

## Demographics

### POPULATION

MSA* (5 counties)	232,322
City of Topeka	125,475
Shawnee County	177,746
State of Kansas	2,940,546

\*Metropolitan Statistical Area: Shawnee, Jackson, Jefferson, Wabaunsee and Osage Counties

Source: 2023 U.S. Census Bureau, Population Estimates Program (PEP)



### SHAWNEE COUNTY ETHNIC POPULATION DISTRIBUTION

White	75.2%
Black/African American	6.5%
American Indian	0.9%
Asian	1.1%
Native Hawaiian or Pacific Islander	0.3%
Two or more races	13.3%

Note: People of Hispanic or Latino origins represent 13.2% of the population which is included in each of the above racial distributions. Hispanics may be of any race.

Source: 2022 ACS 5-Year Estimates

### TOPEKA/SHAWNEE COUNTY MSA POPULATION BY AGE GROUP

Age	Shawnee	Jackson	Jefferson	Osage	Wabaunsee	Totals
0-09	20,847	1,601	2,021	1,899	767	27,135
10-19	23,960	1,945	2,435	2,094	1,045	31,479
20-44	54,372	3,675	5,074	4,249	1,820	69,190
45-64	43,048	3,456	5,297	4,288	1,867	57,956
65+	35,519	2,600	3,564	3,250	1,462	46,395
Totals	177,746	13,277	18,391	15,780	6,961	232,155

## Location Data

### LAND AREA

City of Topeka	58 sq. miles
Shawnee County	552 sq. miles

### LAND AREA

The elevation ranges from 876 feet above sea level in the valley to 971 feet in the southwest part of the city.

### CLIMATE - Mean Daily Temp.

January	26 degrees
April	54 degrees
July	78 degrees
October	57 degrees

### DISTANCE

Kansas City	60 miles
Omaha	170 miles
St. Louis	315 miles
Dallas	505 miles
Chicago	550 miles
Denver	560 miles
Houston	740 miles

### Precipitation

Rainfall	32.23"
Avg Winter Snowfall	32.2"

# COMMUNITY PROFILE

Topeka and Shawnee County, Kansas

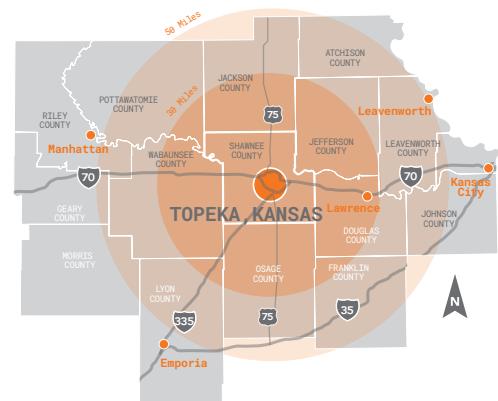
## Employment

TOPEKA MSA EMPLOYMENT  
(FIVE COUNTIES)

Elementary and Secondary Schools (Local Government)	14,853
Local Government, Excluding Education and Hospitals	10,399
State Government, Excluding Education and Hospitals	9,092
General Medical and Surgical Hospitals	8,734
Federal Government, Civilian, Excluding Postal Service	7,727
Limited-Service Restaurants	7,505
Colleges, Universities, and Professional Schools (State Government)	7,229
Full-Service Restaurants	6,320
Federal Government, Military	4,934
Services for the Elderly and Persons with Disabilities	4,346
Supermarkets and Other Grocer (except Convenience) Stores	3,512
Temporary Help Services	3,480
Warehouse Clubs and Supercenters	3,301
General Warehousing and Storage	3,366
Religious Organizations	3,175
Colleges, Universities, and Professional Schools	2,495
<b>Total - All Industries</b>	<b>97,167</b>

TOPEKA LABOR FORCE  
DRAWING POWER

County	Civilian Labor Force
Shawnee	94,519
Douglas	67,207
Osage	8,330
Jefferson	10,931
Jackson	7,518
Wabaunsee	3,921
<b>Total</b>	<b>192,426</b>



Source: This report uses state data from the following agencies: Kansas Department of Labor

## Business & Industry

TOPEKA AND SHAWNEE COUNTY LARGEST EMPLOYERS

Topeka is headquarters to national and international companies including: Advisors Excel, American Home Life Insurance, Hill's Pet Nutrition, Inc., and Security Benefit.

GOVERNMENT	MANUFACTURING AND DISTRIBUTION	TRANSPORTATION, UTILITY AND COMMUNICATIONS
City of Topeka	Frito Lay	AT&T
Coast Guard	Goodyear Tire & Rubber	BNSF Railway
Department of Veteran Affairs	Hill's Pet Nutrition	Evergy
State of Kansas	HME	
	Home Depot DC	
INSURANCE/FINANCIAL	MARS Chocolate NA	EDUCATION
Advisors Excel	Payless ShoeSource	Topeka Public Schools
Capitol Federal	Polo Custom Products	Washburn University
CoreFirst	PTMW	
FHLBank	Reser's Fine Foods	
SE2	JM Smucker Pet	
Gradient Financial	Moore	
Security Benefit	Target DC	
	US Foods	
	Wal-Mart Associates	
MEDICAL/HEALTH SERVICES		
		Blue Cross & Blue Shield
		Stormont Vail Health System
		University of Kansas Health Systems - St. Francis Campus

