

# COMMERCIAL DEVELOPMENT



There are a number of national and regional brands located in Louisburg supplemented with several locally-owned specialty stores including a variety of boutiques, restaurants and professional services.

Commercial development is supported by the city's investment in revitalizing core areas of the community. In 2017, Louisburg finished a \$2.8 million project that revitalized downtown Broadway. The improvements featured a new streetscape, sidewalks, improved ADA access and lighting. Additional greenspace and landscaping were also included.



# EMPLOYERS

Along with easy access to jobs in the Kansas City metro area, Louisburg residents have a variety of employment opportunities at home. The following is only a sample of what the city has to offer and does not represent every employer present.

LOUISBURG EMPLOYERS	INDUSTRY
City of Louisburg	Government
L & K Services	Waste Management
Louisburg Cider Mill	Retail Sales
Louisburg Ford	Auto Sales
Louisburg Healthcare and Rehab	Health Care
Louisburg School District	Education
McKeever's Price Chopper	Retail Sales
Panhandle Eastern	Utility
Timbercreek Restaurant	Retail Sales

COUNTY EMPLOYERS	CITY	INDUSTRY
Paola School District	Paola	Education
Lakemary Center	Paola	Special Needs Education
Osawatomie State Hospital	Osawatomie	Mental Health Services
Osawatomie School District	Osawatomie	Education
Miami County Government	Paola	Government
Taylor Forge Industries	Paola	Machining & Steel Work
Louisburg School District	Louisburg	Education
Walmart	Paola	Retail Sales
Doherty Steel, Inc.	Paola	Machining & Steel Work
Briley's, Sonic	Paola	Retail Sales
University of Kansas Health System	Paola	Health Care

# TOURISM

Visitors enjoy planning day trips to experience unique family adventures. Nationally known, the Louisburg Cider Mill operates throughout the year but attracts its largest crowds each fall. Visitors can watch the apple cider being pressed and bottled, and apple cider donuts being made while shopping in the country store. Pumpkins and a corn maze are available each fall.



The Powell Observatory offers a peek deep into the celestial sky with weekend star gazing May through October and special events throughout the year. The public telescope attracts visitors from throughout the Midwest.



Cedar Cove Feline Sanctuary & Education Center provides a safe haven for large cats ranging from leopards and lions to tigers and cougars. The center is open weekends and for private events.

Louisburg is fortunate to have two top-class choices for your special event. The English Barn, located just outside the city limits, is built with an old-world feel mixed with southern charm to create a fairytale experience. Haven Event Space, located just a few miles northeast of town, offers guests a contemporary barn with breathtaking views of the countryside.

Other must-see daytrip destinations include the Powell Pumpkin Farm each fall, D&G Christmas Tree Farm and wineries scattered throughout the region.

Louisburg Chamber of Commerce  
215 S. Broadway  
Louisburg, KS 66053  
913-837-2826 | [www.louisburgkansas.com](http://www.louisburgkansas.com)

City of Louisburg  
215 S. Broadway | Louisburg, KS 66053  
913-837-5371 | [www.louisburgkansas.gov](http://www.louisburgkansas.gov)

Miami County Economic Development  
201 S. Pearl, Suite 202 | Paola, KS 66071  
913-294-4045  
[www.thinkmiamicounty.com](http://www.thinkmiamicounty.com)

# Living in LOUISBURG



Louisburg  
CLOSE-KNIT • CLOSE TO EVERYTHING

(913) 837-5371 | 215 S. Broadway, Louisburg, KS 66053 | [www.louisburgkansas.gov](http://www.louisburgkansas.gov)



Situated less than 20 minutes south of Overland Park, the City of Louisburg offers conveniences for all ages with distinct lifestyle advantages for working professionals looking for the perfect place to raise a family.

New residents have the option of choosing from existing homes located in traditional neighborhoods or selecting from entry-level and upscale homes located within numerous developments that offer varied amenities.

Louisburg focuses on maintaining a family-friendly environment as evidenced by its nationally-ranked schools, low crime rate and extensive recreational areas.

Residents and visitors love to stop by the Louisburg Cider Mill, Cedar Cove Feline Conservatory and Education Center, and the Powell Observatory.



#### Drive Time from Louisburg

Bluhawk	20 min   17 miles
Logistics Park KC	33 min   27 miles
New Century AirCenter	34 min   28 miles
Kansas City Metro Area	39 min   38 miles

## HOUSING



The average single family home sale price includes new and existing single-family units. It includes homes sold by owner and those involving a real estate agent.

More than 70% of the community's 1,800 housing units are owner-occupied with a general vacancy rate of slightly more than 6%.

In the past several years, Louisburg has had a mix of new single-family homes constructed along with a 32-unit apartment complex completed. A single-family development for persons 55 years and older is also available.

