

# Wyandotte County Economic Perspectives

February 27, 2024



# Focus Areas

## Mission

To promote and strengthen Wyandotte County's economy through innovative approaches to programs, partnerships, and leadership in industrial, residential, office and retail markets.



**ATTRACTION  
&  
RECRUITMENT**



**BUSINESS  
RETENTION  
& EXPANSION**



**MARKETING  
&  
PROMOTION**



**WORKFORCE  
SOLUTIONS**

# Capital Investment

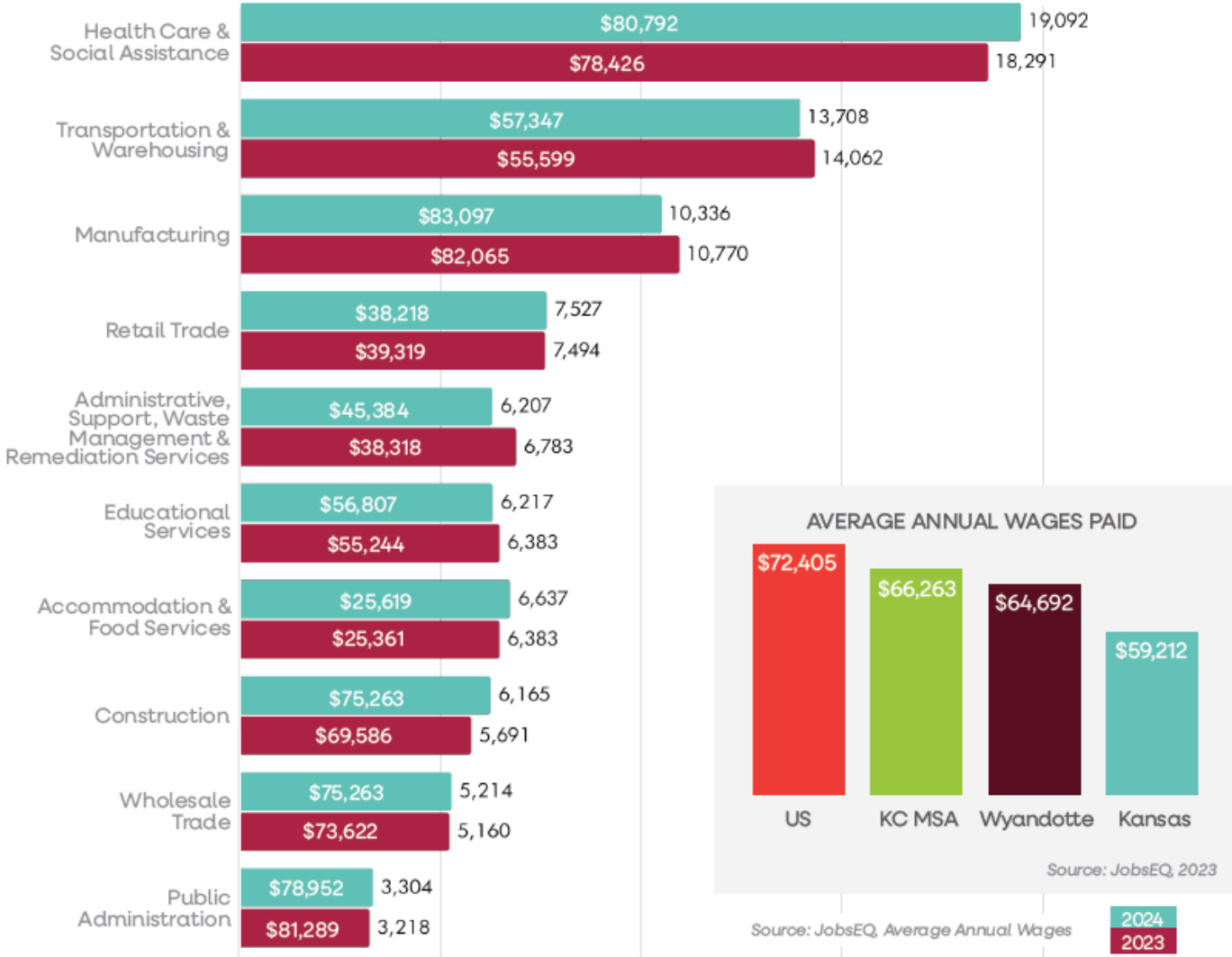


4<sup>th</sup> Best Capital Investment Since 1986

19  
PROJECTS  
746,032  
SQUARE FEET  
2,723  
JOBS

# EMPLOYMENT OVERVIEW

## WYANDOTTE COUNTY TOP 10 EMPLOYMENT BY INDUSTRY AND WAGES 2024 VS. 2023



### 2024 Top 10 Open Positions:

- Registered Nurses
- Retail Salespersons
- Stockers and Order Fillers
- First-Line Supervisors of Food Preparation and Serving Agents
- Medical and Health Service Managers
- First-Line Supervisors of Retail Sales Workers
- Sales Representatives of Services, Except Advertising, Insurance, Financial Services, and Travel
- Maintenance and Repair Workers, General
- Securities, Commodities, and Financial Services Sales Agents
- Heavy and Tractor-Trailer Truck Drivers

Source: Jobs EQ

# Household Income

## Median Household Income

Wyandotte County MHI has improved 8 of the last 9 years.

