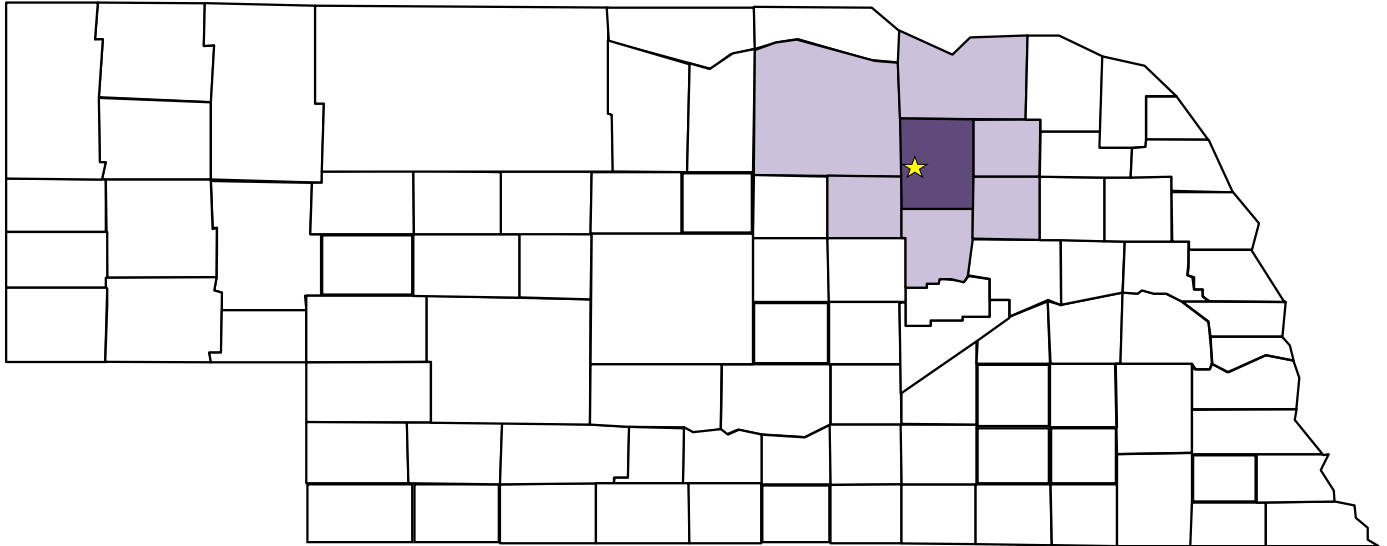


# Economic and Demographic Trends

## Clearwater, Antelope County, and the Surrounding Area



*May 2016*

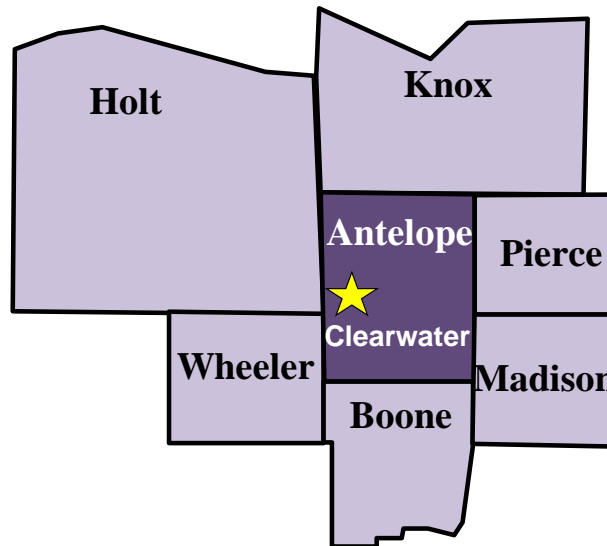
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## Economic and Demographic Trends In Clearwater, Antelope County, and the Surrounding Area



This study provides data on labor force, employment, commuting patterns, population, migration, retail sales, and income for Clearwater and Antelope County. For select measures, comparable data are provided for the surrounding area (selected counties and communities). The map featured above shows the general area for which selected comparable data are shown. In addition to Antelope County, other counties included in this area are Boone, Holt, Knox, Madison, Pierce, and Wheeler. The retail sales section also compares retail growth between Clearwater and eight other similarly sized Nebraska communities.

### **Labor Force and Employment**

Table 1 and Charts 1–5 (next pages) present nonfarm wage and salary data for Antelope County for the period 2005–2014. Nonfarm employment is broken down into 11 sectors as defined by the Bureau of Labor Statistics and which are compliant with the North American Industrial Classification System (NAICS).

Nonfarm wage and salary employment consists of the following 11 sectors:

- Natural Resources & Mining
- Construction
- Manufacturing
- Trade, Transportation & Utilities
- Information
- Financial Activities
- Professional & Business Services
- Education & Health Services
- Leisure & Hospitality
- Other Services (except Public)
- Government

The measure of employment reported in Table 1 (below) is data on the number of people employed in the non-agriculture wage and salary sector in Antelope County (regardless of their county of residence). These data indicate total nonfarm wage and salary employment in Antelope County increased 5.6 percent (111 jobs) between 2005 and 2014.

Table 1 also provides employment data for Antelope County by major economic sector for years 2005–2014. Of the sectors reporting complete data, the Construction sector recorded the largest percentage increase in employment between 2005 and 2014 (139.0 percent or 107 jobs). The Construction sector recorded the largest actual employment increase.

Table 1

**Non-Farm Wage & Salary Employment Trends, Antelope County, Nebraska  
Selected Years: 2005–2014**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Change 2005-2014	# Change 2005-2014
<b>Non-farm Employment (W&amp;S)</b>	<b>1,993</b>	<b>1,990</b>	<b>1,965</b>	<b>1,972</b>	<b>1,974</b>	<b>1,999</b>	<b>2,008</b>	<b>2,031</b>	<b>2,078</b>	<b>2,104</b>	<b>5.6</b>	<b>111</b>
<b>Total Private Industries</b>	<b>1,445</b>	<b>1,433</b>	<b>1,423</b>	<b>1,430</b>	<b>1,434</b>	<b>1,511</b>	<b>1,533</b>	<b>1,560</b>	<b>1,607</b>	<b>1,613</b>	<b>11.6</b>	<b>168</b>
<b>Goods Producing</b>	<b>334</b>	<b>346</b>	<b>328</b>	<b>333</b>	<b>344</b>	<b>414</b>	<b>442</b>	<b>451</b>	<b>480</b>	<b>469</b>	<b>40.4</b>	<b>135</b>
Natural Resources & Mining	147	166	153	153	148	150	164	160	171	176	19.7	29
Construction	77	78	82	87	84	151	160	177	194	184	139.0	107
Manufacturing	109	103	93	93	113	112	118	115	115	109	0.0	0
<b>Service Providing</b>	<b>1,111</b>	<b>1,087</b>	<b>1,095</b>	<b>1,097</b>	<b>1,090</b>	<b>1,097</b>	<b>1,091</b>	<b>1,109</b>	<b>1,127</b>	<b>1,144</b>	<b>3.0</b>	<b>33</b>
Trade, Transportation & Utilities	547	518	526	531	518	528	532	527	532	554	1.3	7
Information	19	19	23	20	18	17	23	23	23	21	10.5	2
Financial Activities	93	92	89	93	90	92	91	97	95	99	6.5	6
Professional & Business Services	26	31	33	37	39	37	28	24	25	26	0.0	0
Education & Health Services	242	241	245	245	252	263	260	260	287	292	20.7	50
Leisure & Hospitality	143	139	131	116	114	105	106	109	116	105	-26.6	-38
Other Services, except Public	41	48	48	54	61	55	51	69	50	47	14.6	6
<b>Government</b>	<b>549</b>	<b>557</b>	<b>541</b>	<b>542</b>	<b>538</b>	<b>488</b>	<b>475</b>	<b>471</b>	<b>471</b>	<b>491</b>	<b>-10.6</b>	<b>-58</b>
Federal	39	41	38	38	39	40	33	31	28	31	-20.5	-8
State	37	39	33	31	32	31	31	31	33	34	-8.1	-3
Local	473	477	470	473	467	417	412	410	411	426	-9.9	-47

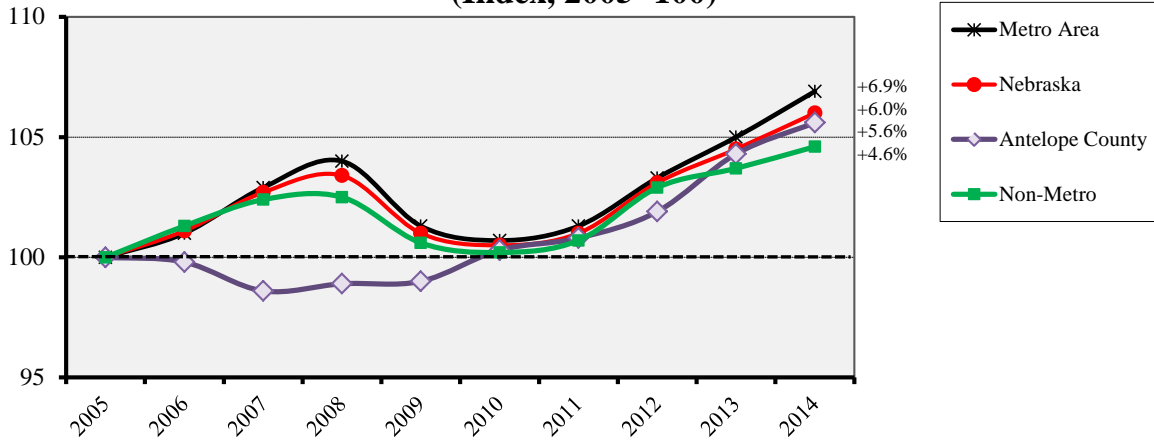
Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Annual Data, released June 2015  
Labor Force & Work Force Summary, 2005-2014, Annually, Antelope County (June 2015 data)

Chart 1 (next page) compares total nonfarm wage and salary employment growth in Antelope County with metropolitan, non-metropolitan, and Nebraska as a whole for the review period 2005–2014. Non-metropolitan Nebraska is defined as Nebraska minus the seven Lincoln and Omaha metropolitan counties of Cass, Douglas, Lancaster, Sarpy, Saunders, Seward, and Washington.

As this chart indicates, total non-farm wage and salary employment in Antelope County increased 5.6 percent (111 jobs) from 2005 to 2014, compared to a 6.0 percent increase for Nebraska as a whole, a 6.9 percent increase in metropolitan Nebraska, and a 4.6 percent increase in non-metropolitan Nebraska.

