



SNAPSHOT

Square Miles/ <b>4,016</b>	Communities Total/ <b>31</b>	Population Total/ <b>304,435</b>	Labor Force/ <b>157,286</b>	Unemployment Rate/ <b>2.7%</b>	Median Age/ <b>34</b>
Per Capita Personal Income/ <b>\$44,080</b>	Household Income/ <b>\$62,820</b>	High School Diploma+/ <b>87.0%</b>	Q2 2018 Annual Wage/ <b>\$49,660</b>	GRP Total/ <b>12.5 Billion</b>	County Seat/ <b>Greeley</b>

# DEMOGRAPHICS

## WELD COUNTY POPULATION

# 304,435

Population Over Time	Number
2017	304,435
2010	254,230
2010 to 2017 % Change	19.7%
Components of Change 2017	
Net Migration	7,622
Natural (Births – Deaths)	2,727

Source: Colorado State Demography Office

2017 Population by Age	
0-14 years	22.0%
15-29 years	22.6%
30-44 years	21.5%
45-59 years	17.2%
60-74 years	12.1%
75+ years	4.6%
<b>Median Age</b>	<b>34</b>

Source: Colorado State Demography Office

Note: Percentage may not add due to rounding

2017 Population by Race and Ethnicity	
Not Hispanic or Latino	
– White Alone	66%
– Black Alone	1.1%
– American Indian & Alaska Native Alone	0.5%
– Asian Alone	1.5%
– Native Hawaiian/Other Pacific Island Alone	0.1%
Hispanic or Latino (Any Race)	29.3%

Source: U.S. Census Bureau, Population Estimates Program

2017 Educational Attainment	%
HS Diploma +	87.4%
Bachelor's Degree +	27.5%

Source: U.S. Census Bureau, American Community Survey

Per Capita Personal and Household Income	Number
PC Personal Income	\$44,080
Median HH Income	\$62,820

Source: U.S. Bureau of Economic Analysis

Source: U.S. Census Bureau, 2012-2016 American Community Survey

2017 Population, Households & Sales Tax Rate by Municipality			
	Population	Households	Sales Tax
Weld County	304,435	110,496	---
Ault	1,739	669	3.00%
Berthoud (MCP)	66	20	3.00%
Brighton (MCP)	417	135	3.75%
Dacono	5,449	1,938	3.00%
Eaton	5,197	1,920	3.00%
Erie (MCP)	13,410	4,828	3.50%
Evans	20,975	7,266	3.50%
Firestone	13,660	4,474	3.60%
Fort Lupton	8,160	2,662	4.00%
Frederick	12,690	4,263	2.50%
Garden City	246	128	3.00%
Gilcrest	1,089	346	4.00%
Greeley	104,947	39,220	4.11%
Grover	147	92	4.00%
Hudson	1,600	570	4.00%
Johnstown (MCP)	14,992	4,998	3.00%
Keenesburg	1,204	470	3.00%
Kersey	1,597	554	3.60%
La Salle	2,324	842	3.50%
Lochbuie (MCP)	6,242	2,210	4.00%
Longmont (MCP)	124	81	3.53%
Mead	4,526	1,534	2.00%
Milliken	6,913	2,315	2.50%
Northglenn (MCP)	13	11	4.00%
Nunn	452	203	2.00%
Pierce	1,13	435	2.00%
Platteville	2,720	974	3.00%
Raymer	104	57	---
Severance	4,239	1,477	3.00%
Windsor (MCP)	19,277	7,219	3.95%
Unincorporated Area	48,782	18,585	---

Source: Colorado State Demography Office

Note: MCP indicates multi-county place. Figures reported are the portions of total population/households in Weld County

# CLIMATE

The area offers a dry, sunny climate with low humidity and four seasons.

