

Where Shiawassee County Residents Work

Shiawassee County	50%
Ingham County	17%
Genesee County	15%
Livingston County	6%
Clinton County	3%
Oakland County	3%
Other	6%

Source: 2000 US Census

Where Shiawassee County Workers Live

Shiawassee County	81%
Genesee County	7%
Saginaw County	6%
Clinton County	3%
Ingham County	3%

2008 Average Daily Traffic Counts On Shiawassee County's Busiest Roads

I-69 (West County Line to Woodbury Rd)	33,467
I-69 (Woodbury Rd to M-52)	29,002
I-69 (Bancroft to M-71)	26,241
I-69 (Bancroft to M-52)	26,878
M-21 (Owosso East City Limit to Corunna West City Limit)	23,880
M-21 (M-52 to Ball St.)	21,645
M-21 (Corunna West City Limit to State Rd)	19,281
M-21 (Owosso West City Limit to M-52)	23,500
M-21 (Ball St to Owosso East City Limit)	16,419
M-52 (M-43 to Beard Rd)	5,199
M-52 (South Perry City Limit to Britton Rd)	6,482
M-52 (Britton Rd to I-69)	9,857
M-52 (I-69 to Grand River Rd)	9,681
M-52 (Stewart St to M-21)	11,827
M-52 (Owosso North City Limit to M-21)	14,922
M-71 (I-69 to Vernon)	6,261
M-71 (Vernon Rd to Lytle Rd)	9,225
M-71 (McNeil to Corunna Ave)	8,956

Source: Michigan Department of Transportation

TRENDS

2009-2010 Economic Indicators of Shiawassee County, Michigan

Population Trends

Municipality	2008	2000	Change
Shiawassee County	70,880	71,687	-1.1%
Antrim Township	2,069	2,050	0.9%
Bennington Township	2,995	3,017	-0.7%
Byron Village	562	595	-5.5%
Balance of Burns Township	2,886	2,905	-0.7%
Caledonia Charter Township	4,495	4,559	-1.4%
Corunna City	3,285	3,377	-2.7%
Durand City	3,740	3,868	-3.3%
Fairfield Township	774	745	3.9%
New Lothrop Village	578	603	-4.1%
Balance of Hazelton Township	1,629	1,603	1.6%
Laingsburg City	1,248	1,223	2.0%
Middlebury Township	1,492	1,489	0.4%
New Haven Township	1,323	1,293	2.3%
Owosso City	14,963	15,713	-4.8%
Owosso Charter Township	5,198	4,670	11.3%
Perry City	2,025	2,065	-1.9%
Balance of Perry Township	3,563	3,556	0.2%
Morrice Village	872	882	-1.1%
Rush Township	1,434	1,409	1.8%
Sciota Township	1,805	1,801	0.2%
Bancroft Village	587	616	-4.7%
Balance of Shiawassee Twp.	2,291	2,291	0.0%
Lennon Village (in Shia. Cty.)	491	519	-5.4%
Balance of Venice Township	2,081	2,069	0.6%
Vernon Village	790	847	-6.7%
Balance of Vernon Township	4,012	4,133	-2.9%
Woodhull Township	3,782	3,850	-1.8%

Source: US Census Bureau Population Estimate

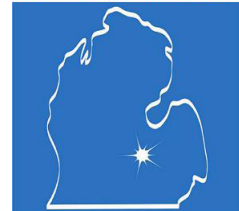
Population Projections

Population by Age Group	2014	2019
Total	72,410	72,290
Under 19	17,140	16,680
20-34	14,650	13,290
35-54	19,600	19,200
55-74	16,430	17,820
75 and up	4,590	5,120

Population by Age Group as %	2014	2019
Under 19	23.7%	23.3%
20-34	20.2%	18.4%
35-54	27.1%	26.6%
55-74	22.7%	24.7%
75 and up	6.3%	7.1%

Source: Woods & Poole

SHIAWASSEE
ECONOMIC
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SEDP Staff: Justin Horvath - President & CEO Brent Jones - Project Specialist

215 North Water Street, Suite B

Owosso, MI 48867

Ph: 989.725.9241 - Fax: 989.723.8353

www.sedpweb.org

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Top 10 Non-Manufacturing Employers