Chart 1

**Nonfarm (W&S) Employment, Antelope County, Nebraska,  
Metro, and Non-Metro Nebraska, 2005–2014  
(Index, 2005=100)**

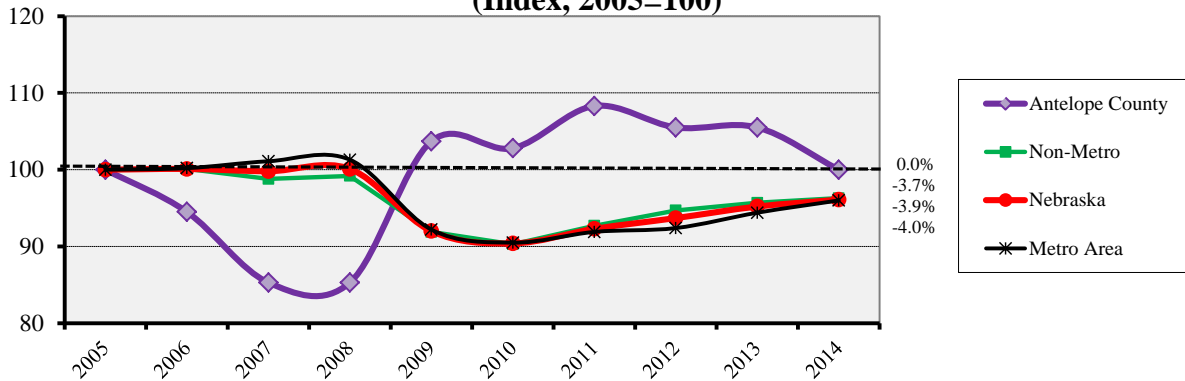


Source: Bureau of Labor Statistics, Quarterly Census of Employment & Wages (QCEW), Released June 2014

Chart 2 presents data on manufacturing wage and salary employment growth for Antelope County, Nebraska, metropolitan, and non-metropolitan areas. The Manufacturing sector for Antelope County recorded no change in employment (0 jobs) between 2005 and 2014. This compares to a 3.7 percent decrease in employment for non-metropolitan Nebraska; a 3.9 percent decrease for Nebraska as a whole; and a 4.0 percent decrease for metropolitan Nebraska over the same period.

Chart 2

**Manufacturing (W&S) Employment, Antelope County, Nebraska,  
Metro, and Non-Metro Nebraska, 2005-2014  
(Index, 2005=100)**



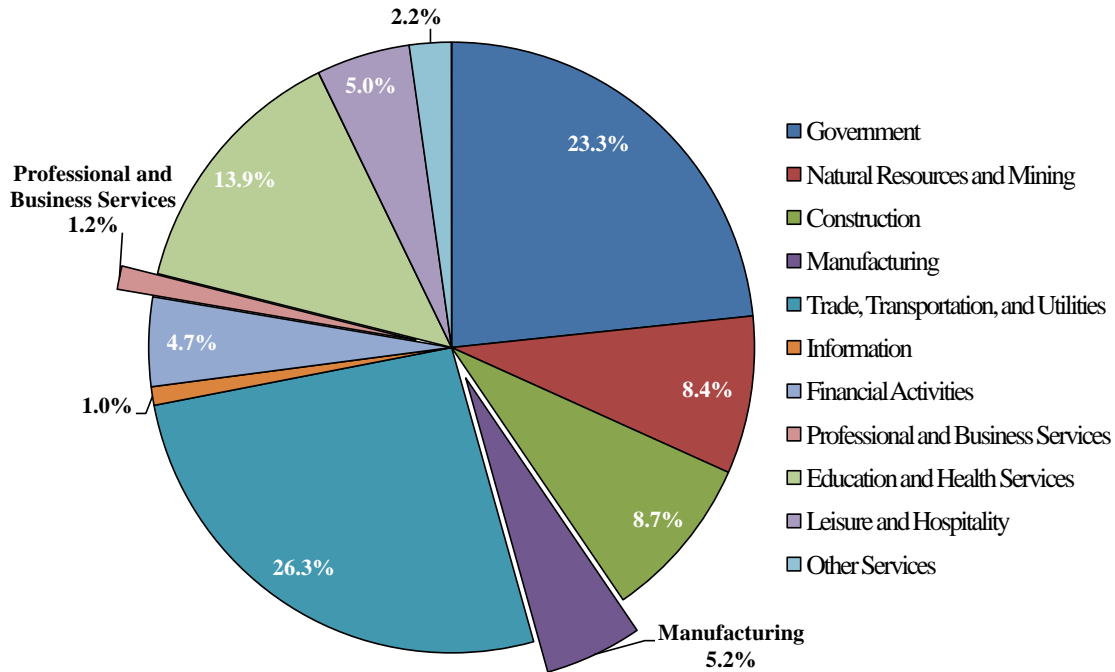
Source: Bureau of Labor Statistics, Quarterly Census of Employment & Wages (QCEW), Released June 2014

The next series of pie charts (Charts 3, 4 & 5) display the distribution of non-farm wage and salary (W&S) employment by major economic sector in Antelope County compared to the non-metropolitan and metropolitan distributions.

When comparing the Antelope County employment sectors to non-metropolitan Nebraska, the largest deviation occurs in the Manufacturing sector which makes up 5.2 percent of the county workforce (109 employees) compared to 15.4 percent for non-metropolitan Nebraska; a difference of 10.2 percent. Comparing Antelope County to the overall metropolitan distribution, the largest deviation is found in the Professional and Business Services sector (1.2 percent Antelope County vs. 15.1 percent metropolitan Nebraska; a difference of 13.9 percent).

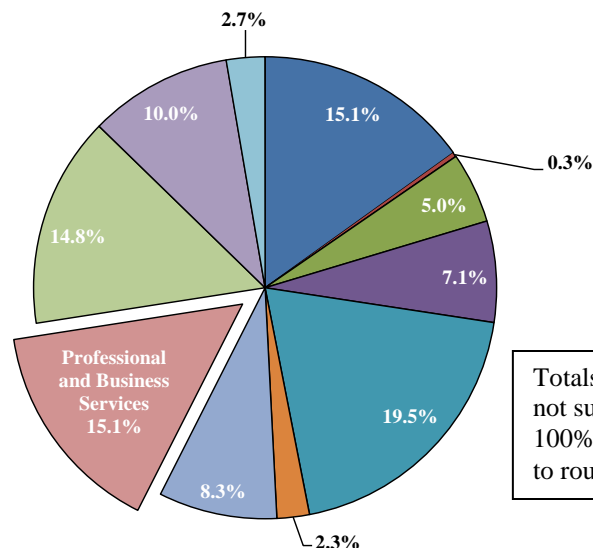
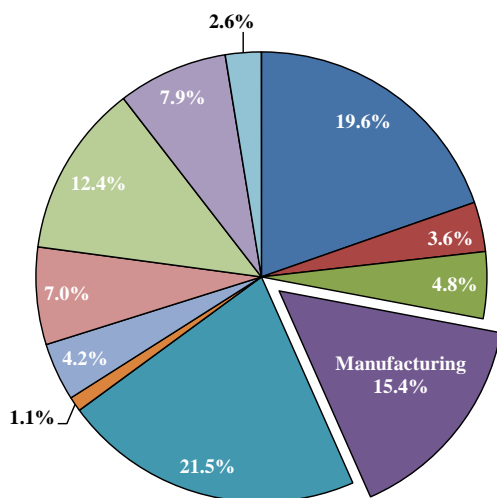
Charts 3, 4, 5

### Nonfarm Wage & Salary Employment by Major Economic Sector, Antelope County, 2014



Non-Metro Area W&S Employment, 2014

Metro Area W&S Employment, 2014



Totals may not sum to 100% due to rounding.

The next table (Table 2) shows labor force information for Antelope County for the time period 2005–2014. In the case of the labor force information (labor force, unemployment, and total employment), these data are measured based on the county of residence of the labor force participants (regardless of where they work). As the labor force and total employment data indicate, there was an decrease in the number of Antelope County residents participating in the labor force between 2005 and 2014 (6.0 percent or 230 people).

The number of those unemployed in Antelope County decreased by 25.0 percent (33 people) between 2005 and 2014. Persons are classified as unemployed if they do not have a job, have actively looked for work in the prior four weeks, and are currently available for work. The Antelope County unemployment rate was 2.7 percent in 2014; below that for metropolitan Nebraska (3.4 percent), below Nebraska as a whole (3.3 percent), and below non-metropolitan Nebraska (3.3 percent).

Table 2

**Labor Force & Employment Trends, Antelope County, Nebraska  
Selected Years: 2005–2014**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% Change 2005-2014	# Change 2005-2014
<b>Labor Force</b>	<b>3,859</b>	<b>3,770</b>	<b>3,642</b>	<b>3,666</b>	<b>3,714</b>	<b>3,807</b>	<b>3,847</b>	<b>3,909</b>	<b>4,005</b>	<b>3,629</b>	<b>-6.0</b>	<b>-230</b>
Unemployment	132	105	103	108	140	125	128	115	117	99	-25.0	-33
Unemployment Rate	3.4	2.8	2.8	2.9	3.8	3.3	3.3	2.9	2.9	2.7	(N/A)	(N/A)
Employment	3,727	3,665	3,539	3,558	3,574	3,682	3,719	3,794	3,888	3,530	-5.3	-197

(N/A) - Not applicable

Source: Bureau of Labor Statistics, Local Area Unemployment Statistics, Annual Data, released March 2015

## Residence and Work Flow Patterns

The next series of tables show residence (Work Destination) and workflow (Home Destination) patterns for the Village of Clearwater in Antelope County. A Work Destination report looks at where residents in a selected area are working (where they are commuting to work). A Home Destination report looks at the area from which a county is pulling employees to fill positions. These data are from the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) program. This program uses a variety of statistical and computing techniques to combine federal and state administrative data on employers and employees with core Census Bureau censuses and surveys while protecting the confidentiality of people and firms that provide the data. The most current data available for the Village of Clearwater are from 2014.

Table 3 (pages 6–7) examines the Work Destination area for the Village of Clearwater from three perspectives: by state, by county, and by place (city). In Table 3, the Census identified 279 county labor force participants holding primary jobs. As Table 3 shows, 91.4 percent of Clearwater’s labor force participants are employed within the state of Nebraska. Approximately 27.2 percent of Clearwater workers remain within Antelope County for employment with 72.8 percent leaving the county borders for work (next page). Looking deeper to the locality level, the table also shows the top locations where Clearwater labor force participants are employed (next page).

