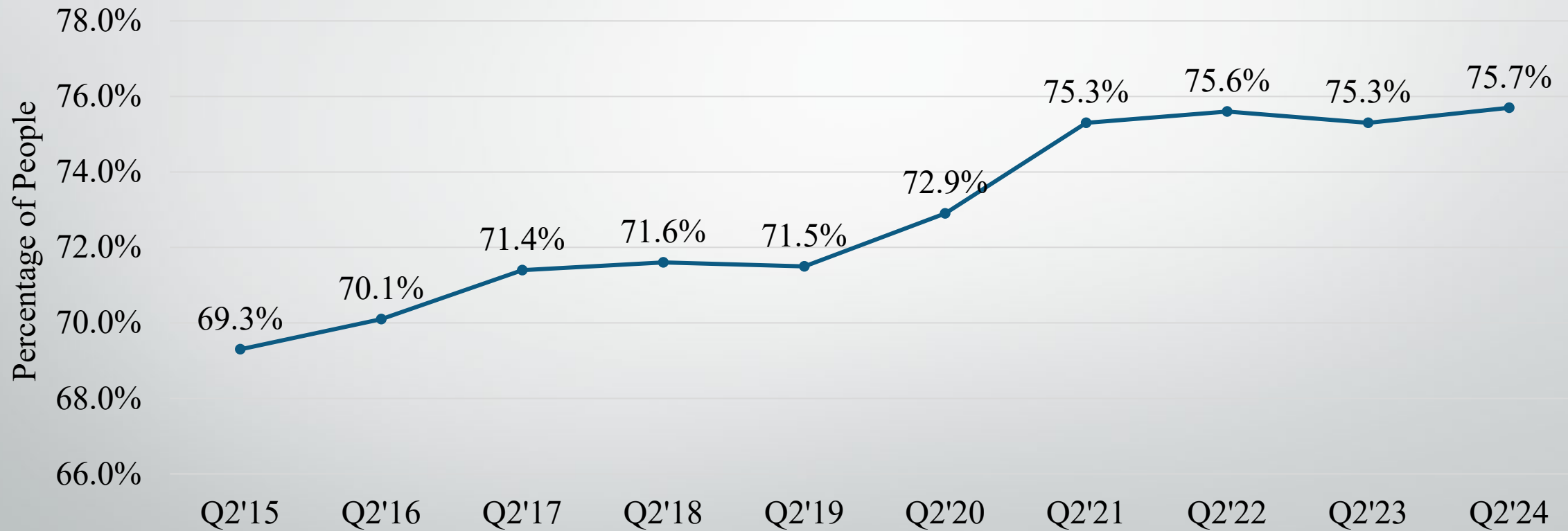
## Percent Of People With Prime Fico Scores Pittsburg Micropolitan Area\*



\*Above the subprime  
Source: Equifax



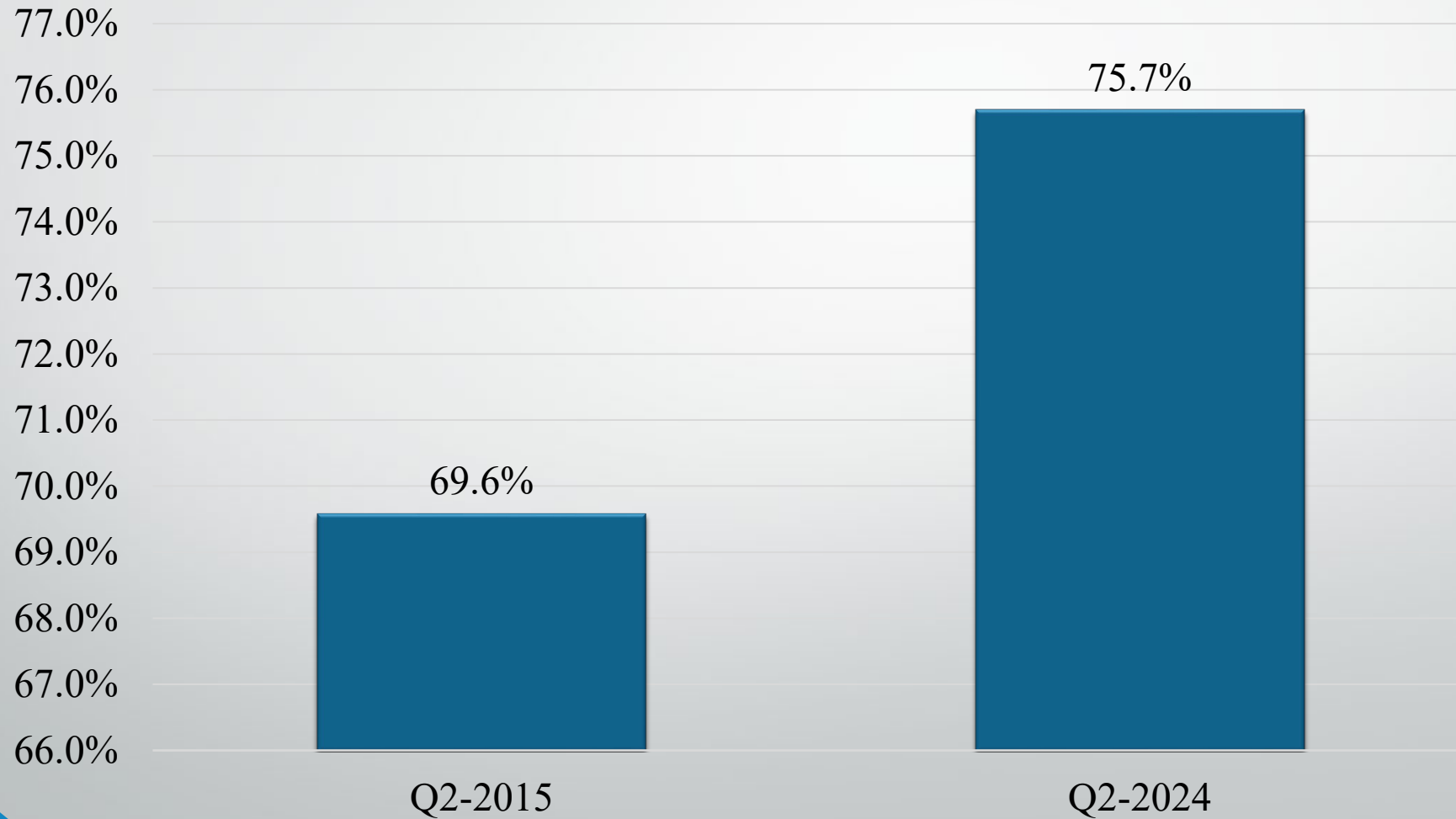
## Percent Of People With Prime Fico Scores Pittsburg Micropolitan Area\*



