

SIDNEY ***Cheyenne County*** ***NEBRASKA***

COMMUNITY PROFILE

UPDATE ON DEMOGRAPHICS
Retail Sales, Lodging Revenues, Building
Permits, Valuation, Tax Rates, Housing,
Job Creation Stats, Wages, Traffic Patterns

"Small Town Values . . . Big Time Opportunities"

For more community information or personal contact on development please contact the:
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www.sidney-nebraska.com

SIDNEY TAXABLE RETAIL SALES ON ANNUAL BASIS

YEAR	SIDNEY	CHEYENNE COUNTY
1990	\$46.1 million	\$49.7 million
1991	53.2 million	56.7 million
1992	62.6 million	65.8 million
1993	68.6 million	72.4 million
1994	72.0 million	75.3 million
1995	78.0 million	82.1 million
1996	85.8 million	89.3 million
1997	90.3 million	93.9 million
1998	92.4 million	96.0 million
1999	126.1 million	129.0 million
2000	134.4 million	137.3 million
2001	138.1 million	141.0 million
2002	139 million	143.0 million
2003	142 million	145.0 million
2004	144 million	147.0 million
2005	146 million	148.0 million
2006	147 million	149.0 million

* (if you throw in retail sales of a non-taxable basis, such as food, then overall sales probably hit \$200 million in 2006 - all figures from NE Dept. Of Revenue)

LODGING REVENUES

1990.....	\$1,148,300.00
1991.....	\$1,256,050.00
1992.....	\$1,330,100.00
1993.....	\$1,518,100.00
1994.....	\$1,729,450.00
1995.....	\$2,182,900.00
1996.....	\$2,846,650.00
1997.....	\$3,045,572.00
1998.....	\$3,187,650.00
1999.....	\$3,646,800.00
2000.....	\$4,139,350.00
2001.....	\$4,594,800.00
2002.....	\$4,875,800.00
2003.....	\$4,760,100.00
2004.....	\$5,101,600.00
2005.....	\$5,332,800.00
2006.....	\$5,500,000.00 (projected after 10 months)

SIDNEY BUILDING PERMITS VALUATION Tax Rate

1987	\$ 1,958,561		'87	\$119,040,411	\$2.4295 *
1988	2,666,275		'88	\$127,839,246	\$2.6530
1989	1,454,177		'89	\$130,636,863	\$2.6118
1990	5,606,363		'90	\$131,841,533	\$2.3569
1991	4,165,904		'91	\$134,738,712	\$2.4868
1992	3,112,434		'92	\$140,368,836	\$2.3785
1993	4,875,478		'93	\$143,520,099	\$2.5726
1994	10,260,064		'94	\$159,407,802	\$2.3951
1995	7,417,303		'95	\$163,123,543	\$2.5524
1996	4,757,621		'96	\$180,688,232	\$2.6043
1997	13,231,435	# (Formula changed)	'97	\$193,714,377	\$2.4826
1998	10,013,310		'98	\$200,959,068	\$2.0939
1999	10,814,861		'99	\$211,483,818	\$2.0614
2000	14,240,135		'00	\$230,989,306	\$1.9827
2001	20,201,270		'01	\$247,798,887	\$1.9262
2002	12,646,997		'02	\$264,439,427	\$2.0166
2003	15,532,622		'03	\$273,813,927	\$2.0863
2004	9,903,605		'04	\$294,500,246	\$2.1439
2005	10,023,564		'05	\$312,092,837	\$2.0312
2006	10,205,000 (as of Dec 20)		'06	\$328,229,454	\$2.1270

Vehicle value added back into valuations in 97-05. Subtract \$20,000 from 06 total for Valuation without vehicles for tax purposes. * Tax rate based on per \$100 of value.