Table 3

### **Work Destination Report** **Where Workers are Employed Who Live in the Selection Area**

**2014**

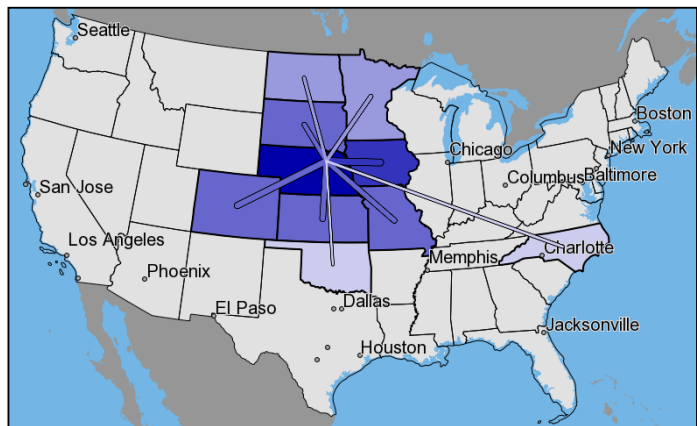
	Count	Share
<b>Total Primary Jobs</b>	<b>279</b>	<b>100.0%</b>

#### **By States**

#### **Job Counts by States Where Workers are Employed**

**2014**

	Count	Share
<b>Nebraska</b>	<b>255</b>	<b>91.4%</b>
Iowa	6	2.2%
Colorado	3	1.1%
Kansas	3	1.1%
Missouri	3	1.1%
South Dakota	3	1.1%
Minnesota	2	0.7%
North Dakota	2	0.7%
North Carolina	1	0.4%
Oklahoma	1	0.4%
All Other Locations	0	0.0%

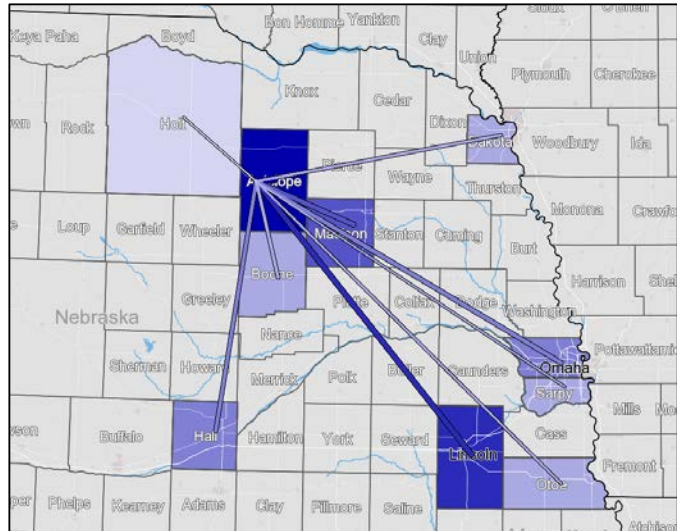


Source: U.S. Census Bureau, LED Origin-Destination Data Base, May 2016

Table 3 (continued)

**By Counties**  
**Job Counts by Counties Where Workers are Employed**  
**2014**

	Count	Share
<b>Antelope County, NE</b>	<b>76</b>	<b>27.2%</b>
Lancaster County, NE	33	11.8%
Madison County, NE	31	11.1%
Douglas County, NE	10	3.6%
Hall County, NE	10	3.6%
Boone County, NE	7	2.5%
Dakota County, NE	7	2.5%
Otoe County, NE	7	2.5%
Sarpy County, NE	7	2.5%
Holt County, NE	6	2.2%
All Other Locations	85	30.5%



**By Places (top 10)**  
**Job Counts by Places (Cities, CDPs, etc.) Where Workers are Employed**  
**2014**

	Count	Share
<b>Lincoln city, NE</b>	<b>31</b>	<b>11.1%</b>
Neligh city, NE	27	9.7%
Elgin city, NE	22	7.9%
<b>Clearwater village, NE</b>	<b>13</b>	<b>4.7%</b>
Norfolk city, NE	12	4.3%
Omaha city, NE	10	3.6%
Grand Island city, NE	9	3.2%
Albion city, NE	6	2.2%
Emerson village, NE	5	1.8%
Nebraska City city, NE	5	1.8%
All Other Locations	139	49.8%



Source: U.S. Census Bureau, LED Origin-Destination Data Base, May 2016



People also travel from other locations to work in the Village of Clearwater—this is the Home Destination report or the labor shed area. Table 4 (pages 8–9) depicts the home locations of those employed within Clearwater. The Census identified 129 primary jobs within Clearwater. As Table 4 indicates, 96.9 percent of these jobs are held by Nebraska residents. Approximately 56.6 percent of Clearwater workers live within the Antelope County borders and the top localities show the distribution of employee residents around the area (next page).

Table 4

## Home Destination Report Where Workers Live Who are Employed in the Selection Area

2014

	Count	Share
<b>Total Primary Jobs</b>	<b>129</b>	<b>100.0%</b>

### By States

#### Job Counts by States Where Workers Live

2014

	Count	Share
<b>Nebraska</b>	<b>125</b>	<b>96.9%</b>
Iowa	2	1.6%
Maine	1	0.8%
Texas	1	0.8%
All Other Locations	0	0.0%



### By Counties

#### Job Counts by Counties Where Workers Live

2014

	Count	Share
<b>Antelope County, NE</b>	<b>73</b>	<b>56.6%</b>
Madison County, NE	14	10.9%
Boone County, NE	7	5.4%
Box Butte County, NE	5	3.9%
Knox County, NE	4	3.1%
Nance County, NE	4	3.1%
Wheeler County, NE	4	3.1%
Howard County, NE	2	1.6%
Pottawattamie County, IA	1	0.8%
Woodbury County, IA	1	0.8%
All Other Locations	14	10.9%

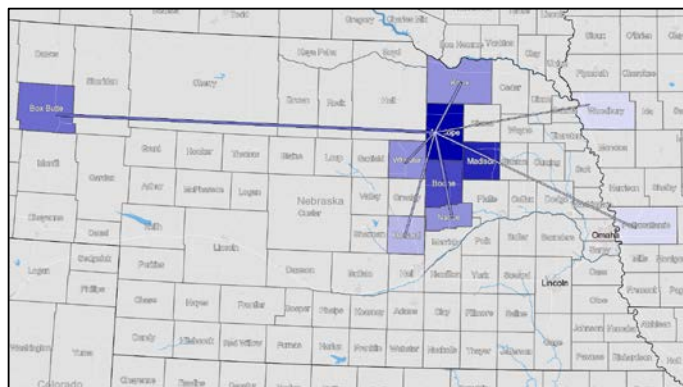


Table 4 (continued)

**By Places (top 10)  
Job Counts by Places (Cities, CDPs, etc.) Where Workers Live  
2014**

	Count	Share
<b>Clearwater village, NE</b>	<b>13</b>	<b>10.1%</b>
Elgin city, NE	12	9.3%
Tilden city, NE	11	8.5%
Oakdale village, NE	8	6.2%
Orchard village, NE	4	3.1%
Alliance city, NE	3	2.3%
Bartlett village, NE	2	1.6%
Battle Creek city, NE	2	1.6%
Creighton city, NE	2	1.6%
Fullerton city, NE	2	1.6%
All Other Locations	70	54.3%



Source: U.S. Census Bureau, LED Origin-Destination Data Base, May 2016

The next table (Table 5, pages 9–10) shows an inflow/outflow report for the Clearwater labor force. The data show labor force and employment size, efficiency, and other characteristics. These data were also obtained from the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) section and help identify characteristics of labor force movement for Clearwater.

Table 5

**Inflow/Outflow Report**

Selection Area Labor Market Size (Primary Jobs)	2014		2013		2012	
	Count	Share	Count	Share	Count	Share
Employed in the Selection Area	129	100.0%	129	100.0%	139	100.0%
Living in the Selection Area	279	216.3%	341	264.3%	336	241.7%
Net Job Inflow (+) or Outflow (-)	-150	-	-212	-	-197	-

In-Area Labor Force Efficiency (Primary Jobs)	2014		2013		2012	
	Count	Share	Count	Share	Count	Share
Living in the Selection Area	279	100.0%	341	100.0%	336	100.0%
Living and Employed in the Selection Area	13	4.7%	9	2.6%	4	1.2%
Living in the Selection Area but Employed Outside	266	95.3%	332	97.4%	332	98.8%

In-Area Employment Efficiency (Primary Jobs)	2014		2013		2012	
	Count	Share	Count	Share	Count	Share
Employed in the Selection Area	129	100.0%	129	100.0%	139	100.0%
Employed and Living in the Selection Area	13	10.1%	9	7.0%	4	2.9%
Employed in the Selection Area but Living Outside	116	89.9%	120	93.0%	135	97.1%

Table 5 (continued)

<b>Outflow Job Characteristics (Primary Jobs)</b>	<b>2014</b>		<b>2013</b>		<b>2012</b>	
	<b>Count</b>	<b>Share</b>	<b>Count</b>	<b>Share</b>	<b>Count</b>	<b>Share</b>
External Jobs Filled by Residents	266	100.0%	332	100.0%	332	100.0%
Workers Aged 29 or younger	77	28.9%	86	25.9%	86	25.9%
Workers Aged 30 to 54	121	45.5%	161	48.5%	155	46.7%
Workers Aged 55 or older	68	25.6%	85	25.6%	91	27.4%
Workers Earning \$1,250 per month or less	70	26.3%	94	28.3%	84	25.3%
Workers Earning \$1,251 to \$3,333 per month	129	48.5%	133	40.1%	154	46.4%
Workers Earning More than \$3,333 per month	67	25.2%	105	31.6%	94	28.3%
Workers in the "Goods Producing" Industry Class	53	19.9%	78	23.5%	85	25.6%
Workers in the "Trade, Transportation, and Utilities" Industry Class	75	28.2%	93	28.0%	100	30.1%
Workers in the "All Other Services" Industry Class	138	51.9%	161	48.5%	147	44.3%

<b>Inflow Job Characteristics (Primary Jobs)</b>	<b>2014</b>		<b>2013</b>		<b>2012</b>	
	<b>Count</b>	<b>Share</b>	<b>Count</b>	<b>Share</b>	<b>Count</b>	<b>Share</b>
Internal Jobs Filled by Outside Workers	116	100.0%	120	100.0%	135	100.0%
Workers Aged 29 or younger	15	12.9%	19	15.8%	22	16.3%
Workers Aged 30 to 54	59	50.9%	57	47.5%	64	47.4%
Workers Aged 55 or older	42	36.2%	44	36.7%	49	36.3%
Workers Earning \$1,250 per month or less	35	30.2%	37	30.8%	49	36.3%
Workers Earning \$1,251 to \$3,333 per month	50	43.1%	52	43.3%	60	44.4%
Workers Earning More than \$3,333 per month	31	26.7%	31	25.8%	26	19.3%
Workers in the "Goods Producing" Industry Class	5	4.3%	12	10.0%	12	8.9%
Workers in the "Trade, Transportation, and Utilities" Industry Class	25	21.6%	27	22.5%	31	23.0%
Workers in the "All Other Services" Industry Class	86	74.1%	81	67.5%	92	68.1%

<b>Interior Flow Job Characteristics (Primary Jobs)</b>	<b>2014</b>		<b>2013</b>		<b>2012</b>	
	<b>Count</b>	<b>Share</b>	<b>Count</b>	<b>Share</b>	<b>Count</b>	<b>Share</b>
Internal Jobs Filled by Residents	13	100.0%	9	100.0%	4	100.0%
Workers Aged 29 or younger	5	38.5%	2	22.2%	1	25.0%
Workers Aged 30 to 54	3	23.1%	6	66.7%	3	75.0%
Workers Aged 55 or older	5	38.5%	1	11.1%	0	0.0%
Workers Earning \$1,250 per month or less	8	61.5%	2	22.2%	2	50.0%
Workers Earning \$1,251 to \$3,333 per month	1	7.7%	5	55.6%	2	50.0%
Workers Earning More than \$3,333 per month	4	30.8%	2	22.2%	0	0.0%
Workers in the "Goods Producing" Industry Class	2	15.4%	2	22.2%	0	0.0%
Workers in the "Trade, Transportation, and Utilities" Industry Class	2	15.4%	3	33.3%	2	50.0%
Workers in the "All Other Services" Industry Class	9	69.2%	4	44.4%	2	50.0%

Source: U.S. Census Bureau, LED Origin-Destination Data Base, May 2016

The Distance/Direction Report depicted in Table 6 and Figure 1 shows the number (count) and percentage (share) of primary job holders living in Clearwater and the distance they travel to work. Looking at Table 6, the count of primary job holders living within Clearwater is fewer in 2014 compared to 2012 and 2013. The distribution of miles traveled to work has also shifted since 2012. Figure 1 shows the location and concentration of these workplaces.