\*Above the subprime  
Source: Equifax



## Percent Of People With Prime Fico Scores Pittsburg Metropolitan Area\*

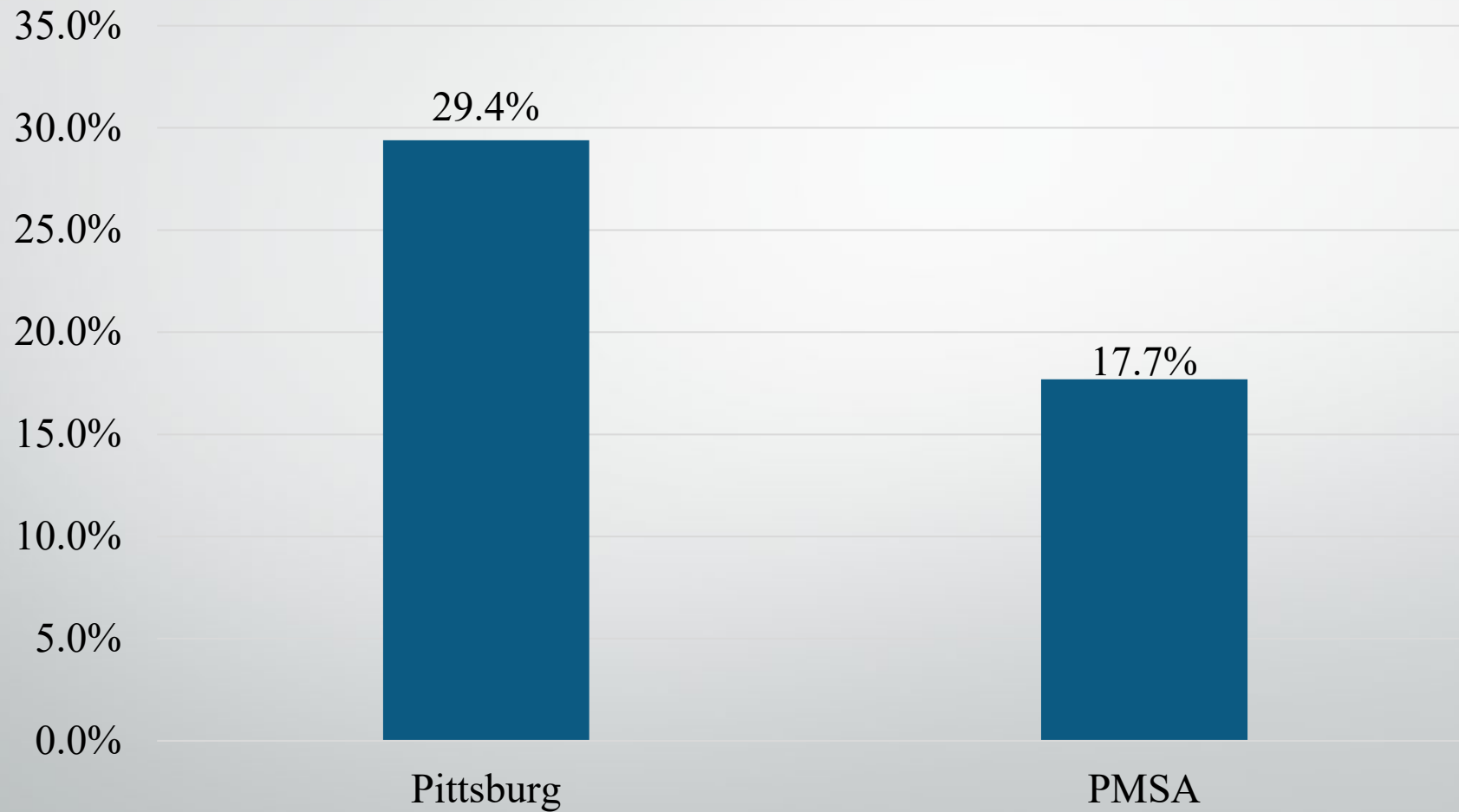


\*Above the subprime  
Source: Equifax





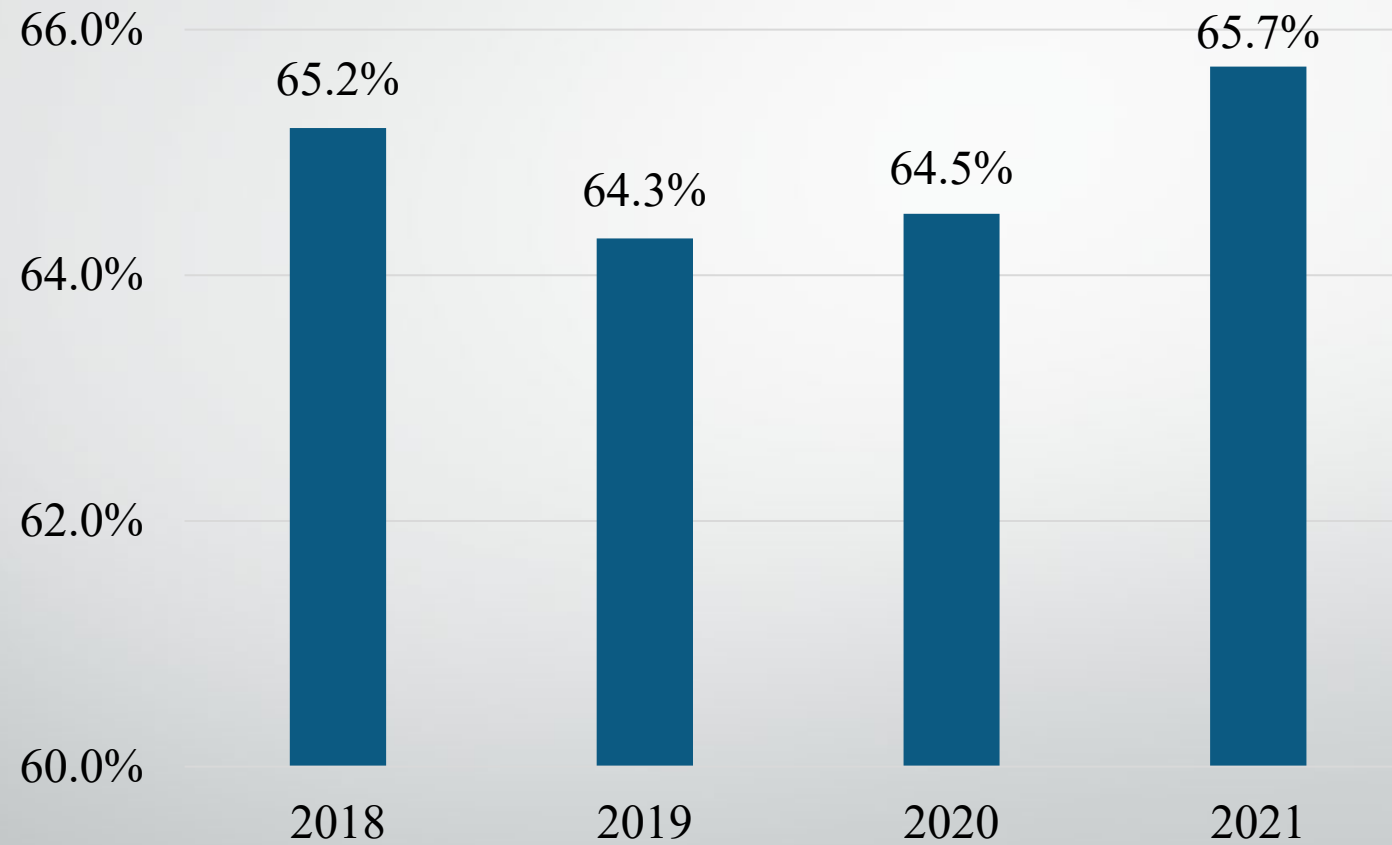
# Poverty Rate 2023



Source: United States Census Bureau



## Pittsburg Jobs filled by Commuters



Source: Bureau of the Census

A photograph of a JCPenney store entrance. The store's name is displayed in large, illuminated letters above the glass doors. Inside, several people are walking, and a sign for a 25% off sale is visible.