2023: \$60,582 (62nd)\*

2022: \$57,771 (61st)\*

2021: \$52,366 (68th)\*

2020: \$48,093 (82nd)\*

2019: \$46,881 (87th)\*

2018: \$47,285 (66th)\*

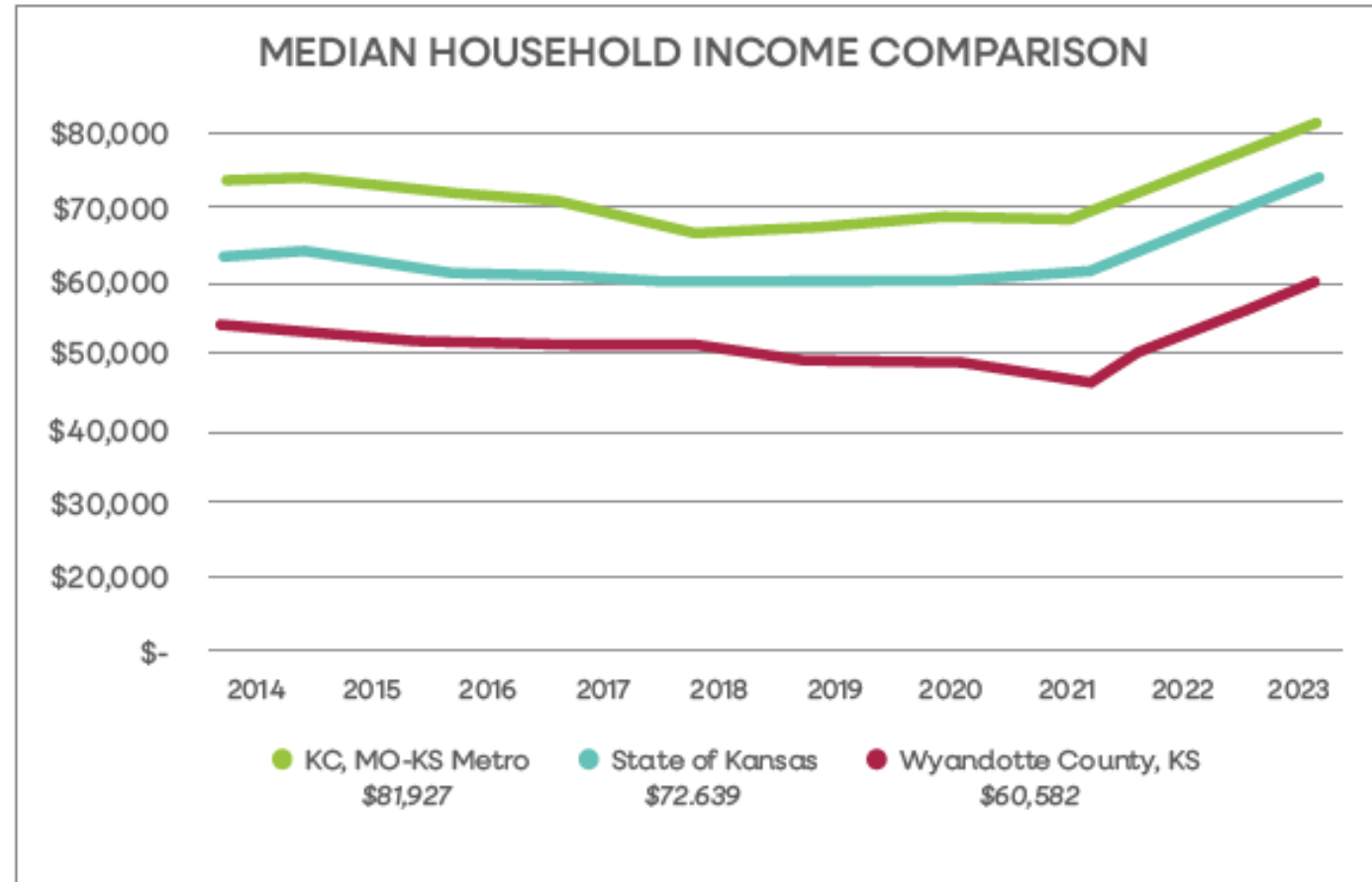
2017: \$46,310 (76th)\*

2016: \$43,396 (87th)\*

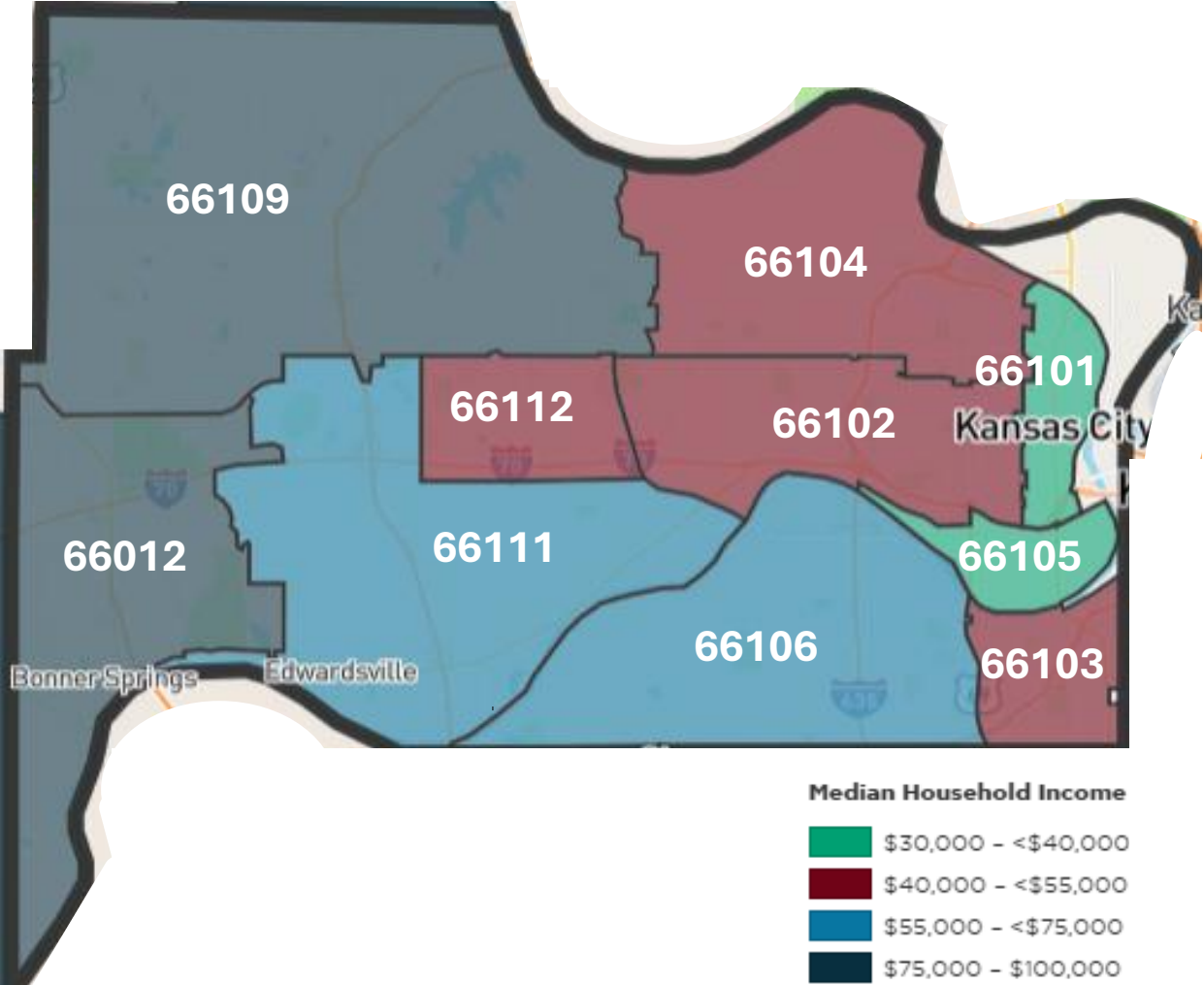
2015: \$41,746 (95th)\*

\*Out of 105 counties in Kansas

Source: US Census ACS 2019-2023



# MEDIAN HOUSEHOLD INCOME UPDATE



Source: mySidewalk, ACS 2018-2022 and historical ACS data