Table 6

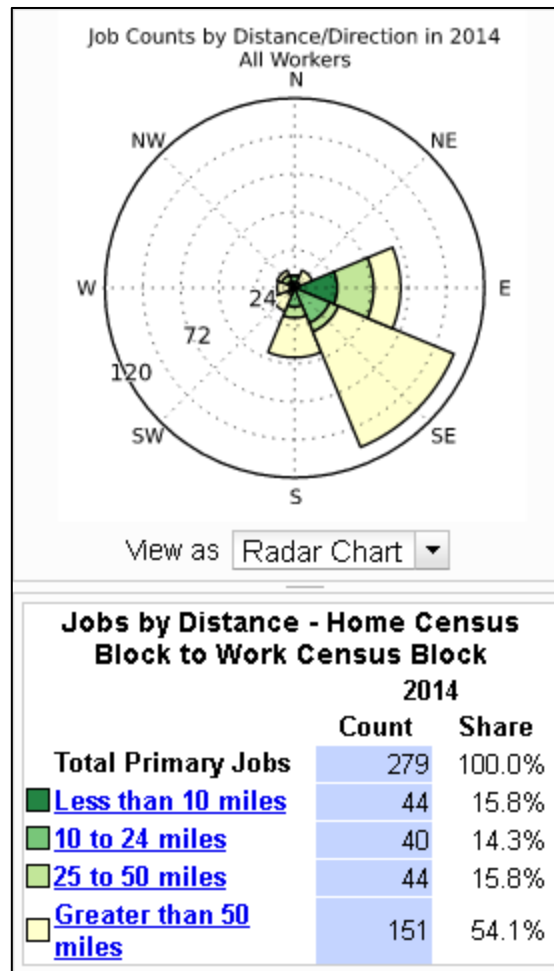
## Distance/Direction Report - Home to Work Census Block

### Job Counts in Work Blocks by Distance Only

	2014		2013		2012	
	Count	Share	Count	Share	Count	Share
<b>Total Primary Jobs</b>	<b>279</b>	<b>100.0%</b>	<b>341</b>	<b>100.0%</b>	<b>336</b>	<b>100.0%</b>
Less than 10 miles	44	15.8%	29	8.5%	30	8.9%
10 to 24 miles	40	14.3%	22	6.5%	21	6.3%
25 to 50 miles	44	15.8%	60	17.6%	70	20.8%
Greater than 50 miles	151	54.1%	230	67.4%	215	64.0%

Source: U.S. Census Bureau, Labor Area Dynamics, OnTheMap, May 2016

Figure 1



Source: U.S. Census Bureau, Labor Area Dynamics, OnTheMap, May 2016

Table 7 and Figure 2 show the number (count) and percentage (share) of people employed within Antelope County and the distance to their homes. Looking at Table 7, the number of primary jobs held within Antelope County has decreased since 2012. The data also show the majority of Antelope County employees continue to travel further than 10 miles from work to home. Figure 2 shows the concentration of job counts by distance and direction.

Table 7

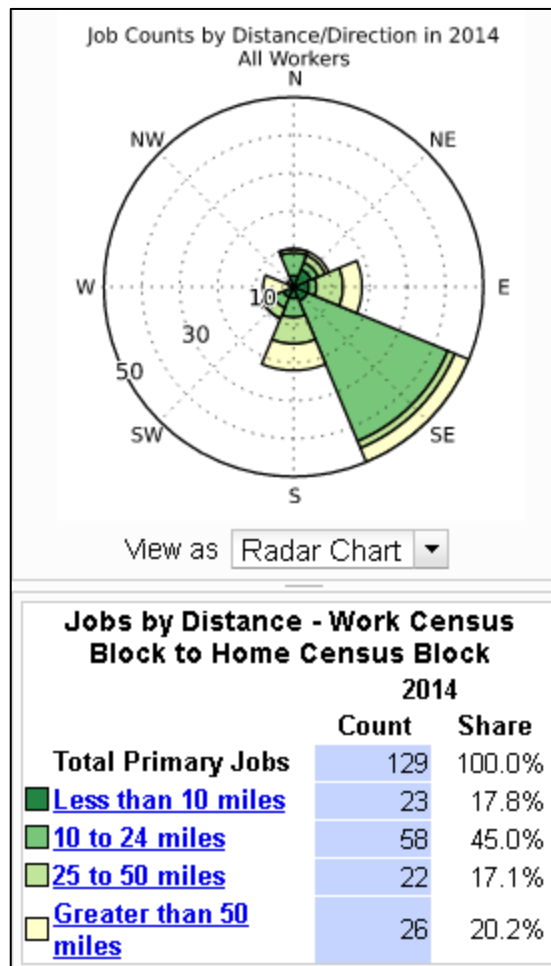
## Distance/Direction Report - Work to Home Census Block

### Job Counts in Home Blocks by Distance Only

	2014		2013		2012	
	Count	Share	Count	Share	Count	Share
<b>Total Primary Jobs</b>	<b>129</b>	<b>100.0%</b>	<b>129</b>	<b>100.0%</b>	<b>139</b>	<b>100.0%</b>
Less than 10 miles	23	17.8%	21	16.3%	16	11.5%
10 to 24 miles	58	45.0%	40	31.0%	42	30.2%
25 to 50 miles	22	17.1%	23	17.8%	28	20.1%
Greater than 50 miles	26	20.2%	45	34.9%	53	38.1%

Source: U.S. Census Bureau, Labor Area Dynamics, OnTheMap, May 2016

Figure 2



Source: U.S. Census Bureau, Labor Area Dynamics, OnTheMap, May 2016

## Population and Migration Trends

The following tables (Tables 8 and 9) present population trend data for Antelope County and the surrounding area. As Table 8 indicates, Antelope County's population experienced an average annual decrease of 0.8 percent between 1970 and 2010 for a total decrease of 26.1 percent or 2,362 people. This population decrease compares to an average annual increase of 0.5 percent, 23.0 percent total, for Nebraska as a whole. Antelope County reported an 0.8 percent average annual decrease in population from 2010 to 2015 (271 people total).

Table 8

### County Population 1970–2015 Antelope County and the Surrounding Area

Location	---Year---						Avg. Annual % Change	Avg. Annual % Change
	1970	1980	1990	2000	2010	2015	1970-2010	2010-2015
Nebraska	1,485,333	1,569,825	1,578,417	1,711,265	1,826,341	1,896,190	0.5	0.8
<b>Antelope County</b>	<b>9,047</b>	<b>8,675</b>	<b>7,965</b>	<b>7,452</b>	<b>6,685</b>	<b>6,414</b>	<b>-0.8</b>	<b>-0.8</b>
Boone County	8,190	7,391	6,667	6,259	5,505	5,315	-1.0	-0.7
Holt County	12,933	13,552	12,599	11,551	10,435	10,313	-0.5	-0.2
Knox County	11,723	11,457	9,534	9,374	8,701	8,543	-0.7	-0.4
Madison County	27,402	31,382	32,655	35,226	34,876	35,039	0.6	0.1
Pierce County	8,493	8,481	7,827	7,857	7,266	7,208	-0.4	-0.2
Wheeler County	1,051	1,060	948	886	818	750	-0.6	-1.7

Source: U.S. Bureau of the Census, Census of Population, May 2016

Table 9 data reveals the population of Antelope County's incorporated places as a whole experienced an average annual population decrease of 0.3 percent from 1970 to 2010 and an average annual decrease of 0.8 percent from 2010 to 2015 for a total decrease of 15.2 percent (778 people) from 1970 to 2015. Neligh, the county's largest city, reported a 13.4 percent decrease in population (237 people) between 1970 and 2015. The Village of Clearwater's population increased by 6 people (1.5 percent) from 1970 to 2015. The unincorporated areas outside of the selected communities experienced a 47.4 percent decrease (1,855 people) during the period 1970–2015.

Table 9

### County Population 1970–2015 Antelope County Communities and Unincorporated Areas

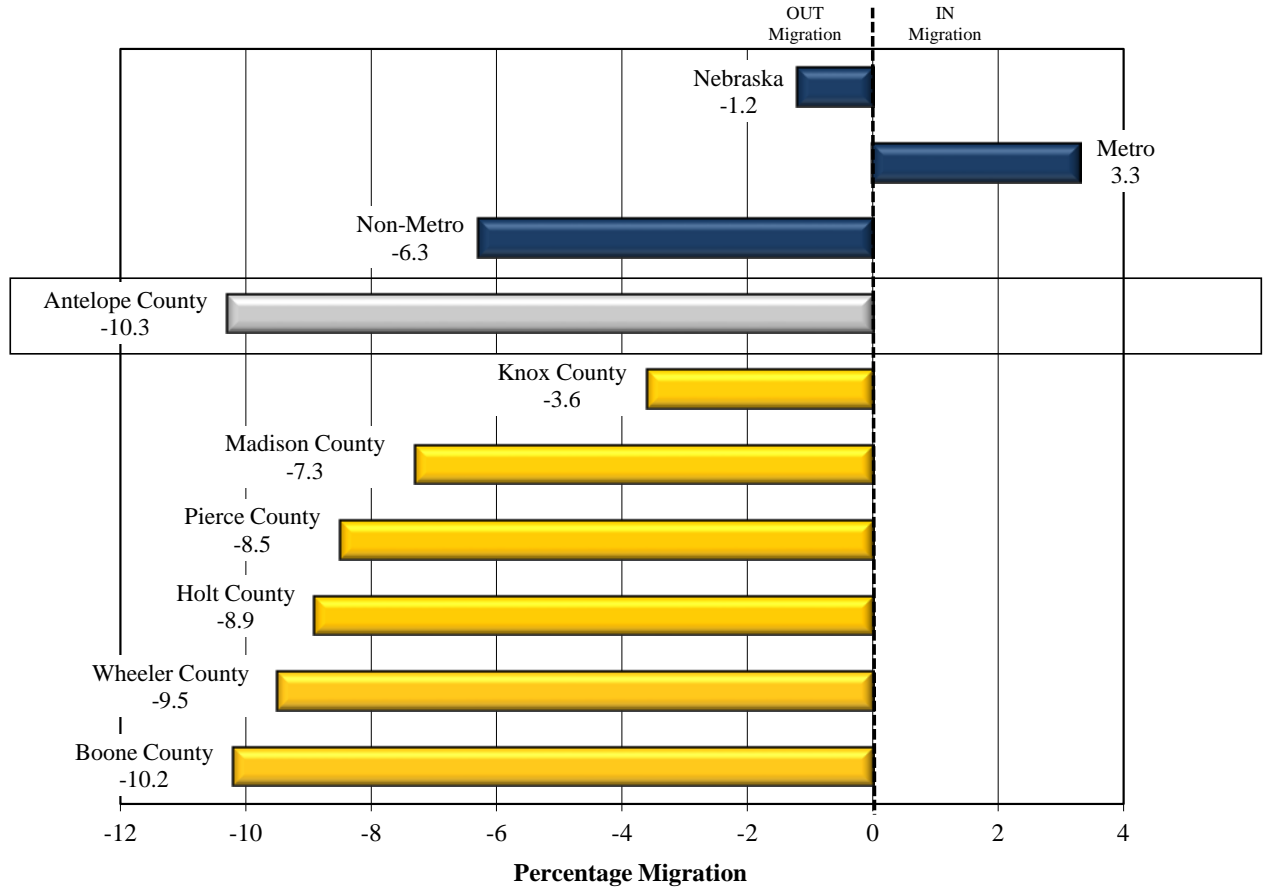
Location	---Year---						Avg. Annual % Change	Avg. Annual % Change
	1970	1980	1990	2000	2010	2015	1970-2010	2010-2015
Nebraska	1,485,333	1,569,825	1,578,417	1,711,265	1,826,341	1,896,190	0.5	0.8
<b>Antelope County</b>	<b>9,047</b>	<b>8,675</b>	<b>7,965</b>	<b>7,452</b>	<b>6,685</b>	<b>6,414</b>	<b>-0.8</b>	<b>-0.8</b>
Brunswick	229	190	182	179	138	136	-1.3	-0.3
Clearwater	398	409	401	384	419	404	0.1	-0.7
Elgin	917	807	731	735	661	632	-0.8	-0.9
Neligh	1,764	1,893	1,749	1,651	1,599	1,527	-0.2	-0.9
Oakdale	322	410	362	345	322	299	0.0	-1.5
Orchard	467	482	439	391	379	355	-0.5	-1.3
Royal	86	86	81	75	63	60	-0.8	-1.0
Tilden	947	1,012	911	1,078	953	939	0.0	-0.3
<b>Total Incorporated Places</b>	<b>5,130</b>	<b>5,289</b>	<b>4,856</b>	<b>4,838</b>	<b>4,534</b>	<b>4,352</b>	<b>-0.3</b>	<b>-0.8</b>
<b>Unincorporated Areas</b>	<b>3,917</b>	<b>3,386</b>	<b>3,109</b>	<b>2,614</b>	<b>2,151</b>	<b>2,062</b>	<b>-1.5</b>	<b>-0.8</b>