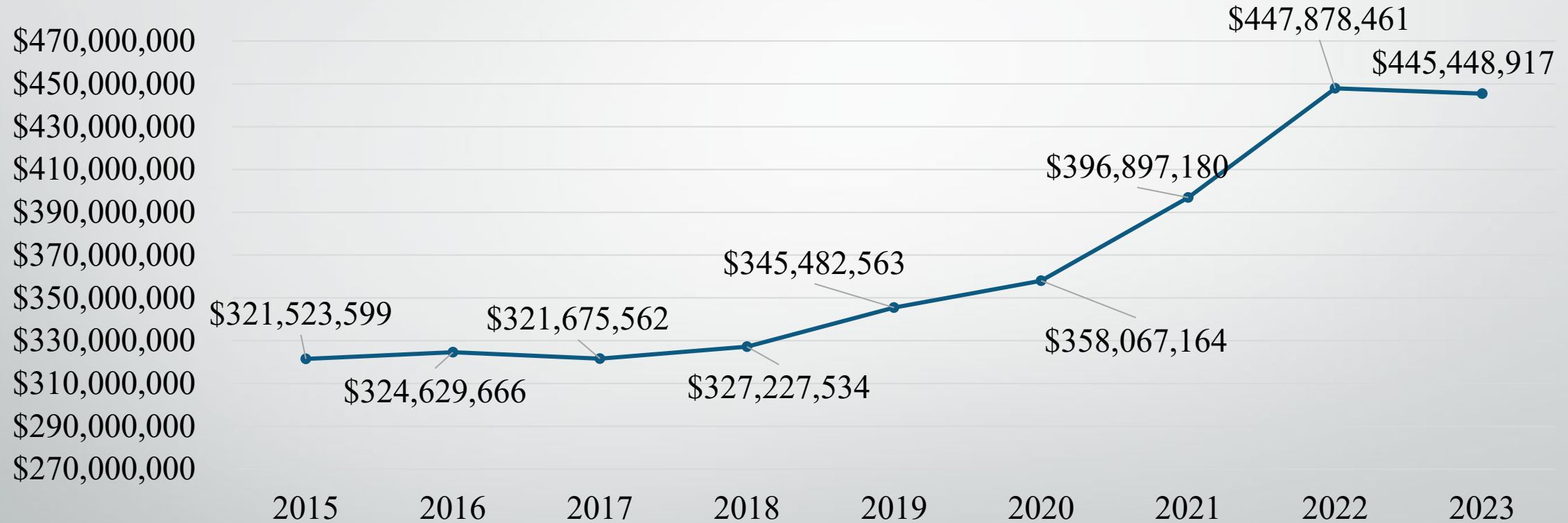
JCPenney

A close-up photograph of a hand holding the handles of several colorful shopping bags. The bags are in shades of yellow, red, orange, and green. The background is a plain, light-colored wall.