	Weld	U.S.
Rainfall (inches)	<b>14.4</b>	39.2
Snowfall (inches)	<b>41.3</b>	25.8
Precipitation Days	<b>36</b>	102
Sunny Days	<b>244</b>	205
Elevation (feet)	<b>4,746</b>	1,443

Source: *Sperling's Best Places, November 2018*

	Weld	U.S.
Avg. Temp July High	<b>89.9</b>	86.1
Avg. Temp Jan Low	<b>13.8</b>	22.6
Comfort Index (higher = better)	<b>72</b>	54
UV Index	<b>5.2</b>	4.3

# LOCATION & TRANSPORTATION

## HIGHWAY ACCESS

**North/South Demand:** I-25, State Hwy 85

**East/West Demand:** I-76, State Hwy 34 & State Hwy 14

## FREIGHT RAIL ACCESS

**Class 1:** Union Pacific (UP) & Burlington Northern Santa Fe (BNSF)

**Short Line:** The Great Western Railway of Colorado (GWR)

## AIR ACCESS

**Denver International Airport (DIA):** Sixth busiest airport in the US (30 minute commute from South Weld—hour from Central/West Weld)

**Greeley/Weld County Airport:** General Aviation ([www.gxy.net](http://www.gxy.net))

**Erie Municipal Airport:** General Aviation ([www.eriecogov.com](http://www.eriecogov.com))

**Fort Collins/Loveland Airport:** General Aviation ([www.fortloveair.com](http://www.fortloveair.com))



# GROSS REGIONAL PRODUCT (GRP) / Estimates

## Exports and Imports / 2018 Total Weld GRP: \$12.5 Billion

Earnings..... \$7.6 Billion  
 Property Income..... \$4.1 Billion  
 Taxes on Production ..... \$818 Million

Exports.....\$13.1 Billion  
 Imports.....\$17.0 Billion (62.8% of Demand)  
 Locally Produced/Consumed .....\$10.1 Billion (37.2% of Demand)

Note: GRP measures final market value of goods/services produced.

Source: *Economic Modeling Specialists, Inc.*

# Total Labor Force / Weld County: 157,286 / Colorado: 3,108,570

Employed— 153,092 (Weld) / Unemployed—4,194 (Weld)

Unemployment Rate— 2.7% (Weld) / 3.3% (Colorado) / 3.7% (United States)

Source: Colorado Department of Labor and Employment 2018, Labor Market Information

## LABOR SHEDS / Projections

### NORTH WELD LABOR SHED

5-15-25 Mile Radius from Hwy 34 Business & Hwy 257

	5 Miles		15 Miles		25 Miles	
	2018 Estimate	2023 Estimate	2018 Estimate	2023 Estimate	2018 Estimate	2023 Estimate
Total Population	26,317	30,052	407,862	450,247	710,650	785,775
Population 18+	19,396	22,208	309,975	343,989	546,490	606,618
Edu. Attain. 25+ Bachelor's	27.6%	—	23.7%	—	24.4%	—

Source: ESRI, 2018 Estimates

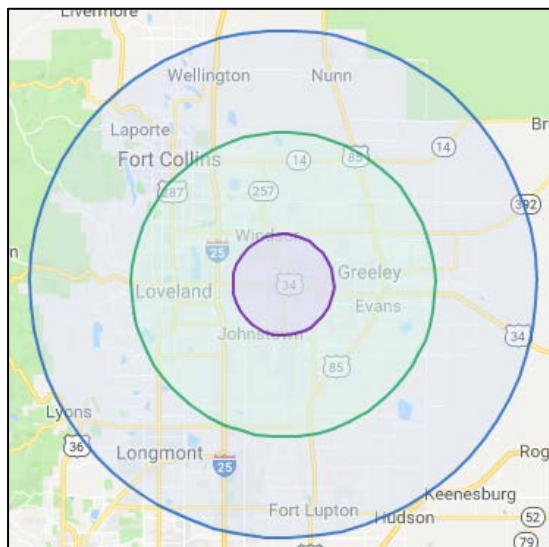
### SOUTH WELD LABOR SHED

5-15-25 Mile Radius from I-25 & Hwy 52

	5 Miles		15 Miles		25 Miles	
	2018 Estimate	2023 Estimate	2018 Estimate	2023 Estimate	2018 Estimate	2023 Estimate
Total Population	35,207	43,183	646,434	712,680	1,801,946	1,975,133
Population 18+	25,349	31,437	483,533	537,361	1,382,093	1,520,852
Edu. Attain. 25+ Bachelor's	25.4%	—	26.1%	—	24.9%	—