Source: U.S. Bureau of the Census, Census of Population, May 2016

The next two charts (Chart 6 & 7) graphically depict the migration patterns for Nebraska, Antelope County, and the surrounding area as a percentage of the previous decade. Net migration is the change in population after factoring the natural increase for an area (births minus deaths). For the 2000–2010 decade, Antelope County experienced a net out-migration of 767 people or 10.3 percent of its 2000 population.

Chart 6

### 2000–2010 Net Migration as Percent of 2000 Population Antelope County and the Surrounding Area

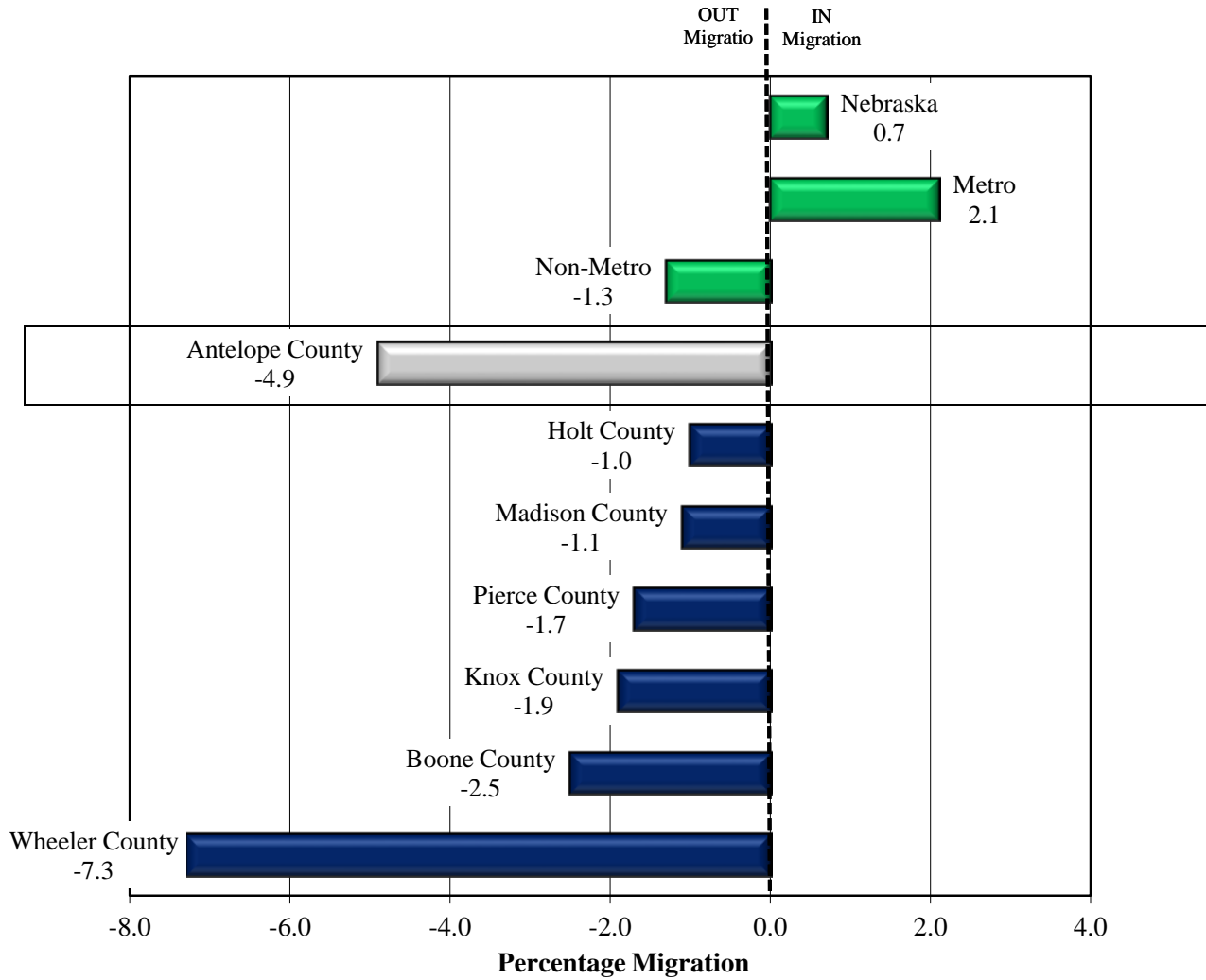


Source: U.S. Census Bureau, County population and estimated components of population change, May 2015

Looking at the years 2010–2014 (Chart 7), Antelope County experienced a net out-migration of 325 people or 4.9 percent of its 2010 population.

Chart 7

### 2010-2014 Net Migration as Percent of 2010 Population Antelope County and the Surrounding Area



Source: U.S. Census Bureau, County population and estimated components of population change, May 2015



The next two tables (Tables 10 & 11) provide detail on migration patterns. Data reported in these tables are 2009–2013, five-year estimates, which are the latest multiyear estimates available. Multiyear estimates from the American Community Survey are “period” estimates that represent data collected over a period of time (as opposed to “point-in-time” estimates, such as the decennial census, that approximate the characteristics of an area on a specific date). Migration patterns are influenced by employment opportunities, cost-of-living, and quality-of-life factors.

Table 10 data show 72.1 percent of the 244 people moving into Antelope County moved from other Nebraska locations (176 people). Data also reveal 66 people (27.0 percent) migrated into the county from other states while 2 people (0.9 percent) migrated from abroad.

Table 10

### **Antelope County, Nebraska, 2009–2013, Five-Year Estimate Inflow Into County**

	Number	Percent
Movers within the United States	513	99.6
Within Same County	271	52.6
Different County, Same State	176	34.2
Different State	66	12.8
Movers from Abroad	2	0.4
<b>Total Movement</b>	<b>515</b>	

Source: American Community Survey, County-to-County Migration  
Flows, 2009-2013 data, accessed July 2015

### **Reported Counties (where people moved from)**

State	County	Number
Nebraska	Madison County	47
Iowa	Decatur County	33
Nebraska	Lancaster County	18
Nebraska	Holt County	15
Nebraska	Washington County	13
Nebraska	Gage County	11
Nebraska	Pierce County	11
Nebraska	York County	10
South Dakota	Custer County	9
Georgia	Forsyth County	8
Nebraska	Boone County	7
Nebraska	Knox County	7
Nebraska	Platte County	7
Nebraska	Sarpy County	6
Nebraska	Adams County	5
Nebraska	Douglas County	5
Iowa	Pottawattamie County	4
Nebraska	Lincoln County	4
Illinois	Bureau County	3
Nebraska	Butler County	3
Nebraska	Keya Paha County	3
Nebraska	Stanton County	3
California	Tulare County	2
Colorado	Larimer County	2
South Carolina	Spartanburg County	2

Source: American Community Survey, County-to-County Migration  
Flows, 2008-2012 data, accessed July 2015

The 2009–2013, five-year estimates in Table 11 reveal 87.6 percent of the 622 people migrating out of Antelope County remained in the state of Nebraska (545 people). Data show 77 Antelope County residents (12.4 percent) also moved to other states during this time period. Employment, housing, and educational opportunities located in these counties play a major role in this migration pattern.

Table 11

**Antelope County, Nebraska, 2009–2013, Five-Year Estimate  
Outflow From County**

	Number	Percent
Movers within the United States	893	100.0
Within Same County	271	30.3
Different County, Same State	545	61.0
Different State	77	8.6
Movers to Puerto Rico	0	0
<b>Total Movement</b>	<b>893</b>	

Source: American Community Survey, County-to-County Migration Flows, 2009-2013 data, accessed July 2015

**Reported Counties  
(where people moved to)**

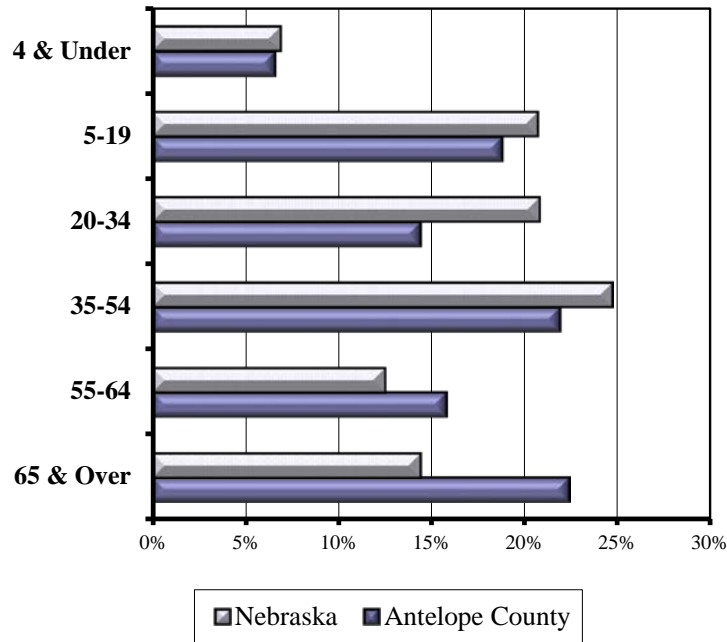
State	County	Number
Nebraska	Adams County	139
Nebraska	Madison County	122
Nebraska	Hall County	57
Nebraska	Buffalo County	37
Wyoming	Campbell County	35
Nebraska	Wayne County	32
Nebraska	Holt County	31
Iowa	Wayne County	30
Nebraska	Stanton County	29
Nebraska	Dodge County	18
Nebraska	Knox County	17
Nebraska	Cuming County	15
Nebraska	Thurston County	14
Nebraska	Boone County	12
Nebraska	Pierce County	10
South Dakota	Clay County	6
Nebraska	Boyd County	5
Iowa	Marion County	4
Nebraska	Cedar County	4
Nebraska	Lancaster County	3
South Dakota	Yankton County	2

Source: American Community Survey, County-to-County Migration Flows, 2009-2013 data, accessed July 2015

The following chart and table (Chart 8 & Table 12) compare the U.S. Census Bureau’s age distribution of population for Nebraska as a whole and Antelope County. The population of Antelope County is significantly older in age than Nebraska as a whole. The median age for Antelope County residents in 2014 was 46.3 years of age compared to 36.2 years of age for residents of Nebraska as a whole.