**Taxable Sales:  
Taxes on Retail Sales  
and Some Services  
(Mostly Tourism)**



# Taxable Sales Pittsburg



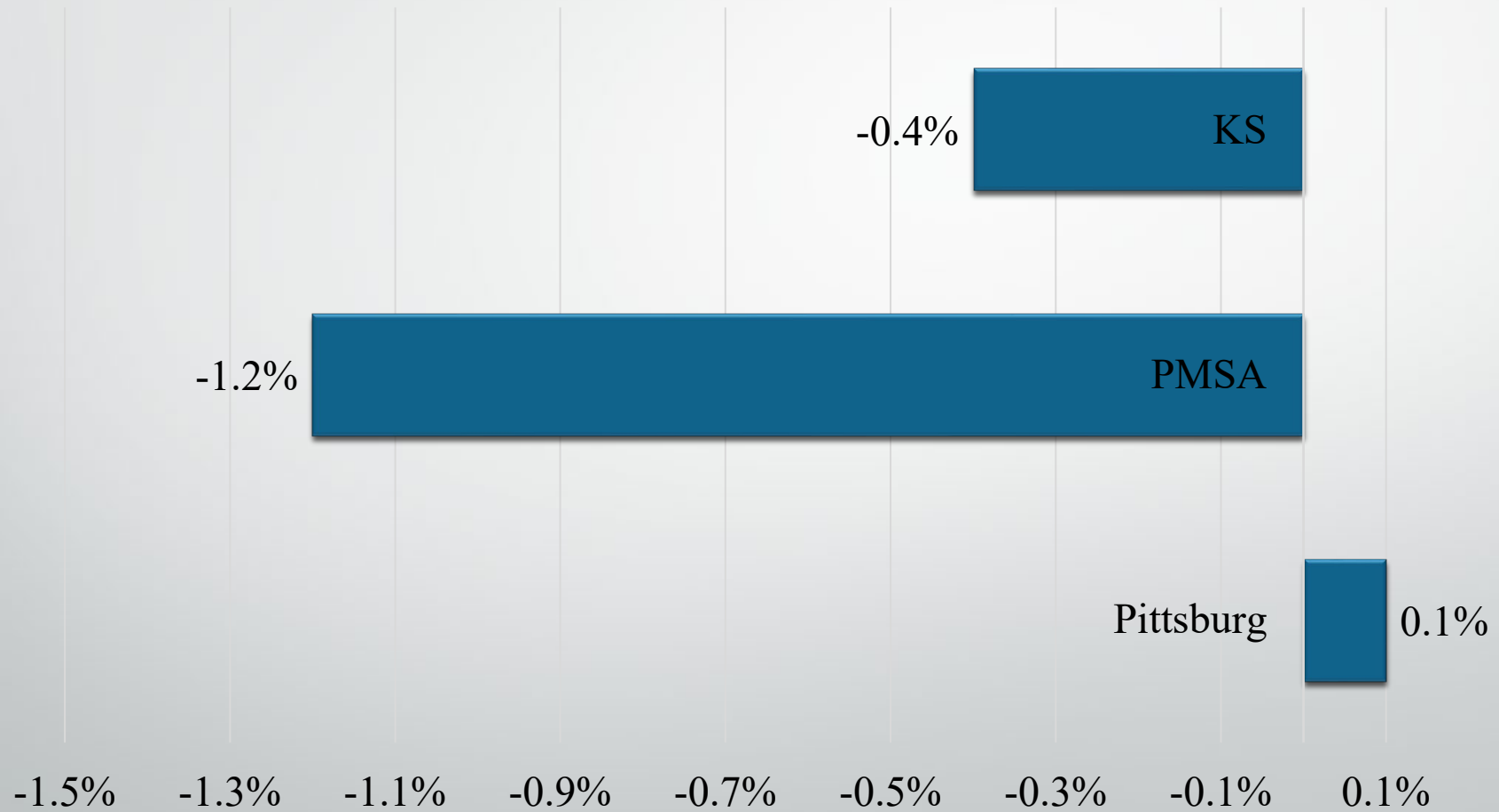
Source: Kansas Department of Revenue





# Taxable Sales

## Jan'23-Jun'23 to Jan'24-Jun'24



Source: Kansas Department of Revenue

# City Trade Pull Factors

## City of Pittsburg

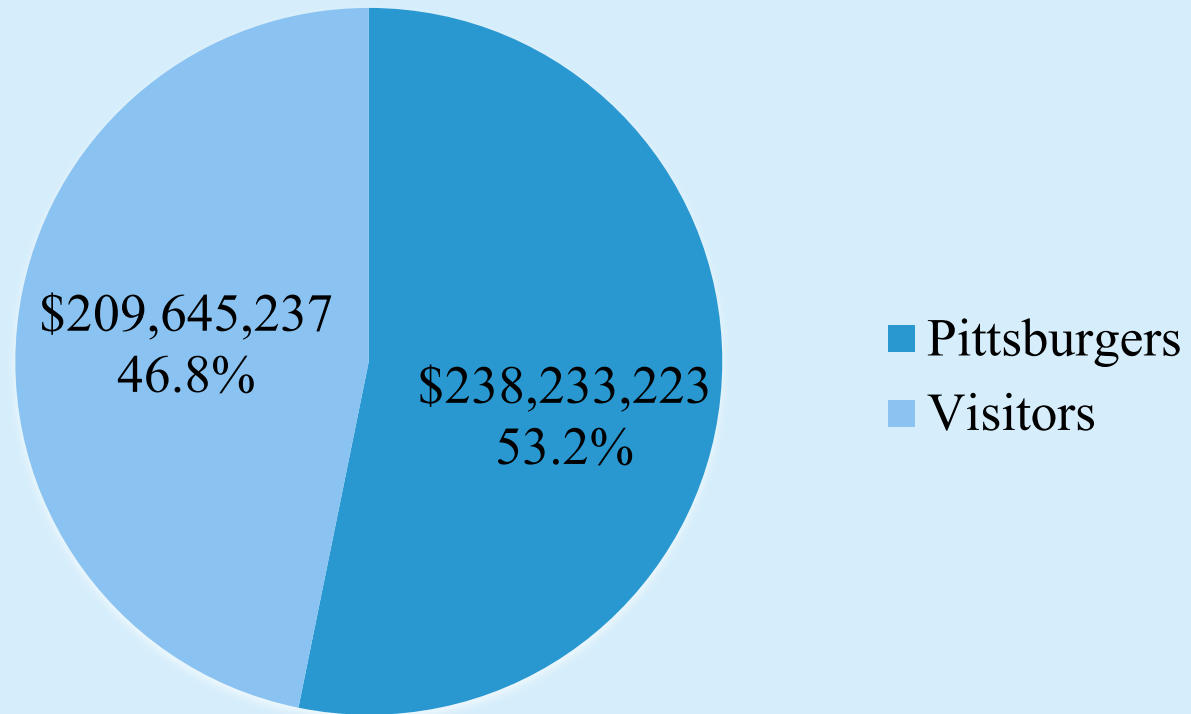


City	Income Adjusted Pull Factor*	Trade Area Capture	Market Share	Percent of County Trade
Atchison	2.25	14709	0.5%	86.9%
Liberal	2.02	25302	0.9%	93.9%
Garden City	1.89	41156	1.4%	85.6%
Pittsburg	1.88	25221	0.9%	76.0%
Hays	1.78	31914	1.1%	85.5%
Concordia	1.74	5856	0.2%	84.3%
Kansas City	1.71	185853	6.3%	90.6%
Pratt	1.71	8287	0.3%	85.0%
Salina	1.66	62898	2.1%	96.0%
Wichita	1.65	587942	20.1%	75.7%
Chanute	1.59	10202	0.3%	81.4%
Parsons	1.58	10696	0.4%	69.5%
Iola	1.56	5153	0.2%	72.4%
Abilene	1.55	9083	0.3%	61.1%
Ottawa	1.53	15417	0.5%	76.9%
Hutchinson	1.45	43513	1.5%	79.1%
Ulysses	1.44	7123	0.2%	75.3%
Emporia	1.39	23174	0.8%	93.0%
Manhattan^	1.39	64190	2.2%	88.9%
McPherson	1.39	16913	0.6%	65.3%
Topeka	1.30	137074	4.7%	90.8%
Fort Scott	1.27	7007	0.2%	87.1%
Dodge City	1.26	25038	0.9%	90.3%
Colby	1.26	5819	0.2%	69.7%
Leavenworth	1.26	38301	1.3%	61.1%
Great Bend	1.21	13305	0.5%	75.2%