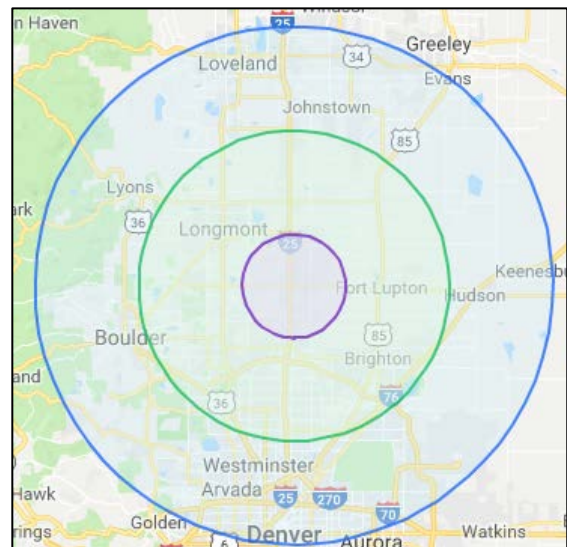
Source: ESRI, 2018 Estimates

**NORTH WELD Labor Shed**



Source: Mapdevelopers.com

**SOUTH WELD Labor Shed**





## 2017 Employment by Industry Sector with Average Annual Wage

	Establishments	Jobs	% Distribution	Average Annual Wage
Total All Industries	7,305	105,229	100.00%	\$48,956
Agriculture, Forestry, Fishing & Hunting	233	4,059	3.86%	\$41,161
Mining	239	6,812	6.47%	\$86,626
Utilities	27	366	0.35%	\$95,037
Construction	968	10,416	9.90%	\$59,079
Manufacturing	319	13,298	12.64%	\$51,330
Wholesale Trade	477	4,136	3.93%	\$69,747
Retail Trade	663	10,222	9.71%	\$30,906
Transportation and Warehousing	377	3,479	3.31%	\$59,198
Information	92	723	0.69%	\$61,333
Finance and Insurance	353	2,897	2.75%	\$63,555
Real Estate and Rental Leasing	316	1,442	1.37%	\$48,039
Professional and Technical Services	781	2,680	2.55%	\$66,014
Management of Companies and Enterprises	64	1,594	1.51%	\$128,669
Administrative and Waste Services	426	5,804	5.52%	\$34,769
Education Services	77	590	0.56%	\$27,193
Health Care and Social Assistance	579	9,246	8.79%	\$47,244
Arts, Entertainment, and Recreation	75	1,087	1.03%	\$21,668
Accommodation and Food Services	452	8,151	7.75%	\$16,508
Other Services (Excluding Public Administration)	637	2,744	2.61%	\$33,355
Public Administration	153	15,483	14.71%	\$43,096

Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census Employment and Wages  
 Note: Distribution based on rounded employment by industry estimates