Chart 8

### Age Distribution of the Population, 2014 Antelope County and Nebraska



Source: U.S. Census Bureau, "Annual Estimates of the Resident Population for Selected Age Groups by Sex," July 2015

Table 12

### Age Distribution of the Population, 2014 Antelope County and Nebraska

	2014 Population		Percent	
	Nebraska	Antelope County	Nebraska	Antelope County
4 & Under	130,178	424	6.9%	6.6%
5-19	389,683	1,205	20.7%	18.8%
20-34	391,432	924	20.8%	14.4%
35-54	464,329	1,402	24.7%	21.9%
55-64	234,892	1,008	12.5%	15.8%
65 & Over	270,989	1,435	14.4%	22.4%
<b>Total</b>	<b>1,881,503</b>	<b>6,398</b>	<b>100%</b>	<b>100%</b>
<b>Median Age</b>	<b>36.2</b>	<b>46.3</b>		

Source: U.S. Census Bureau, "Annual Estimates of the Resident Population for Selected Age Groups by Sex," July 2015

Table 13 shows additional median ages as estimated by the American Community Survey for communities within Antelope County and the surrounding counties both as a total and by gender. These are five-year estimates and differ from the U.S. Census Bureau’s single year distributions. Chart 9 graphically depicts the median age distribution for the study area.

Table 13

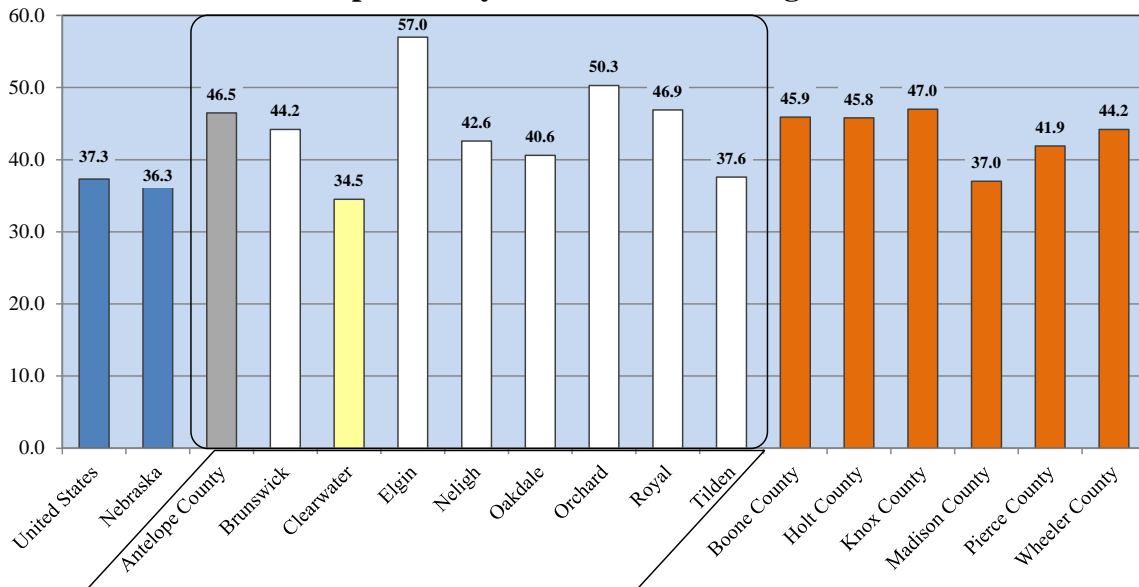
### Median Age by Location and Gender Five-Year Estimate, 2009–2013 Antelope County and the Surrounding Area

	Median Age		
	Total	Male	Female
<b>United States</b>	<b>37.3</b>	<b>36.0</b>	<b>38.7</b>
<b>Nebraska</b>	<b>36.3</b>	<b>35.0</b>	<b>37.5</b>
<b>Antelope County</b>	<b>46.5</b>	<b>44.8</b>	<b>47.6</b>
Brunswick	44.2	40.3	44.8
Clearwater	34.5	36.5	27.4
Elgin	57.0	53.3	57.4
Neligh	42.6	38.6	45.0
Oakdale	40.6	39.1	47.0
Orchard	50.3	46.3	52.9
Royal	46.9	47.3	46.8
Tilden	37.6	32.6	40.6
<b>Boone County</b>	<b>45.9</b>	<b>44.5</b>	<b>47.7</b>
<b>Holt County</b>	<b>45.8</b>	<b>44.8</b>	<b>46.9</b>
<b>Knox County</b>	<b>47.0</b>	<b>45.7</b>	<b>48.5</b>
<b>Madison County</b>	<b>37.0</b>	<b>35.3</b>	<b>38.4</b>
<b>Pierce County</b>	<b>41.9</b>	<b>40.1</b>	<b>43.6</b>
<b>Wheeler County</b>	<b>44.2</b>	<b>44.7</b>	<b>42.3</b>

Data Set: 2009-2013 American Community Survey 5-Year Estimates  
Source: U.S. Census Bureau, 2009-2013 American Community Survey, March 2015

Chart 9

### Median Age by Location, Five-Year Estimate, 2009–2013 Antelope County and the Surrounding Area



Data Set: 2009-2013 American Community Survey 5-Year Estimates  
Source: U.S. Census Bureau, 2009-2013 American Community Survey, March 2015

## Retail Sales

Table 14 and Chart 10 show the retail sales (non-motor vehicle) pull factors for Antelope County and the surrounding area for 2015. The pull factor is computed by dividing the per capita taxable, non-motor vehicle (NMV) retail sales by the state average per capita NMV retail sales. A pull factor of one indicates an area has per capita NMV retail sales equal to the state. A value greater than one indicates an area is drawing retail sales from other areas. Conversely, a pull factor with a value less than one indicates the subject area is losing potential retail activity to other places or, in other words, is experiencing retail sales leakage. This simple calculation does not factor in income levels or purchasing power within an area.

Table 14

### 2015 Retail Sales (Non-Motor Vehicle) Pull Factors Nebraska, Antelope County, and Surrounding Counties

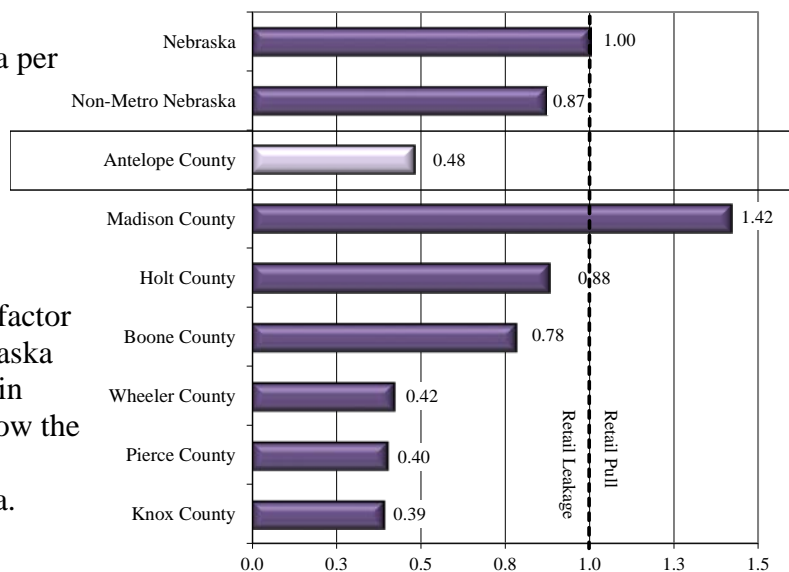
	2015 Population	2015 Retail Sales (x \$1,000)	2015 Per Cap Sales (\$)	2015 Pull Factor
<b>Nebraska</b>	<b>1,896,190</b>	<b>23,132,070</b>	<b>12,199</b>	<b>1.00</b>
<b>Non-Metro Nebraska</b>	<b>780,080</b>	<b>8,265,546</b>	<b>10,596</b>	<b>0.87</b>
<b>Antelope County</b>	<b>6,414</b>	<b>37,242</b>	<b>5,806</b>	<b>0.48</b>
Boone County	5,315	50,346	9,472	0.78
Holt County	10,313	111,324	10,795	0.88
Knox County	8,543	41,060	4,806	0.39
Madison County	35,039	607,255	17,331	1.42
Pierce County	7,208	35,358	4,905	0.40
Wheeler County	750	3,853	5,137	0.42

Source: U.S. Census Bureau and Nebraska Department of Revenue, May 2016

Chart 10

Reviewing the pull factors at the county level indicates Antelope County experiences net retail leakages. The 2015 pull factor of 0.48 indicates, on a per capita basis, retail sales in Antelope County are similar to the state's average per capita sales. Distance from other large trade centers plays a major role in this phenomenon. The comparison of the pull factor for Antelope County (0.48) with the pull factor for the non-metropolitan area of Nebraska (0.87) indicates per capita retail sales in Antelope County are 45.2 percent below the average per capita retail sales in the non-metropolitan area of Nebraska.

### 2015 Retail Sales (NMV) Pull Factors, Nebraska, Antelope County & Surrounding Counties



Source: U.S. Census Bureau and Nebraska Department of Revenue, May 2016

Table 15 and Chart 11 compare the 2015 pull factors for selected area communities. The community of Clearwater’s pull factor of 0.71 indicates that, on a per capita basis, non-motor vehicle retail sales in Clearwater are approximately 29.0 percent less than the state’s average per capita sales.