#### AVERAGE SINGLE FAMILY HOME SALE PRICE

	Average Sales Price	Price Per Square Foot
2019	\$212,414	\$142
2020	\$228,794	\$149
2021	\$263,909	\$176
2022	\$310,670	\$196
2023	\$327,879	\$212

Source: Miami County Appraiser's Office

#### NEW SINGLE FAMILY BUILDING PERMITS

	Permits Issued
2018	14
2019	35
2020	10
2021	13
2022	6
2023	9
2024	4

Source: City of Louisburg

## PUBLIC SAFETY

A focus on community policing has allowed the community to maintain crime rates lower than the state and county. A partnership between the city and school district allows for a School Resource Officer to interact with students throughout the day. A series of public awareness and educational campaigns are also managed by the police department.

Source: Kansas Bureau of Investigation

#### TOTAL CRIME INDEX

Year	County Average	Louisburg Police	State of Kansas
2013	20.7	11.9	31.4
2014	20.5	12.3	34.6
2015	17.4	12.5	29.9
2016	20.1	15.0	30.6
2017	18.1	17.1	31.4
2018	17.4	20.2	31.4
2019	14.3	14.1	29.3
2020	13.7	10.2	29.7
2021	10.7	11.3	25.7
2022	10.3	10.2	25.2
2023	14.6	5.5	27.0

Note: Includes violent crime and property crime per 1,000 residents



## DEMOGRAPHICS

Miami County has a population of more than 34,000 persons. Louisburg is the county's second largest city and the only community adjacent to US 69 Highway.

Louisburg's median age, 39.7 years, reflects the community's youth with more than 79% of residents younger than 60 years.

#### POPULATION

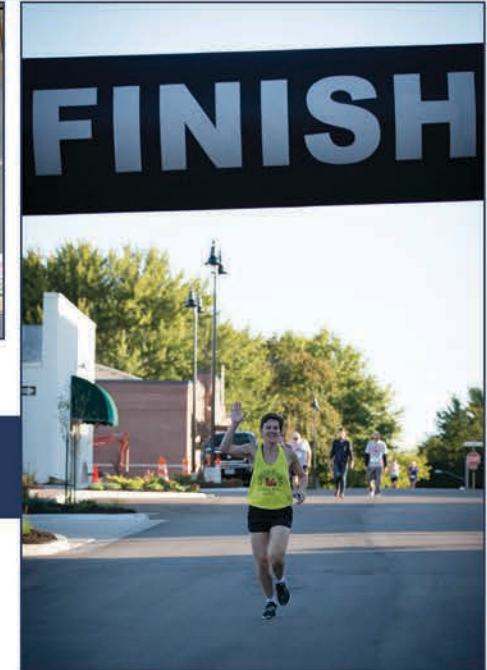
2011	4,305
2012	4,282
2013	4,299
2014	4,322
2015	4,276
2016	4,382
2017	4,487
2018	4,508
2019	4,562
2020	4,590
2021	4,994
2022	5,057
2023	5,170

Source: State of Kansas

#### RESIDENT PROFILE

	Estimate
Male	48%
Female	52%
Under 9 years	13%
10 to 19 years	16%
20 to 29 years	6%
30 to 39 years	16%
40 to 49 years	15%
50 to 59 years	13%
60 to 69 years	10%
70 to 79 years	5%
80 years & over	7%
Median Age (years)	39.7

Source: U.S. Census Bureau, 2022 5-Year American Community Survey



## SCHOOLS

The Louisburg School District encompasses 156 square miles with about 1,800 students attending classes at a preschool, two elementary schools, a middle school and high school. Virtual school options are available to students. Technical education courses are offered at the high school through Fort Scott Community College.

The district continues to receive state and national awards, and the students excel academically. The current average ACT score for a student at Louisburg High School is 21.1.

Students have access to traditional and nontraditional learning tracks, and these learning opportunities expand on an annual basis. Currently, students have many options in business, finance, construction trades, STEM, agriculture and culinary arts.

As one of the smaller school districts in the Kansas City metro area, Louisburg students tend to have a greater ability to participate in a wide array of academic and sports-related co-curricular and extracurricular activities.

#### HIGH SCHOOL GRADUATION RATE

	2018	2019	2020	2021	2022	2023
State Average	87.5	87.5	88.3	88.1	89.3	88.1
Louisburg USD 416	90.0	94.7	93.2	92.6	97.0	94.7



## PARKS

Outdoors is a great place to be in Louisburg. Lewis-Young Park features multi-purpose fields including baseball, softball, soccer and football fields. It's large complex also includes a public fishing lake, a playground and an 18-hole disc golf course. Paved and unpaved trails attract hikers along with mountain bike riders.

New water features and amenities at the Louisburg Aquatic Center attracts families during the summer and an expanded playground provides year-round enjoyment.

Middle Creek State Fishing lake is just south of the community. Managed by the state, the lake offers fishing, primitive camping, courtesy docks, ADA accessible playground equipment, restrooms and picnic facilities. Just steps away from the lake is Rutlader Outpost RV Park with room for overnight or extended stays.