## 2018 Employment and Average Wage by Occupation (Highlights: Top Location Quotients in the County)

Description	2018 Jobs	Avg. Hourly Earnings	Location Quotient
Architecture and Engineering Occupations	1,394	\$40.97	0.88
Arts, Design, Entertainment, Sports, and Media Occupations	1,435	\$19.52	0.75
Building and Grounds Cleaning and Maintenance Occupations	3,601	\$12.90	0.98
Business and Financial Operations Occupations	3,859	\$33.73	0.76
Community and Social Service Occupations	1,524	\$23.89	0.97
Computer and Mathematical Occupations	1,251	\$32.40	0.44
Construction and Extraction Occupations	11,188	\$21.38	2.43
Education, Training, and Library Occupations	6,508	\$23.80	1.04
Farming, Fishing, and Forestry Occupations	2,997	\$13.13	3.82
Food Preparation and Serving Related Occupations	7,390	\$11.40	0.87
Healthcare Practitioners and Technical Occupations	3,593	\$36.86	0.64
Healthcare Support Occupations	1,898	\$15.14	0.63
Installation, Maintenance, and Repair Occupations	4,715	\$23.38	1.22
Legal Occupations	457	\$37.14	0.50
Life, Physical, and Social Science Occupations	591	\$30.75	0.70
Management Occupations	6,391	\$41.37	0.96
Office and Administrative Support Occupations	13,485	\$17.34	0.83
Personal Care and Service Occupations	2,875	\$12.72	0.67
Production Occupations	9,788	\$18.68	1.51
Protective Service Occupations	1,881	\$24.52	0.79
Sales and Related Occupations	10,197	\$20.77	0.94
Transportation and Material Moving Occupations	7,868	\$20.42	1.14
Unclassified Occupation	292	\$16.53	0.55
TOTAL	123,566	\$21.83	N/A

Location Quotient quantifies how concentrated an occupation is compared to the nation. The higher the number the more concentrated – US=1.0.

Source: EMSI \*Estimates

# MAJOR EMPLOYERS

Largest Private, Non-Retail Employers (May 2018- FTE)				
Rank	Company	Product/Service	Location	FTE
1	JBS USA & Affiliates	Beef Processing, Corporate HQ, Trucking	Greeley/Weld	4,590
2	Banner Health: North CO Medical	Regional Hospital, Corporate Center, Clinics	Greeley/Weld	3,560
3	Vestas	Wind Turbine Blade/Nacelle Manufacturing	Windsor/Brighton	2,270
4	State Farm Insurance	Insurance	Greeley	1,200
5	Halliburton Energy Services, Inc.	Oil /Gas Development	Fort Lupton	1,030
6	TTEC (Formerly TeleTech)	Financial Services Support Center	Greeley	620
7	Aurora Organic Dairy	Dairy Product Production	Platteville/Gill	550
8	Anadarko Petroleum	Oil/Gas Development	Platteville	520
9	Noble Energy	Oil/Gas Development	Greeley/Weld	500
10	Leprino Foods	Cheese & Dairy Foods Manufacturing	Greeley	450
Largest Non-Retail Employers (2017 - FTE)				
1	Greeley/Evans School District 6	Public School District	Greeley/Evans	2,200
2	University of Northern Colorado	Public Four-Year University	Greeley/Weld	1,900
3	Weld County	Government	Greeley	1,615
4	City of Greeley	Government	Greeley	900
5	Aims Community College	Public Community College	Weld County	805

Source: Development Research Partners, May 2018; Colorado Demography Office, Upstate Colorado Economic Development – 12/2018

# UTILITY PROVIDERS

## Water/Sewer Providers

**Water** is available for purchase from municipalities throughout the county who typically provide water treatment/delivery services within municipal boundaries. In addition, there are several water districts that partner with communities and/or can provide raw water. Water rates will vary depending upon location and provider.

**Sewer services** are also provided by municipalities in the most developed areas. St. Vrain Sanitation District provides services in much of Southwest Weld. Septic and/or packaged systems can also be viable in the most rural circumstances and locations. Rates will vary depending upon location and provider.

Major Electricity Providers		
Company	Service Area	Rate Info
Xcel Energy	Central/West Weld	<a href="http://www.xcelenergy.com">www.xcelenergy.com</a>
Poudre Valley REA	Central/West & North/East Weld	<a href="http://www.poudrevalleyrea.com">www.poudrevalleyrea.com</a>
United Power, Inc.	South Weld	<a href="http://www.unitedpower.com">www.unitedpower.com</a>
Major Gas Providers		
Atmos Energy	Central/West Weld	<a href="http://www.atmosenergy.com">www.atmosenergy.com</a>
Xcel Energy	Central/West Weld	<a href="http://www.xcelenergy.com">www.xcelenergy.com</a>
Black Hills Energy	South Weld	<a href="http://www.blackhillsenergy.com">www.blackhillsenergy.com</a>

# K-12 EDUCATION

Weld County is served by 13 public school districts which includes numerous charter schools. There are also ten private school education opportunities throughout Weld County.