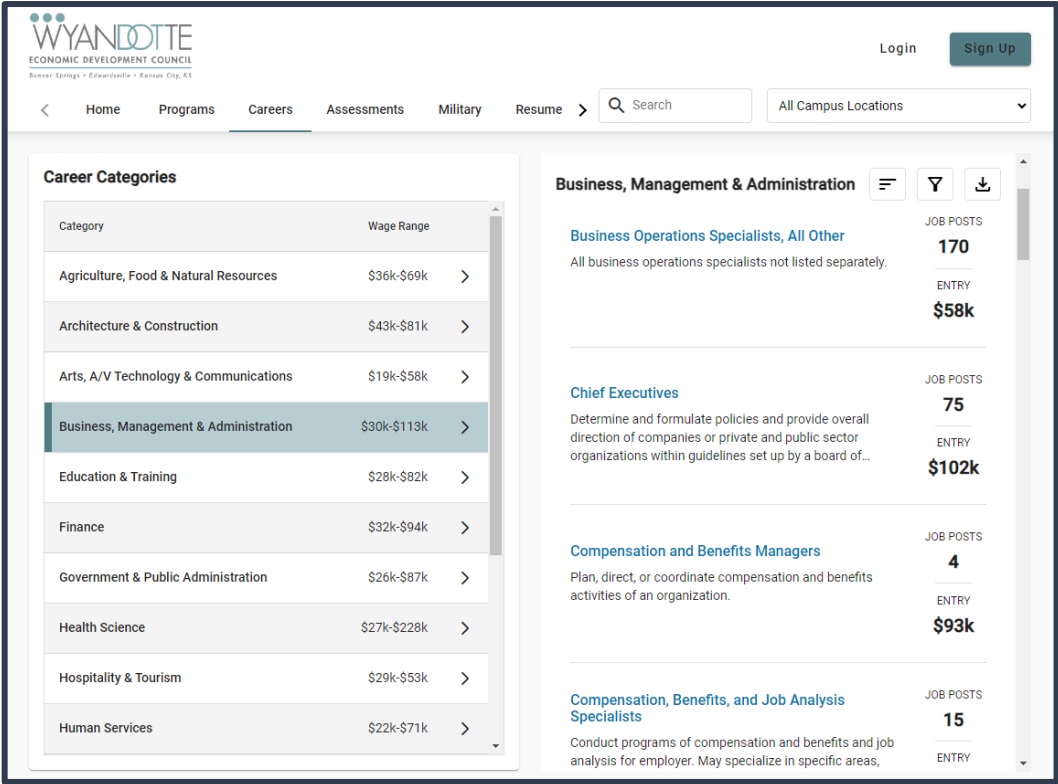
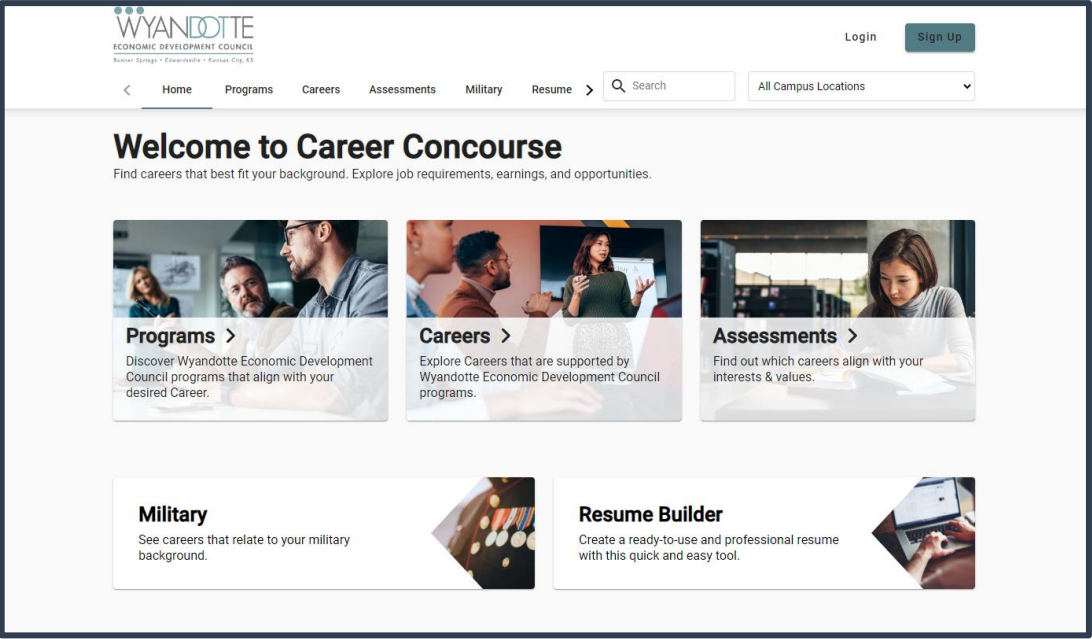
Zip Code	2022 MHI	2021 MHI	2016 MHI	%Diff
66101	\$37,192	\$30,296	\$23,774	56%
66102	\$48,294	\$40,651	\$32,456	49%
66103	\$50,716	\$49,970	\$33,822	50%
66104	\$52,247	\$47,016	\$34,876	50%
66105	\$31,341	\$29,523	\$32,734	(4%)
66106	\$58,539	\$54,437	\$44,390	32%
66109	\$95,089	\$88,734	\$75,200	26%
66111	\$63,694	\$59,130	\$50,136	27%
66112	\$54,937	\$50,030	\$44,126	25%
66012	\$92,000	\$81,508	\$68,893	34%
WYCO	\$57,771	\$52,366	\$40,757	42%
KS	\$69,747	\$64,521	\$53,571	30%

Inflation rate cumulative 2016-2022: 23.4%

Worked Full			
Time Below			
Poverty	12%	12.5%	21%

Source: mySidewalk, ACS 2018-2022 and historical ACS data

# Workforce Solutions: Career Discovery



## Connecting Residents: Job Board



11,472 Postings  
County-Wide  
2/26/2025

# Engaged Partners

- Business Retention Expansion (BRE) program
- Industrial Maintenance Tech program
- Federation for Advanced Manufacturing Education (FAME)
- K-12 Initiatives: Career Academies, Job Shadowing, Internships
- Kauffman Foundation Real World Learning/Market Value Assets
- Workforce Solutions Committee



# Active Developments

## Industrial/Business Park

1. Woodlands/435 Logistics
2. Turner Logistics Center
3. Ridge Business Park
4. Compass 70 Logistics Park
5. KCK Tech Park