Source: Kansas Department of Revenue



# Taxable Sales Pittsburg 2023



# Local Financial Resources, Economic Development and Construction

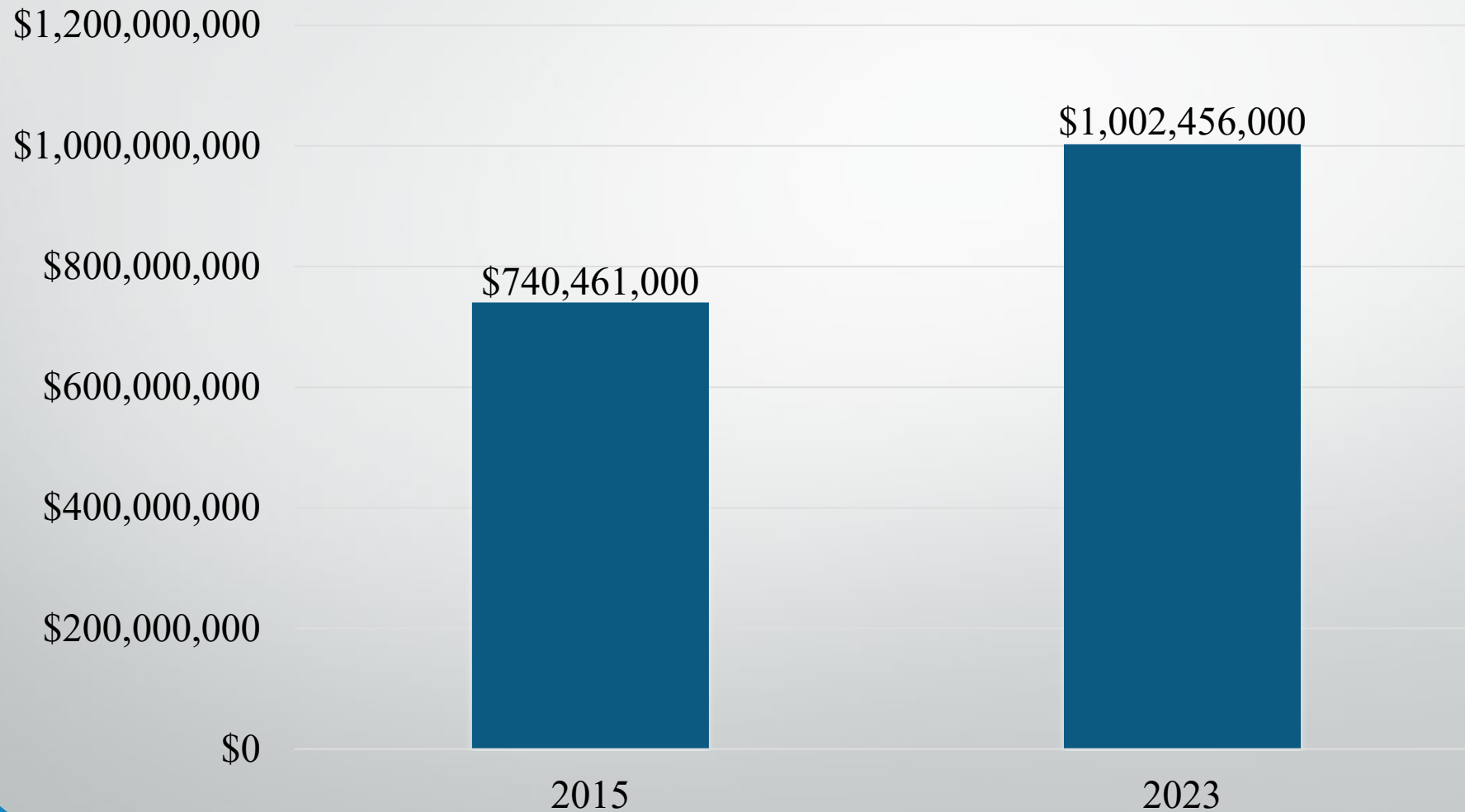






# Total Deposits

## Pittsburg Micropolitan Area Banks

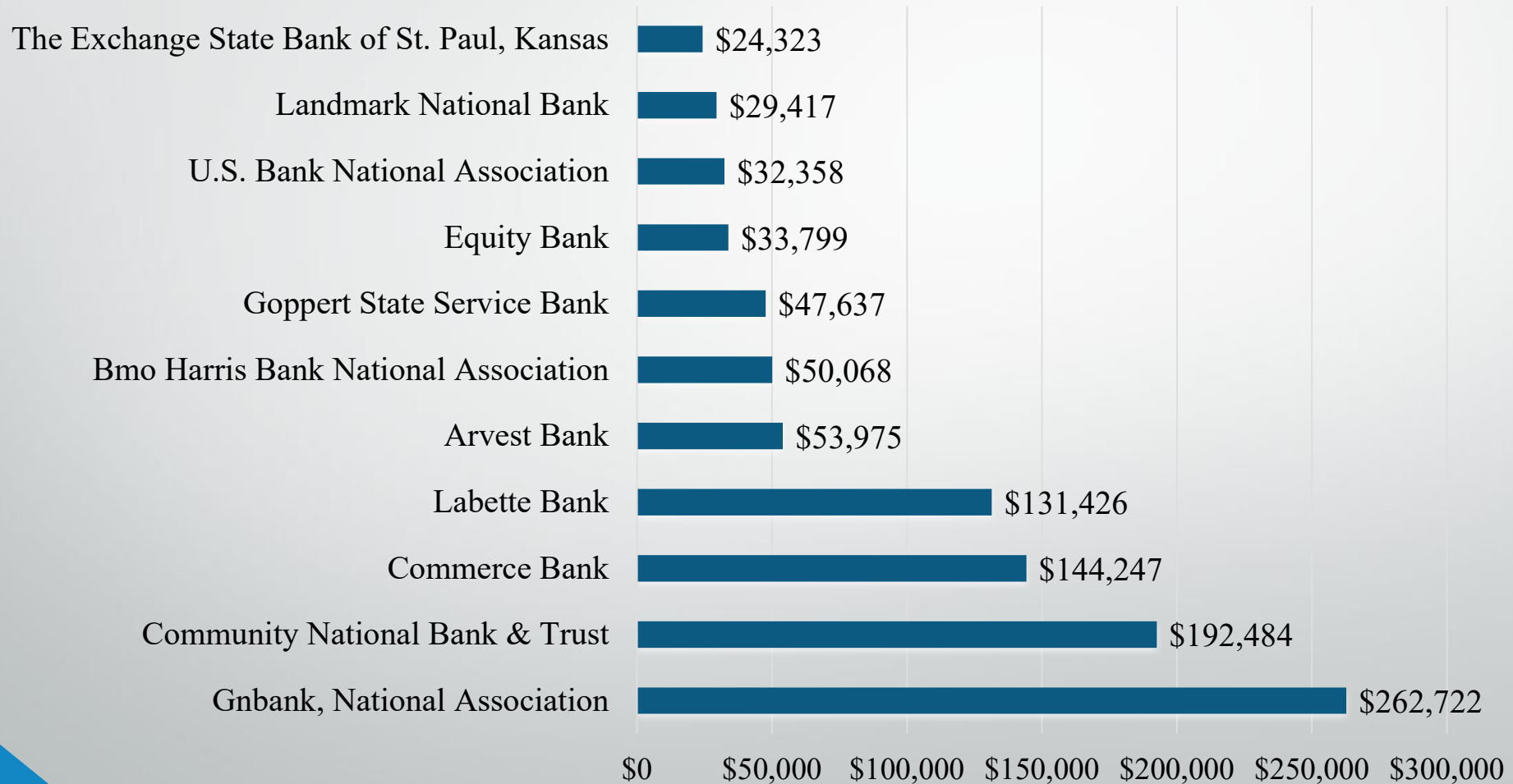


Source: FDIC



# Deposits by Bank

## Pittsburg Micropolitan Area 2023



Source: FDIC

# Public and Private Investment

## City of Pittsburgh

### 2013 – 2024



Category	Amount	Percent of Total
Education	\$ 45,969,635	6.3%
Entertainment	\$ 50,000,000	6.8%
Hospitality	\$ 17,766,686	2.4%
Housing	\$ 117,575,778	16.1%
Industry	\$ 122,924,814	16.8%
Infrastructure	\$ 79,791,319	10.9%
Medical	\$ 87,971,274	12.0%
PSU	\$ 134,314,122	18.4%
Recreation	\$ 3,336,939	0.5%
Retail	\$ 68,667,377	9.4%
Service	\$ 2,190,400	0.3%
<b>Total</b>	<b>\$ 730,508,344</b>	<b>100.0%</b>

# Commercial Market Sales Activity

## Pittsburg Area – Jan'24-Aug'24



Property	Sq. Ft	SALE PRICE
359 S Highway 69 - Old Camptown Race Track	6,821,496	\$1,500,000
1610 S Broadway Street	26,285	\$1,100,000
0 E 600th - Land Purchase for Freeman Hospital	1,616,076	\$834,000
4001 Parkview Drive	6,208	\$700,000
710 N Boaday	NA	\$572,000
101 N Broadway	NA	\$385,000
1108 E 4th Street	3,500	\$310,000
211 N Crawford	NA	\$245,000
514 N Joplin Street	1,313	\$150,000
211 N Broadway Street	5,710	\$140,000
202 W 4th Street	879	\$100,000
619 S Broadway Street	1,494	\$90,000
116 N Broadway	NA	\$90,000
1120 E 4th Street	1,000	\$45,000