Cheyenne County valuation increased from**\$350 million in 1987 to \$769 million in 2006**

HOUSING UNITS BUILT IN SIDNEY

Year - Number of Housing Units (does not include manufactured or mobile homes)

1987 - 6

1988 - 6

1989 - 2

1990 - 1

1991 - 8

1992 - 14

1993 - 24

1994 - 22

1995 - 15

1996 - 37 (includes 1 multi-family complex)

1997 - 60 (includes 1 multi-family complex)

1998 - 67 (includes 2 multi-family complexes)

1999 - 40 (includes 1 multi-family complex)

2000 - 21 (all single family homes)

2001 - 50 (35 single family homes, 1 assisted living center 15-unit)

2002 - 17 (all single family)

2003 - 38 (all single family)

2004 - 22 (all single family)

2005 - 29 (single family & 1 duplex)

2006 - 64 (8 single family, 6 duplexes, 49 multi-family)

JOB CREATION STATISTICS 1980-2005

(Bureau of Business Research, University of Nebraska & Department of Labor)

CHEYENNE COUNTY - * Total jobs 6,409 (full-time equivalent)

Full-time Employees

1980	2005		
Actual	Actual	Change	%Change
3,426	6,409	+2,983	+85 %

Government Sector

1990	2000		
Actual	Actual	Change	%Change
835	801	- 34	- 4.1%

*** 2003 Target Industry Study conducted by the national research firm of Deloitte & Touche Fantas for the Nebraska Department of Economic Development documented hat the Sidney / Cheyenne County area had more jobs per capita than any County in Nebraska. This #1 ranking for job opportunities was by a considerable margin in comparison to the other 92 counties.**

DAILY TRAFFIC PATTERNS NEAR SIDNEY

(Nebraska Department of Roads)

* Figures are the average number of vehicles on a daily basis that meet at the Exit 59 of Interstate-80 and U.S. 385 corner - The Nebraska Department of Roads issues a 2 year report at the end of every even numbered year. The figures are from actual traffic counts registered by Dept. of Roads personnel.

YEAR	INTERSTATE-80 (east-west)	U.S. 385 (north-south)	Highway 19 (From Colo front range)	TOTAL
1988	4,715	1,390	575	6,680
1990	5,325	1,585	835	7,745
1992	5,650	1,760	980	8,390
1994	5,850	2,120	1,225	9,195
1996	6,400	2,300	1,390	10,090
1998	7,050	2,365	1,425	10,850
2000 -	8,375	2,475	1,470	12,320
2002	8,070	2,910	1,445	12,425
2002		(+4,560 U.S. 30 on L17J)		16,985
2002 (trucks only)	4,840	470	125 (Hwy 30 / 570)	6,005

Traffic to Sidney that affects I-80 Exit 59 has increased by 116% or 7,770 vehicles daily.

Current annual figure (2002) is 6,199,525 vehicles passing through Sidney annually. At a 2.5 people per vehicle rate, this would include 15,498,812 travelers. *Note: Local traffic on Old Post Road going from Sidney to the Interstate is not included in the traffic count.* Old Post Road carries about 6,000 vehicles daily, according to a traffic count conducted twice by the Sidney Street Department electronic traffic counter.

It is our estimate based on sales, traffic counts and customer counts of private business ventures at Sidney I-80 Exit 59 there were over 3 million business transactions last year.

**PANHANDLE CITIES & VILLAGES
POPULATION GROWTH**

TOWN	GROWTH	2000 CENSUS	JULY 2003
Sidney	+161	6,282	6,443
<i>Sidney</i>	<i>+ 642 since '95</i>	<i>5,801 in '95</i>	
Gering	+81	7,751	7,832
Scottsbluff	+42	14,732	14,774
Potter	+25	390	415
Terrytown	+23	646	669
Lodgepole	+5	348	353
Gurley	+3	228	231
Harrison	+2	279	281
Henry	+1	162	163
Melbeta	+1	138	139
McGrew	-1	103	102
Dalton	-3	332	329
Big Springs	-8	418	410
Lyman	-10	421	411
Bushnell	-12	162	150
Lewellen	-14	282	268
Dix	-16	267	251
Minatare	-18	810	792
Hyannis	-20	287	267
Morrill	-21	957	936
Chappell	-24	983	959
Mitchell	-27	1,831	1,804
Chadron	-36	5,634	5,598
Crawford	-36	1,107	1,071
Hemingford	-47	993	946
Oshkosh	-48	887	839
Hay Springs	-50	652	602
Bayard	-54	1,247	1,193
Bridgeport	-58	1,594	1,536
Rushville	-73	999	926
Gordon	-126	1,756	1,630
Kimball	-163	2,559	2,396
Alliance	-380	8,959	8,579