## Apartments/MultiFamily

1. Reardon Center – proposed/challenged
2. 601 Minnesota – proposed
3. 4<sup>th</sup> & Minnesota – proposed/challenge
4. The Helm/Yards II – completed
5. The Hudson – under construction
6. Switch - completed
7. Cottages at Village West - proposed
8. Aspire Apartments - completed
9. Sandstone Townhomes – under construction
10. 120 Oak
11. City Hall Place – under construction
12. Marian – proposed/KCKCC
13. Mt. Carmel – proposed
14. 86<sup>th</sup>/State – proposed
15. Midtown Station – 1,200 units propose

## Retail/Tourism

1. American Royal
2. Homefield/Margaritaville
3. Mattel Adventure Park
4. Bucee's
5. Quindaro Ruins
6. Rock Island Bridge/Flying Truss

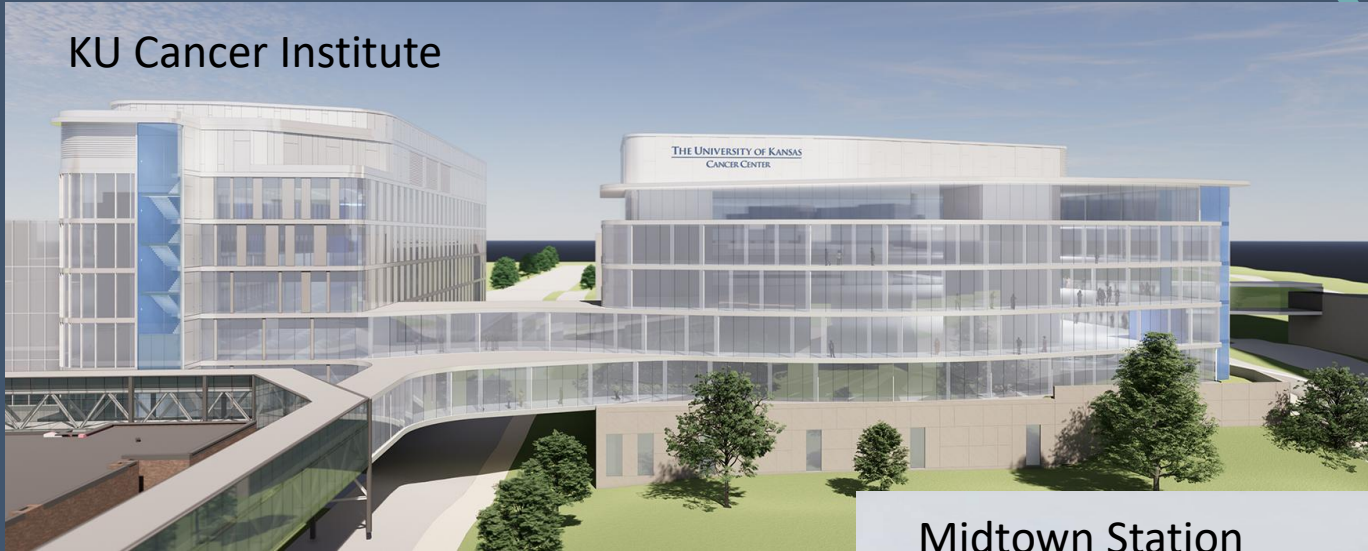


# MAJOR DEVELOPMENT PROJECTS

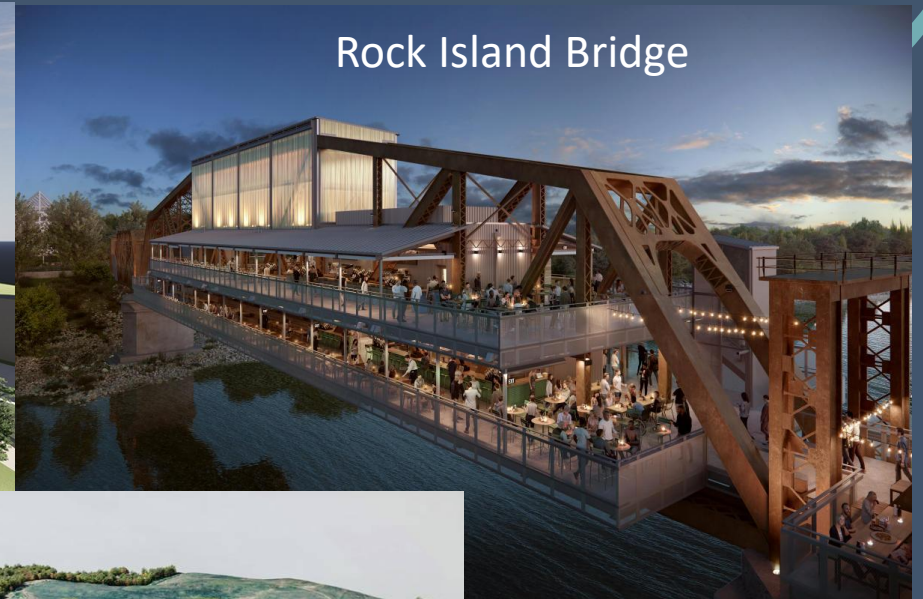
1. KU Cancer Institute  
\$450M
2. Rock Island Bridge  
\$15M
3. KCKCC Downtown Campus  
\$70M
4. General Motors  
\$391M
5. Indian Springs/Midtown Station  
\$700M
6. Homefield  
\$650M
7. Margaritaville  
\$150M
8. American Royal  
\$350M
9. Mattel Adventure Park  