Weld PK-12 Public Education Statistics			
	Year	Weld Stats	CO Stats
Weld Enrollment	2017-18	56,287	910,280
Number of Schools	2017-18	81	1,902
Classroom Teacher FTE	2016-17	2,622	51,827
Pupil/Teacher Ratio	2016-17	17.4	17.5
Dropout Rate (High School)	2016-17	1.6%	2.3%
Completer Rate	2016-17	82.1%	80.8%
Graduation Rate	2016-17	84.2%	79.0%
Colorado SAT Composite Score	2018	977	1,014

Source: Colorado Department of Education  
Note: Includes Weld Schools in RE1J District

Weld Public School Districts Enrollment

Gilcrest/Platteville RE-1	1,938
St. Vrain Valley RE-1J	12,541
Eaton RE-2	1,913
Keenesburg RE-3J	2,475
Windsor RE-4	6,300
Johnstown/Milliken RE5J	3,891
Greeley/Evans RE-6	22,325
Platte Valley (Kersey) RE-7	1,095
Fort Lupton RE-8	2,428
Ault-Highland RE-9	912
Briggsdale RE-10	176
Prairie RE-11	205
Pawnee RE-12	88

Source: Colorado Department of Education

## 2017/18 Total Enrollment / 56,287

# HIGHER EDUCATION



UNIVERSITY OF NORTHERN COLORADO (UNC)

Fall 2017 Enrollment – 12,968  
Fall 2018 Enrollment – 12,862

UNC offers a comprehensive baccalaureate and specialized graduate research Liberal Arts education through their six colleges. Top 5 Undergraduate Degrees Awarded: Interdisciplinary Studies (includes Elementary Ed); Business Administration; Nursing; Sport and Exercise Science and Psychology. Top 5 Graduate Degrees Awarded: Education; Special Education; Sport and Exercise Science; Speech Language Pathology and Music.

For more info see [www.unco.edu](http://www.unco.edu).



AIMS COMMUNITY COLLEGE/

2017 Enrollment – 7,966  
2018 Enrollment – 8,436

With two Weld campus locations, Aims offers 200 degree and certificate programs. Two-Year Degrees Awarded - Associate of Arts, Associate of Science, Associate of General Studies, Associate of Applied Science plus numerous Career and Technical Education Certificates.

Public Higher Education Facilities in N. Colorado & Metro Denver	
Four Year Public Colleges/Universities	Fall 2018 Enrollment
Colorado School of Mines–Golden	4,908
Colorado State University–Fort Collins	33,877
Metropolitan State University–Denver	19,544
University of Colorado–Boulder	34,510
University of Colorado–Denver	19,401
University of Northern Colorado–Greeley	12,862

Source: Individual Schools

2017 Weld/Larimer Top Education Program Completions	
Program	Number
Business, Management, Marketing & Related	1,465
Health Professions	1,415
Biology/Biological Science	898
Education	794
Engineering	757
Social Sciences	667
Parks, Recreation and Fitness Studies	254
Journalism	522
Psychology	484
Visual and Performing Arts	451

Source: Economic Modeling Specialists, Inc

# COMMERCIAL/INDUSTRIAL REAL ESTATE

Commercial/industrial real estate opportunities can be found throughout Weld County to meet virtually any business need from an existing building to developed sites for construction.

Real estate prices will vary widely depending upon the level of development and location within the County.