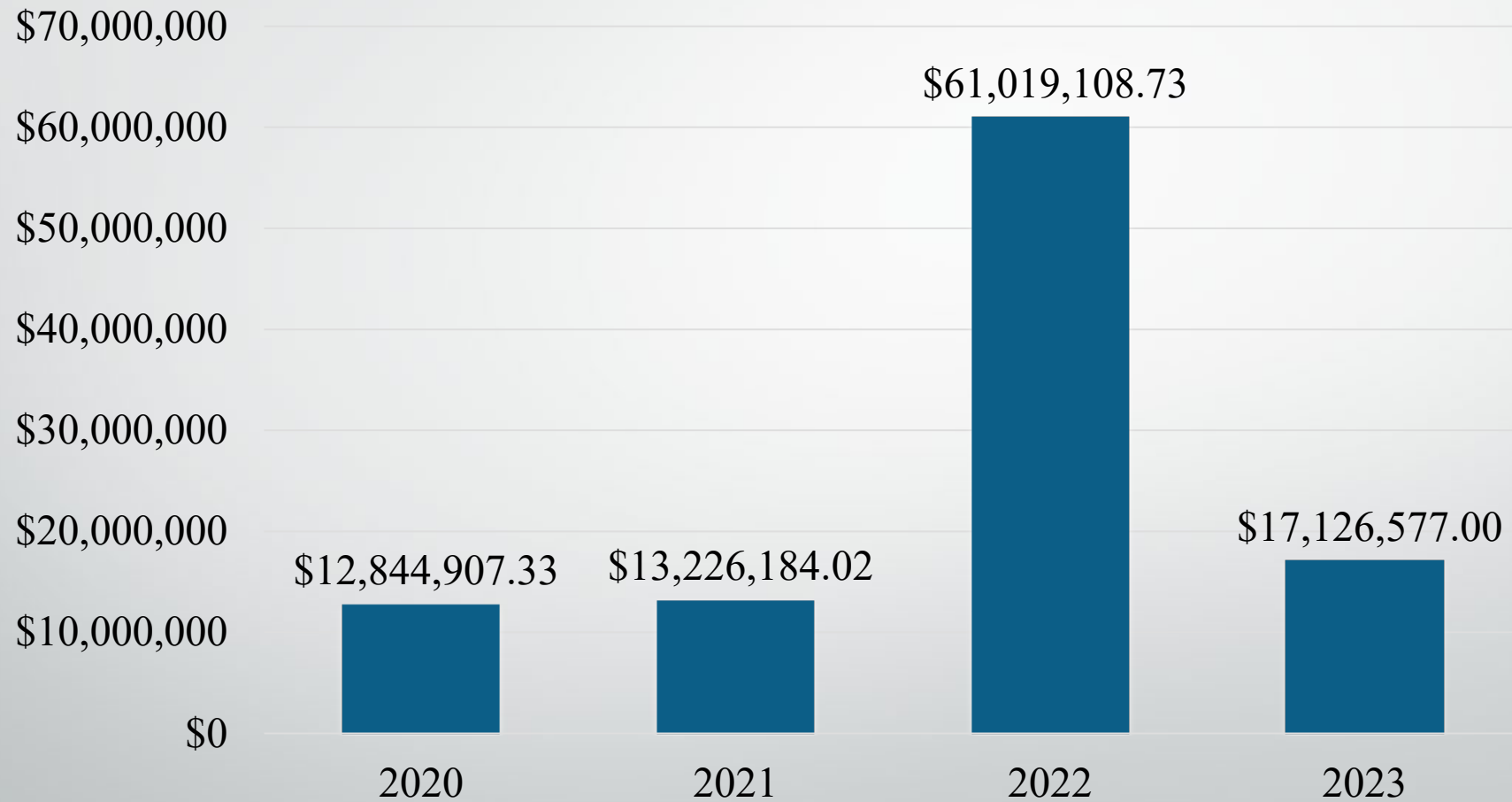
## Average Commercial Sales Price Pittsburg Area



Source: City of Pittsburgh



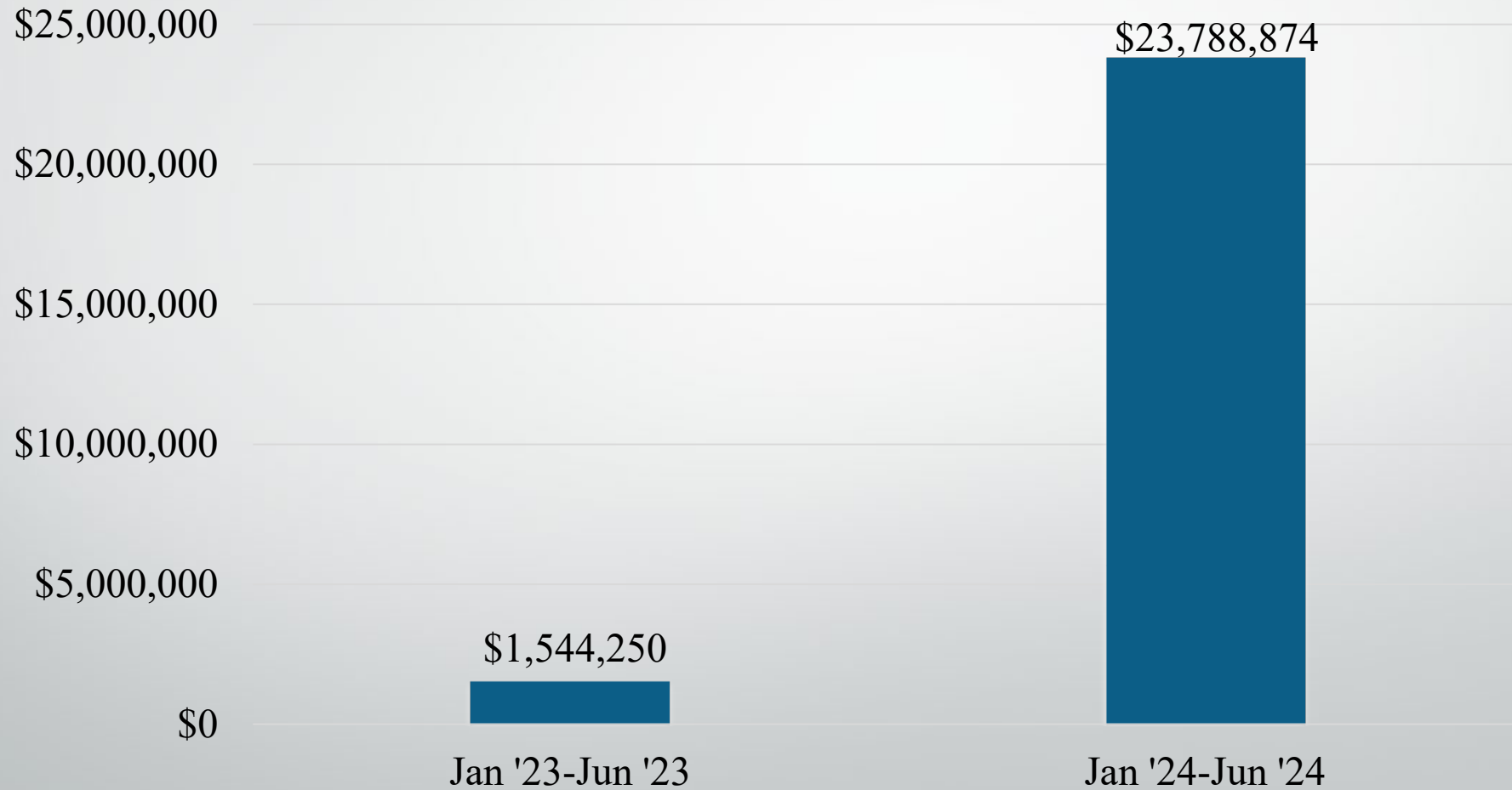
# Value of Commercial Building Permits City of Pittsburgh