\$500M
10. Bucee's  
\$95M



KU Cancer Institute



Rock Island Bridge



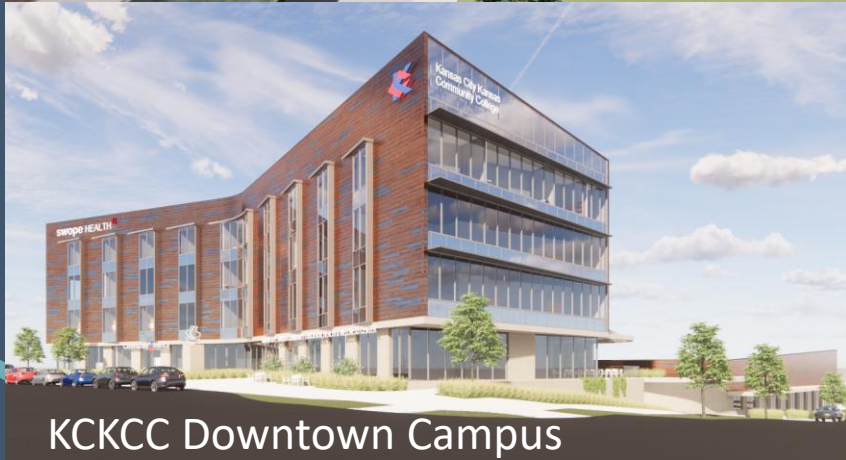
Midtown Station



General Motors



KCKCC Downtown Campus



Margaritaville



Homefield



American Royal



Bucee's



# DEVELOPMENT POTENTIAL

## ● Potential Development Areas

1. Americold Site
2. Indian Springs
3. BPU Kaw Station
4. Tremont
5. BPU Quindaro Site
6. 435/Wolcott
7. KCK Tech Park
8. I-70 Logistics
9. 110<sup>th</sup> & I-70/Hard Rock site
10. Compass Park
11. Nettleton Logistics Park
12. 435/Kansas
13. Kaw Business Center

## ● Causes of Development Constraints

1. Lack of Infrastructure
2. Flood Plains
3. Zoning



# Final Thoughts

- Seek Balance: Market Demand/Community Desire
- Raising Household Income = Increased Disposable Income = Retail Development
- Long Term Land Use Plan & Product Alignment
- Streamline Development Process/Customer Service
- Housing Continuum Strategy/Policies
- Citizen Engagement
- Celebrate Success



# Let's Stay Connected.

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