Table 15

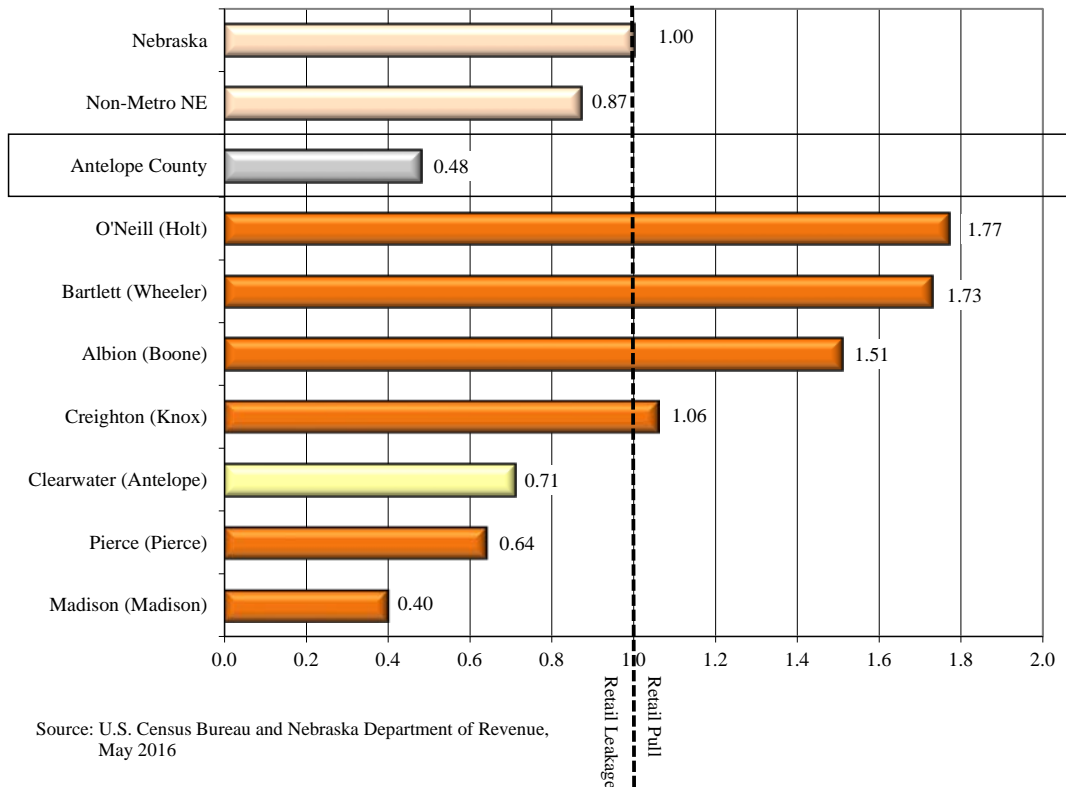
**2015 Retail Sales (Non-Motor Vehicle) Pull Factors  
Nebraska, Antelope County, and Selected Study Area Communities**

	2015 Population	2015 Retail Sales (x \$1,000)	2015 Per Cap Sales (\$)	2015 Pull Factor
<b>Nebraska</b>	<b>1,896,190</b>	<b>23,132,070</b>	<b>12,199</b>	<b>1.00</b>
<b>Non-Metro Nebraska</b>	<b>780,080</b>	<b>8,265,546</b>	<b>10,596</b>	<b>0.87</b>
<b>Antelope County</b>	<b>6,414</b>	<b>37,242</b>	<b>5,806</b>	<b>0.48</b>
Clearwater (Antelope)	404	3,520	8,714	0.71
Albion (Boone)	1,589	29,332	18,459	1.51
O'Neill (Holt)	3,653	79,048	21,639	1.77
Creighton (Knox)	1,120	14,529	12,973	1.06
Norfolk (Madison)	24,366	565,563	23,211	1.90
Pierce (Pierce)	1,748	13,719	7,849	0.64
Bartlett (Wheeler)	109	2,295	21,059	1.73

Source: U.S. Census Bureau and Nebraska Department of Revenue, May 2016

Chart 11

**2015 Retail Sales (NMV) Pull Factors  
Nebraska, Antelope County & Selected Study Area Communities**



Source: U.S. Census Bureau and Nebraska Department of Revenue, May 2016

Table 16 (sorted by population) and Chart 12 (sorted by pull factor) further breakdown the 2015 pull factors into the communities reporting retail sales figures within Antelope County. As this table indicates, the community of Neligh had the strongest pull factor (1.13) compared to the other communities reporting in the county. Together, these communities contributed to an overall pull factor of 0.48 for Antelope County in 2015.

Table 16

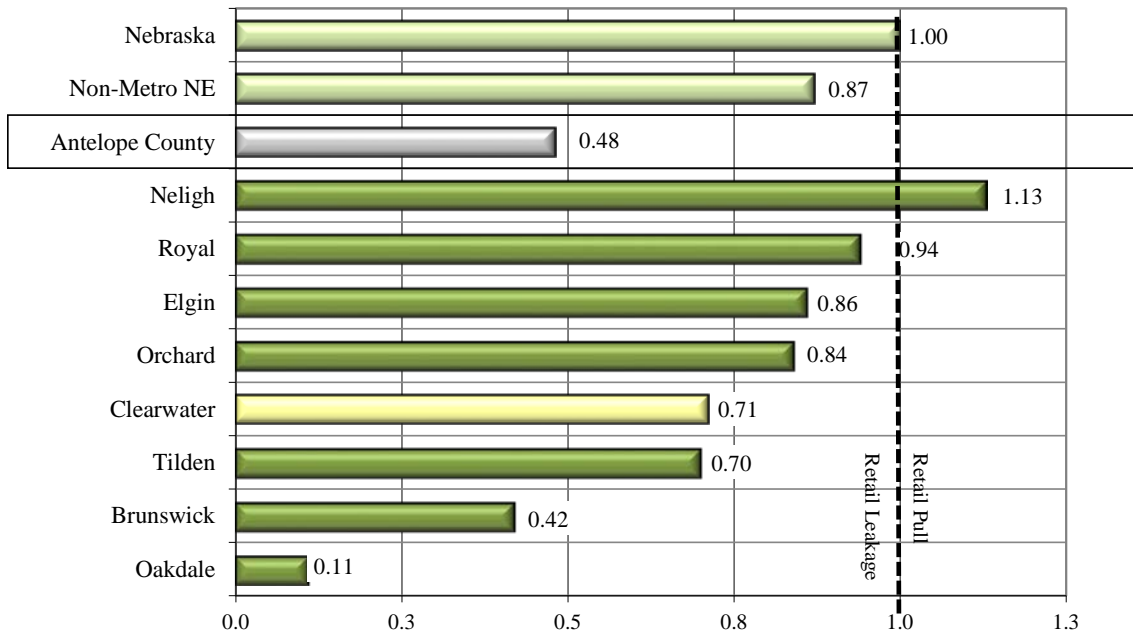
### 2015 Retail Sales (Non-Motor Vehicle) Pull Factors Nebraska and Available Antelope County Area Communities

	2015 Population	2015 Retail Sales (x \$1,000)	2015 Per Cap Sales (\$)	2015 Pull Factor
<b>Nebraska</b>	<b>1,896,190</b>	<b>23,132,070</b>	<b>12,199</b>	<b>1.00</b>
<b>Non-Metro Nebraska</b>	<b>780,080</b>	<b>8,265,546</b>	<b>10,596</b>	<b>0.87</b>
<b>Antelope County</b>	<b>6,414</b>	<b>37,242</b>	<b>5,806</b>	<b>0.48</b>
Clearwater	404	3,520	8,714	0.71
Neligh	1,527	21,136	13,842	1.13
Tilden	939	8,032	8,554	0.70
Elgin	632	6,658	10,534	0.86
Orchard	355	3,631	10,227	0.84
Oakdale	299	389	1,301	0.11
Brunswick	136	693	5,095	0.42
Royal	60	686	11,430	0.94

Source: U.S. Census Bureau and Nebraska Department of Revenue, May 2016

Chart 12

### 2015 Retail Sales (NMV) Pull Factors Nebraska and Available Antelope County Communities



Source: U.S. Census Bureau and Nebraska Department of Revenue, May 2016

Table 17 (sorted by population) and Chart 13 (sorted by pull factor) show the 2015 pull factors for Nebraska, Clearwater, and eight other similarly sized communities selected from around the state. Big Springs' pull factor of 2.04 leads the group for 2015 thus indicating Big Springs has greater retail pull.

Table 17

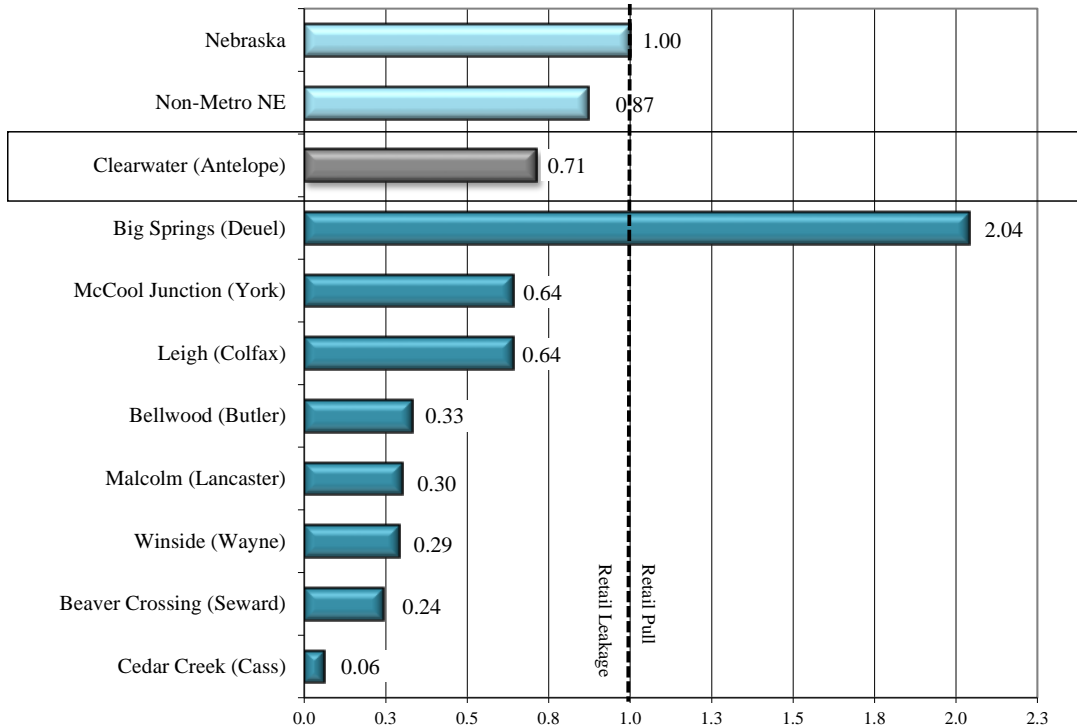
**2015 Retail Sales (Non-Motor Vehicle) Pull Factors  
Clearwater & Other Similarly Sized Nebraska Communities**