Source: City of Pittsburgh



## Value of Commercial Building Permits City of Pittsburgh



Source: City of Pittsburgh



# Average Price of 2,400 Sq. Ft. Home on 8,000 Sq. Ft. Lot Middle to Upper Middle Neighborhood Pittsburg, KS

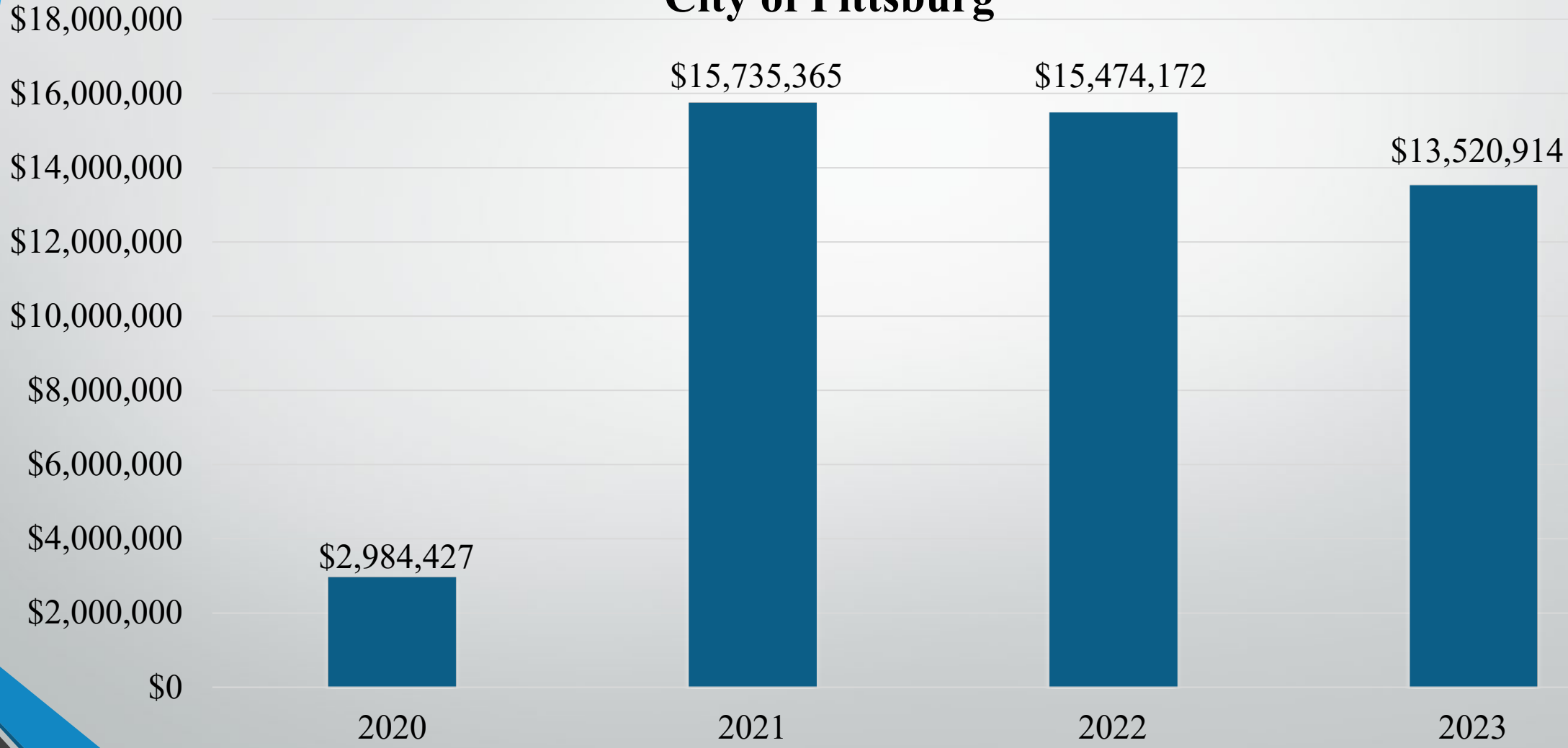
Quarter	Price	Interest Rate	Mortgage
Q1-2021*	\$265,965	2.50%	\$814
Q2-2024	\$442,800	7.04%	\$2,218
Percent Growth	66.5%		172.5%