Q3 2018 Weld County Commercial Real Estate Market Conditions				
Type	Existing Space <sup>1</sup>	Vacant Space <sup>1</sup>	Overall Vacancy Rate	Average Lease Rate <sup>2</sup>
Office	5.6	0.2	2.9%	\$21.13
Industrial	21.5	0.5	2.4%	\$10.96
Flex	2.5	0.1	4.8%	\$9.06
Retail	11.5	0.4	3.4%	\$12.25

Source: CoStar Realty Group

- 1) Building space is listed in Millions of Square Feet.
- 2) Office lease rates are per square foot

Weld County Industrial Sites		
Name	Acres	Location
AFT Industrial Land	65	Firestone
Airport Business Park	60	Greeley
Bellmore Industrial Park	47	Nunn
Center Drive Land	21	Milliken
Concepts Industrial Park	54	Longmont
Crown Prince Land	65	Brighton
Diamond Valley Industrial Park	91	Windsor
Eagle Business Park	133	Frederick
Eaton Industrial Rail Park	161	Eaton
Erie Aero Tech Industrial Park	61	Erie
Falcon Point Business Park	32	Windsor
The Grainery Park	156	Greeley
Great Western Industrial Park	500	Windsor
Highland Industrial Park	147	Ault
Highpointe Business Center	136	Greeley
I-25 & Hwy 56 Land	110	Berthoud
Iron Horse Park	165	Johnstown
Jackson Industrial Site	58	Berthoud
Lost Creek Commons	74	Keenesburg
Niobrara Energy Park	662	Weld
Northland Industrial Park	55	Fort Lupton
Platteville Energy Park	45	Platteville
Promontory Business Park	200	Greeley
Ritchie Brothers Land	82	Mead
Silver Peaks Business Park	148	Dacono
Stonegate Industrial Park	25	Evans
Villano Land	51	Fort Lupton
Weld County Industrial Park	100	Weld
Wildflower Business Park	138	Frederick

## TAXES

Real & Business Personal Property and Colorado Income Taxes	
Tax Type	Tax Rate
Commercial Property Tax	29.0%
Residential Property Tax	7.20%
Corporate Income Tax	4.63%
Personal Income Tax	4.63%

Source: Metro Denver Stats, CO Department of Revenue, CO Division of Property Taxation

### SALES & USE TAX

Weld County DOES NOT assess a county-wide sales/use tax. Communities through the county charge sales/use tax rates ranging from 2%-4.11%. Colorado has a 2.9% sales/use tax rate.

### REAL & PERSONAL PROPERTY TAX

Industrial/commercial property (building, land and equipment) is assessed for property tax purposes at 29% of actual value (based on a variety of factors). The mill levy assigned to each property location includes the taxing jurisdictions serving that location and represents the number of dollars, or property taxes, levied for each \$1,000 of assessed value. For example; with a mill levy of 75.7333 mills the owner pays \$75.73 in taxes for every \$1,000 in assessed value. Weld has over 3,000 unique tax areas with mill levies ranging from about 54 mills to 148 mills. The 2016 Weld County average total mill levy rate was 70.218 mills. Property taxes fund local schools, special propose districts and a portion of city/county government.

### RESIDENTIAL PROPERTY TAX

Residential property is assessed at 7.20% of the actual value and is exempt from personal property taxation.

### STATE INCOME TAX - CORPORATE & PERSONAL

The corporate and personal Colorado income tax rate is a flat rate of 4.63% of federal taxable income. Local governments DO NOT assess income taxes. Inventories, Goods in Transit and Intangibles are not taxed in Colorado and there is no Franchise Tax. Colorado has established Enterprise Zones (EZ) that offer state income tax credits. Select Weld locations/communities have EZ designation. Companies that locate or expand within the physical boundaries of an EZ are eligible to earn a variety of state income tax credits based on their specific activities primarily in equipment investment, job creation/training, research and development activities, etc. Earned credits are applied to the company's Colorado income tax liability.