	2015 Population	2015 Retail Sales (x \$1,000)	2015 Per Cap Sales (\$)	2015 Pull Factor
<b>Nebraska</b>	<b>1,896,190</b>	<b>23,132,070</b>	<b>12,199</b>	<b>1.00</b>
<b>Non-Metro Nebraska</b>	<b>780,080</b>	<b>8,265,546</b>	<b>10,596</b>	<b>0.87</b>
<b>Clearwater (Antelope)</b>	<b>404</b>	<b>3,520</b>	<b>8,714</b>	<b>0.71</b>
Big Springs (Deuel)	392	9,766	24,913	2.04
Cedar Creek (Cass)	397	293	737	0.06
Malcolm (Lancaster)	401	1,479	3,689	0.30
Leigh (Colfax)	403	3,139	7,789	0.64
Beaver Crossing (Seward)	407	1,207	2,966	0.24
Winside (Wayne)	409	1,466	3,583	0.29
McCool Junction (York)	409	3,171	7,752	0.64
Bellwood (Butler)	411	1,669	4,061	0.33

Source: U.S. Census Bureau and Nebraska Department of Revenue, May 2016

Chart 13

**2015 Retail Sales (NMV) Pull Factors  
Clearwater & Other Similarly Sized Nebraska Communities**

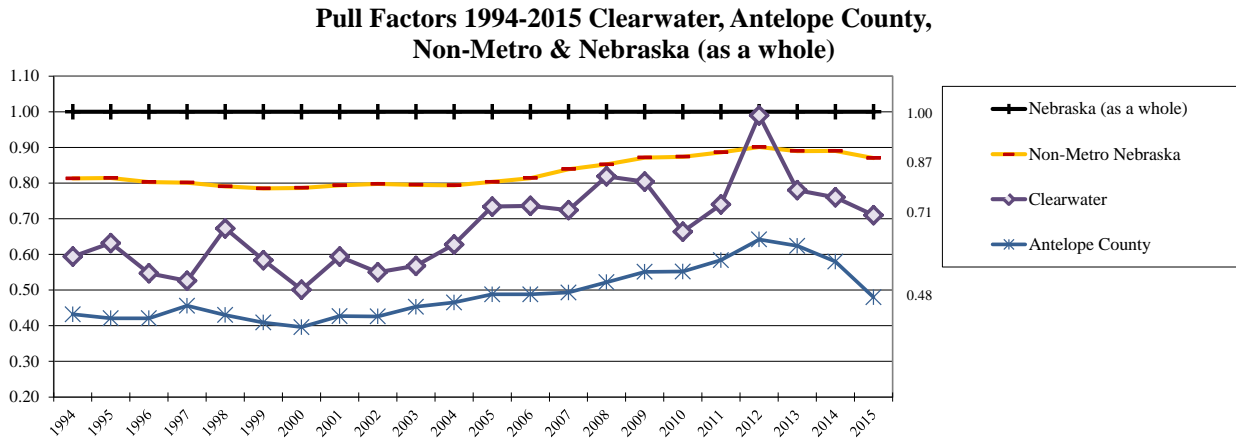


Source: U.S. Census Bureau and Nebraska Department of Revenue, May 2016



Chart 14 illustrates the pull factor trend for Clearwater, Antelope County, non-metropolitan Nebraska, and Nebraska as a whole from 1994 to 2015 (prior to 1994 Clearwater did not have a sales tax). In examining the time line, the Village of Clearwater shows retail pull fluctuating well below the state average throughout most of the study period excluding 2012 when it nearly reached the Nebraska as a whole level. Data within Antelope County (as a whole) also shows the pull factor similar to but well below the non-metropolitan county average throughout the time period.

Chart 14



Source: U.S. Census Bureau and Nebraska Department of Revenue, May 2016

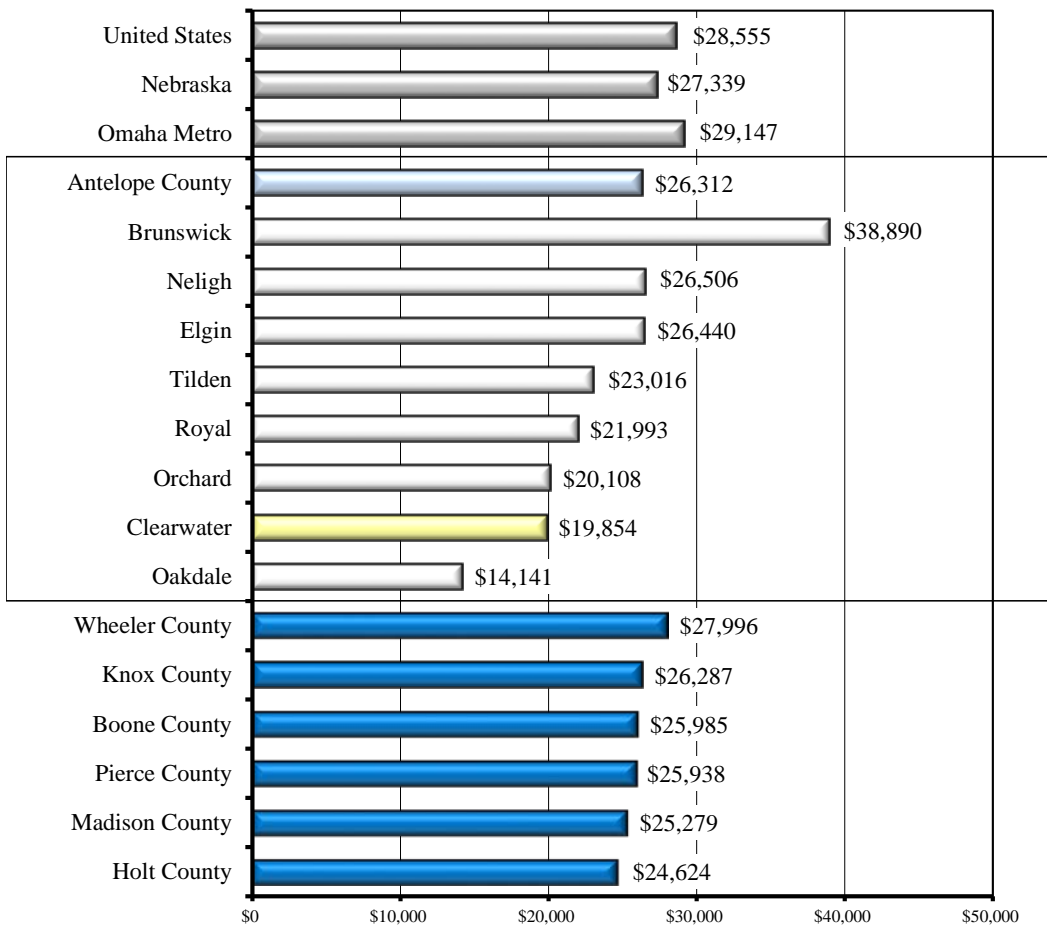
**Per Capita Personal Income**

Chart 15 examines the per capita personal income levels within the study area. The American Community Survey data allows us to look more closely at non-metropolitan areas in Nebraska. Information on income distribution comes from various sources including earnings, retirement income, and public assistance.

The 2010–2014, five-year data show per capita personal income for Antelope County is estimated to be \$26,312 compared to \$27,339 for Nebraska as a whole.

Chart 15

**Per Capita Income, 2010–2014 Five-Year Estimate, Nebraska, Antelope County & Surrounding Counties**



Source: U.S. Census Bureau, 2013 inflation adjusted past 12-months, 2010-2014 American Community Survey, accessed May 2016.

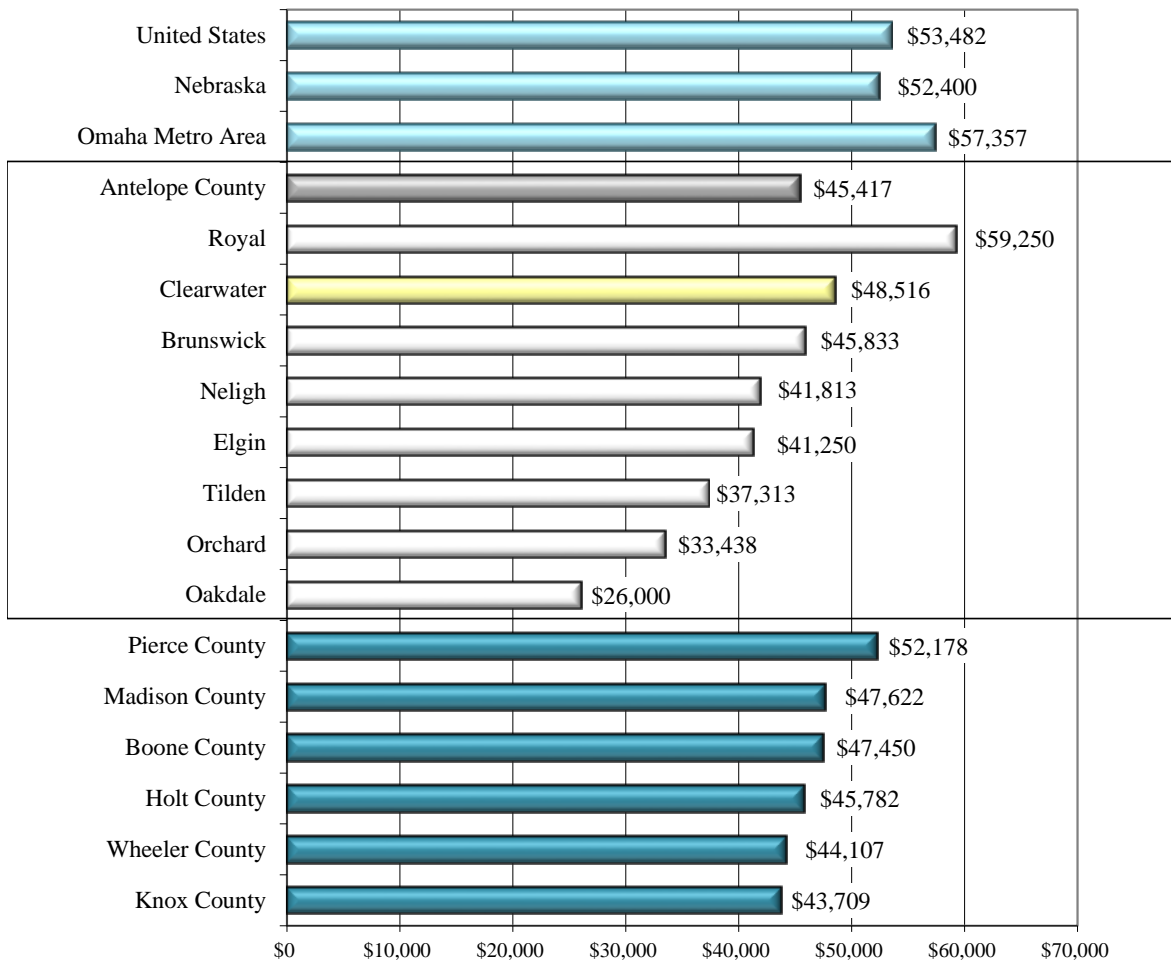
## Median Household Income

Median household income provides a different perspective of income levels than median family or per capita income. Family income is defined as having two or more related people in a household. Household income (used in this study) can consist of multiple family members or can be represented by a single person.

The 2010–2014, five-year data show median household income for Antelope County is estimated to be \$45,417 compared to \$52,400 for Nebraska as a whole.

Chart 16

### **Median Household Income, 2010–2014 Five-Year Estimate Nebraska, Antelope County & Surrounding Counties**



Source: U.S. Census Bureau, 2010-2014 American Community Survey, accessed May 2016.