Organization Name	Product/Service	Full Time Employees
Memorial Healthcare	Healthcare	699
Owosso Public Schools	Education	450
Corunna Public Schools	Education	255
Shiawassee County Government	Government	249
Shiawassee County Medical Care Facility	Healthcare	242
Shiawassee RESD	Education	210
Durand Area Schools	Education	200
Perry Public Schools	Education	199
Alliance HNI	Healthcare	135
Meijer, Inc.	Retail	125

Top 10 Manufacturing Employers

Organization Name	Full Time Employees
Machine Tool & Gear	266
Woodard LLC	140
Georgia Pacific	125
Davis Cartage Co.	110
Terex Simplicity	104
Nero Plastics – Wausaukee Composites	98
Allied Motion, Motor Products	96
Toledo Commutator	96
Maurell Products	78
Target Industries	75

Source: Shiawassee Regional Chamber of Commerce Database

Shiawassee County Industry Snapshot

Industry	Total Employment	Avg. Weekly Wage
Retail Trade	2,481	\$477
Manufacturing	1,755	\$845
Healthcare and Social Assistance	2,047	\$792
Accommodations and Food Service	1,481	\$216
Construction	496	\$708
Wholesale Trade	905	\$756
Administrative and Waste Services	324	\$479
Professional and Technical Services	426	\$758
Financial/Insurance	366	\$746
Transportation and Warehousing	120	\$955
Total, All Industries	16,127	\$613

Source: US Bureau of Labor Statistics, 4th Quarter 2008

Unemployment Rate	
Year	Annual Rate
2006	8.0%
2007	8.1%
2008	10.1%

Source: Michigan Office of Labor Market Information

Income Trends & Projections

Per Capita Income	2002	2003	2004	2005	2006	2007
Shiawassee County	\$23,231	\$24,121	\$24,383	\$24,941	\$25,992	\$26,155
State of Michigan	\$30,214	\$31,116	\$31,550	\$32,694	\$33,788	\$34,423
United States	\$30,821	\$31,504	\$33,123	\$34,757	\$36,714	\$38,615

Source: Bureau of Economic Analysis

Income Distribution (By Household)	2009	2014	2019
Under \$10,000	1,897	1,816	1,689
\$10,000-\$19,999	3,147	3,013	2,801
\$20,000-\$29,999	3,585	3,432	3,191
\$30,000-\$44,999	5,306	5,078	4,722
\$45,000-\$59,999	4,755	5,031	5,225
\$60,000-\$74,999	3,861	4,169	4,606
\$75,000-\$99,999	3,532	3,813	4,214
\$100,000-\$124,999	1,300	1,403	1,551
\$125,000-\$149,999	470	507	560
\$150,000-\$199,999	349	377	417
\$200,000+	316	341	377

Source: Woods and Poole

Housing Trends

Area	2006 # Sold	Avg. Sale Price	2007 # Sold	Avg. Sale Price	2008 # Sold	Avg. Sale Price
Chesaning, New Lothrop	63	\$115,934	63	\$109,665	42	\$98,113
Corunna	65	\$118,602	51	\$94,265	35	\$78,341
Durand, Byron	94	\$105,108	78	\$102,242	98	\$79,903
Ovid-Elsie	36	\$108,702	21	\$75,850	24	\$72,519
Owosso City	182	\$98,888	157	\$85,020	144	\$67,124
Owosso Rural	66	\$135,522	74	\$134,381	69	\$100,313
Perry, Laingsburg, Morrice	67	\$157,929	72	\$128,093	49	\$111,814
Other	90	\$110,568	156	\$80,560	170	\$74,519
Total	663	\$115,053	672	\$98,754	631	\$81,093

Source: Shiawassee Association of Realtors from Member Realtors Only

Educational Trends

Workforce Education Attainment (ages 25-64)	Local School Districts Enrollment
High School	Byron 1291
Some College	Corunna 2436
Associate	Durand 1806
Bachelor	Laingsburg 1273
Masters or PhD	Morrice 561
	New Lothrop 812
	Owosso 3626
	Perry 1756

Source: 2000 US Census

Source: Shiawassee RESD