Source: Weld County Government, Colorado Division of Property Taxation, Colorado Department of Revenue



# COST OF LIVING

The Cost of Living Indices (COLI) are **based on a U.S. average of 100.0**. Below 100 is cheaper than the U.S. average and above is more expensive. Below are Cost of Living Indices for Central/Northern Counties in Colorado.

**Colorado = 110.7 / WELD = 104.1**

Adams <b>103.0</b>	Arapahoe <b>110.6</b>	Boulder <b>115.3</b>	Broomfield <b>123.5</b>
Denver <b>113.7</b>	Douglas <b>115.6</b>	Jefferson <b>112.2</b>	Larimer <b>106.8</b>

Source: Economic Modeling Specialists, Inc. (Q4 2018)

## No county-wide Sales/Use tax

# SINGLE FAMILY HOME PRICES

### Central/West Weld

(Ault, Eaton, Evans, Greeley, Gilcrest, LaSalle, Johnstown, Kersey, Milliken, Pierce, Severance, Windsor)

### South Weld

(Dacono, Erie, Firestone, Fort Lupton, Frederick, Hudson, Keenesburg, Platteville)

### East/North Weld

(Grover, New Raymer, Nunn)

Year	# Sold	Median Price
2018	4,326	\$335,000
2017	3,135	\$396,700
2016	1,233	\$368,000

Source: Sears Real Estate

Year	# Sold	Median Price
2018	1,285	\$420,000
2017	1,289	\$307,225
2016	3,451	\$277,814

Source: Sears Real Estate

Year	# Sold	Median Price
2018	29	\$300,000
2017	24	\$292,000
2016	28	\$257,219

Source: Sears Real Estate

# CULTURAL & RECREATIONAL AMENITIES

Weld County offers a rich and diverse selection of cultural and recreational opportunities including numerous golf courses, a multitude of parks, miles of paved bike/ pedestrian paths, the Pawnee National Grasslands and numerous annual events including:

- + The Greeley Stampede
- + Greeley Blues Jam
- + Weld County Fair
- + Numerous Community Summer Celebrations
- + Colorado Farm Show
- + UNC/Greeley Jazz Festival
- + Windsor Harvest Festival

The 1,600 seat Greeley Union Colony Civic Center provides even more entertainment options along with UNC Bears Division I Athletics. A Weld location also offers easy access to multiple world class ski areas, camping, fishing, hunting, snow sports, hiking and all the Rocky Mountains have to offer. Weld County is Colorado after all!

For more information visit websites of our 31 communities and the following Weld County web sites:  
[www.discoverweld.com](http://www.discoverweld.com)  
[www.upstatecolorado.org](http://www.upstatecolorado.org)

# BUSINESS ASSISTANCE

Weld County and its communities are pro-growth, prepared to handle company needs and will do what can reasonably be done to reduce the development/start-up costs of qualifying primary sector companies looking to locate or expand.

## Key Business Assistance/Incentives:

- Comprehensive Site Selection Services
- Confidential Building/Land Searches
- Weld County Demographic/Economic and Workforce Data
- Financial Resource Identification/Assistance Through Two Loan Programs
- Government Advocacy

- County, State, and Municipal Incentive Identification/Packaging Including:
  - Municipal Development Fee/Tax Incentives
  - Partial Personal Property Tax Rebates
  - Enterprise Zone State Income Tax Credits
  - Colorado First Customized Training Grants
  - Colorado Job Growth Incentive Tax Credits

**For detailed assistance information contact Upstate Colorado Economic Development**, a non-profit economic development agency, that serves as a single confidential source of information about the Weld County and Northern Colorado region.



/Promontory Corporate Park, Greeley  
State Farm Operations Center & JBS North American Corporate Headquarters

822 7th Street / Suite 550  
Greeley, CO 80631  
Phone (970) 356-4565  
[www.upstatecolorado.org](http://www.upstatecolorado.org)

**UPSTATE COLORADO**  
ECONOMIC DEVELOPMENT

Supporting Job Opportunities in Greeley & Weld County Communities