\* 1<sup>st</sup> Quarter Post COVID-19

Source: Center for Regional Economic Competitiveness



# Value of Residential Building Permits City of Pittsburgh

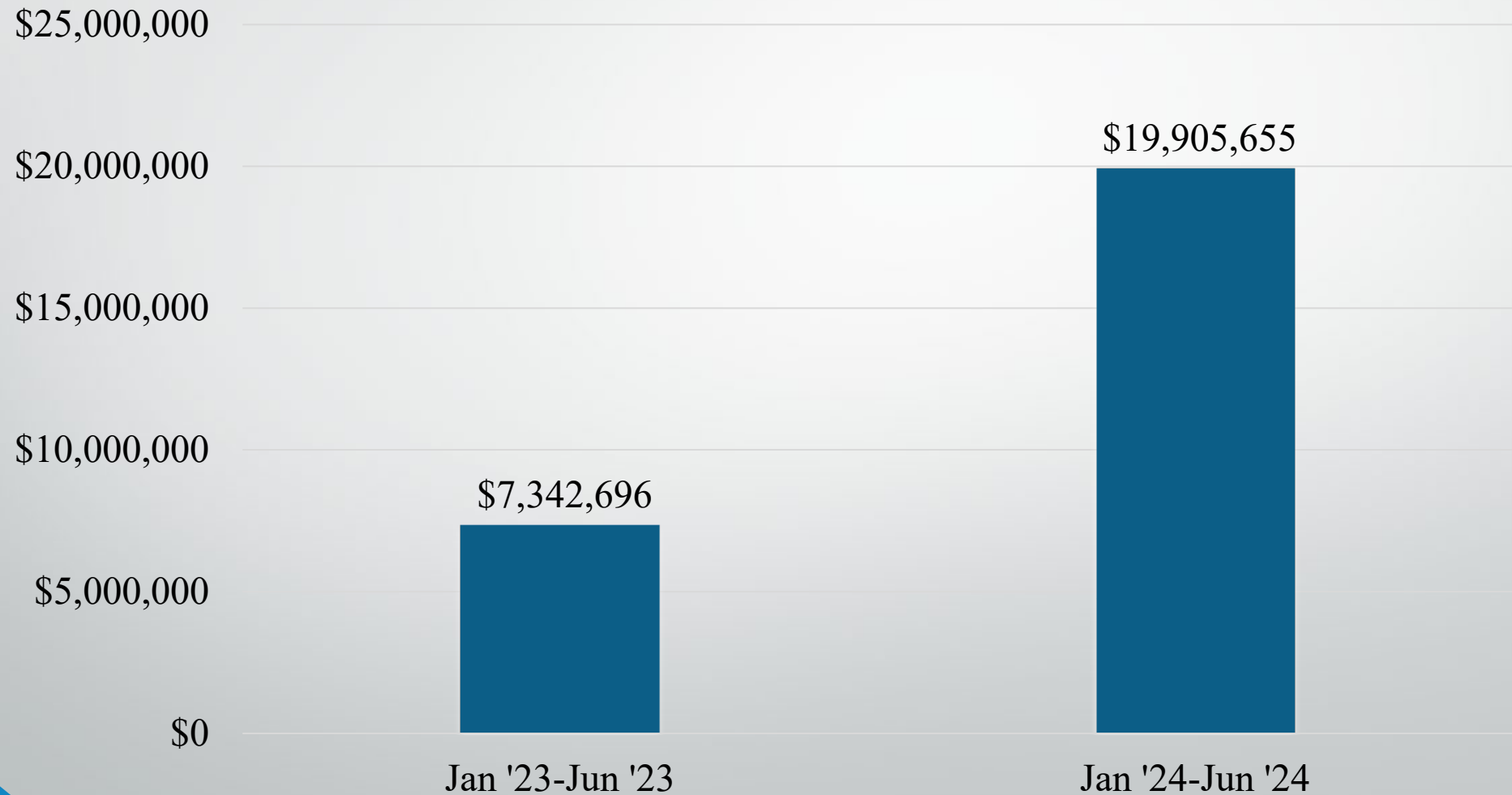


Source: City of Pittsburgh





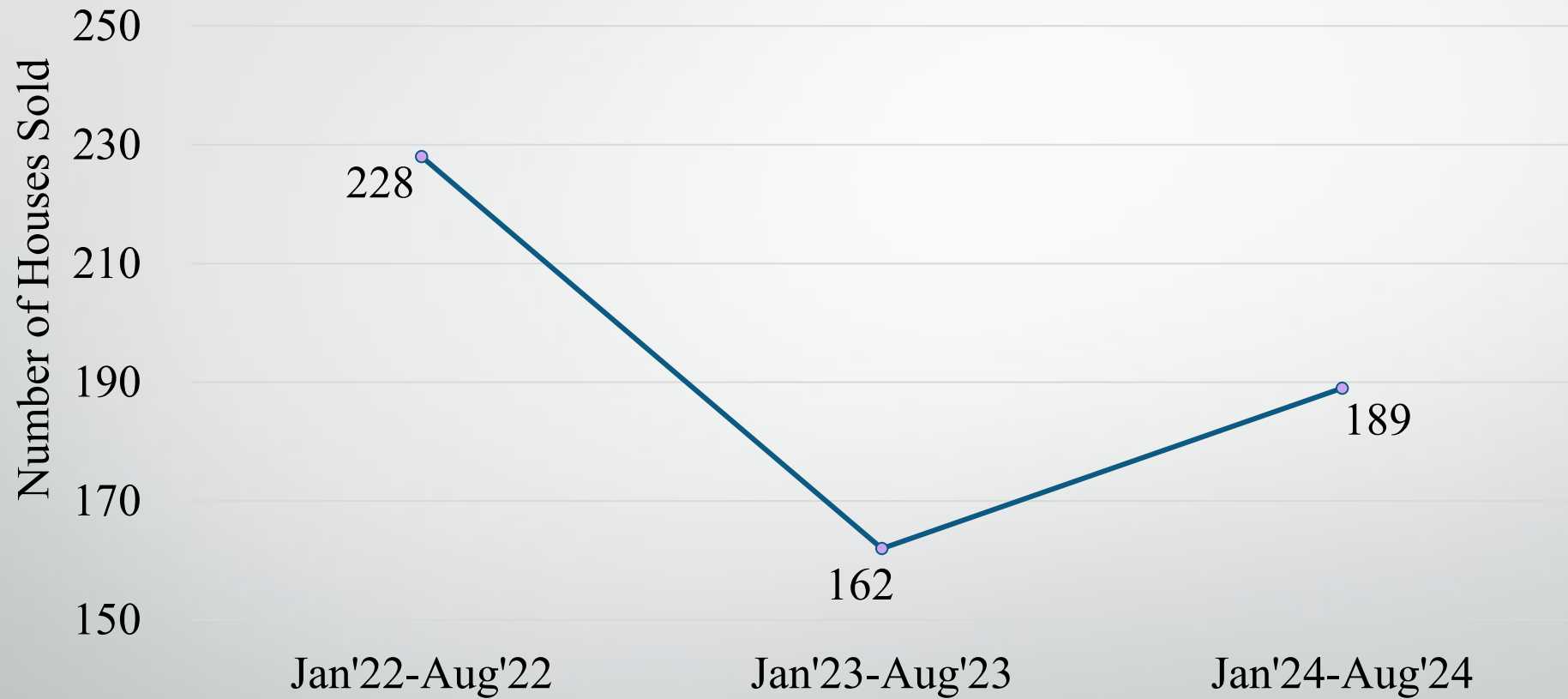
# Value of Residential Building Permits City of Pittsburgh



Source: City of Pittsburgh



## Housing Sales City of Pittsburgh





# **Recent Local Improvements in Quality of Live And Economic Growth**

# Economic Growth and Quality of Life in Pittsburg is Getting Noticed Nationwide



- ❖ In 2019 U.S. News and World Report ranked the Pittsburg Area significantly higher than 813 other similar communities nationwide classified as 'urban, up-and-coming'
  - 36.1 percent greater access to local hospital beds per capita
  - 15.4 percent lower violent crime per capita
  - 32.1 percent lower homicide rate per capita
  - 85.3 percent better access to food outlets per capita
  - 105.8 percent better access to childcare facilities per capita
  - 17.3 percent greater jobs diversity per capita
- ❖ In 2020, PCMag ranked Pittsburg as the 31st best city nationwide in which to work from home
- ❖ In 2020, the Wichita Business Journal ranked the MBA at Pittsburg State University as the best statewide
- ❖ In 2020, Smart Asset ranked Pittsburg 9th best to live nationwide for seniors who have over \$1 million

# Economic Growth and Quality of Life in Pittsburg is Getting Noticed Nationwide Continued



- ❖ In 2021, Business View Magazine called Pittsburg a diamond in the rough
- ❖ In 2021, Unacast reported that Pittsburg was the 4<sup>th</sup> fastest growing small city nationwide
- ❖ In 2023, Site Location Magazine ranked Pittsburg Micropolitan Area in the top sixteen percent of all micropolitan areas nationwide as a business location.
- ❖ In 2024 U.S. News and World Report ranked the Pittsburg Area again significantly higher than 813 other similar communities nationwide classified as 'urban, up-and-coming
- ❖ In 2024 Kelce College of Business was listed in the Princeton Review list of best business schools

# Economic Development



1. U.S. Highway 69 Expansion
  - ❖ FEDEX Distribution Center
  - ❖ Local Transload Facility for Watco
2. New Wastewater Plant
3. New Kelce College of Business Building Downtown
4. Besse Hotel with 63 Student Apartments
5. KBI Regional Crime Center and Laboratory
6. Avail Enclosure Systems - Upgrades in the Industrial Park
7. “Prove-Out” Facility at the Tyler Research Center
8. New Freeman Hospital Announcement
9. Likely Future Warehouse Construction



# Ranking Of Local Public Education



- ❖ Pittsburg High School is Ranked Overall 4 out of 10  
By Realotor.com and Zillow.com
- ❖ Will people who get a job in Pittsburg trust Pittsburg public schools for their kids?
- ❖ If not, people who get a job in Pittsburg might buy a home in another city (such as Carl Junction) and spend most of their income there.
- ❖ Wages and proprietors' income are 65-70 percent of the value added on average nationwide according to the Bureau of Economic Analysis.
- ❖ That is a Drain of Wealth For Pittsburg and the Pittsburg Area Economy.



**Thank you**

**Dr. Michael Davidsson**