# COMMUNITY PROFILE

Topeka and Shawnee County, Kansas

## Education

ACT Scores in Shawnee County School Districts

District	Number of Students in District, 2022-2023	Average ACT Scores (20.3)
Auburn-Washburn School District USD 437	5,990	21.1
Shawnee Heights School District USD 450	3,643	19.0
Seaman School District 345	3,757	19.9
Topeka Public Schools USD 501	12,602	17.8
Silver Lake Schools USD 372	685	19.5
Kaw Valley School USD 321	1,064	18.8

University Enrollment

School	Academic Year 2024
Washburn University	7,374
University of Kansas	26,887
Kansas State University	20,295
Emporia State University	4,557
Allen Community College	1,855
Highland Community College	2,190
Total Enrollment	63,158

Educational Attainment Shawnee County

Individuals 25 Years and Over

Less than 9th grade	2.3%	Associate's degree	7.7%
Up to 12th grade (no diploma)	5.4%	Bachelor's degree	18.2%
High School graduates	30.8%	Graduate degree	13.5%
Some college, no degree	22.1%		

## Housing

Comparable Home Price Information

Median Sales Price for Criteria Below

Kansas City, MO	\$232,895
Topeka, KS	\$184,800
Little Rock, AR	\$208,221
Wichita, KS	\$192,844
Oklahoma City, OK	\$196,979
Des Moines, IA	\$199,442
Springfield, MO	\$228,609
Indianapolis, IN	\$222,349
Houston TX	\$264,852

Home Ownership Rate

Shawnee County	66.4%
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Rental ranges are for rental units built within the last 10 years. Each complex offers selected amenities such as fireplaces, garages, microwaves, saunas, pools, washer-dryer hook-ups, basements, exercise rooms, etc. Rates are subject to change.

Apartment Rental Ranges

1 Bedroom	\$671
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2 Bedroom	\$813
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3 Bedroom	\$1,502
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4 Bedroom	\$1,421
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Source: Zillow Rental Estimates

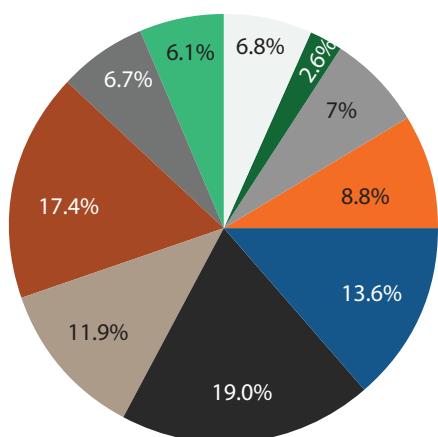
Source: Zillow Home Value Index (ZHVI)

Criteria: Single family dwelling. Average home listing price of four-bedroom, two full bathroom properties.

# COMMUNITY PROFILE

## Topeka and Shawnee County, Kansas

### Income



#### HOUSEHOLD INCOME SHAWNEE COUNTY

Less than \$10,000	\$10,000-\$14,999	\$15,000-\$24,999
\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999
\$75,000-\$99,999	\$100,000-\$149,999	\$150,000-\$199,999
\$200,000 or more		

### COST OF LIVING

The Greater Topeka Chamber of Commerce participates in the ACCRA Cost of Living Study three times each year. The ACCRA Cost of Living Index study measures differences between areas in the cost of consumer goods and services, excluding taxes and non-consumer expenditures for professional and managerial households in the top income quintile. Generally about 300 communities participate with the average ranking being 100. Topeka consistently ranks 6 - 8 percentage points below the average.

#### Cost of Living

Shawnee County, KS	94.4
Douglas County, KS	94.4
Jackson County, KS	97.4
Jefferson County, KS	94.4
Osage County, KS	95.7
Wabaunsee County, KS	101.1

#### Poverty Rate

US	12.5%
Kansas	11.2%
Shawnee County	12.7%

Income	Shawnee County	Topeka
Median Household Income	\$62,512	\$52,417
Mean Household Income	\$83,364	\$69,890
Per Capita Personal Income	\$35,097	\$31,263

### Taxes

#### SALES TAX

The sales tax rate for the City of Topeka is 6.5% state, plus 1.5% city, 1.35% county and .65% Washburn University for a total of 9.35% (effective 2025).

#### PROPERTY TAX

Residential property is assessed at 11.5% of the appraised value to determine the assessed value; vacant lots are 12% of the appraised value. The yearly determined mill levy is applied (\$1 per \$1,000 of assessed value) to determine the property tax. (Mill levies are computed yearly and may vary due to location of property and/or additional special assessments.

Commercial and industrial real property tax is determined by taking 25% of the appraised value and applying the yearly total mill levy.

Personal property tax on automobiles, motorized vehicles and boats is annually taxed on 30% of assessed value and based on year, make and model. The tax is computed on manufacturer's original retail price with annual depreciation. The total local mill levy is applied to calculate tax.

#### TRANSIENT GUEST TAX

There is a 7% tax added to hotel/motel room bills for stays up to 28 days.



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