



SNAPSHOT

Square Miles/ 4,016	Communities Total/ 32	Population Total/ 323,637	Labor Force/ 165,290	Unemployment Rate/ 3.0%	Median Age/ 33.8
2018 Per Capita Personal Income/ \$46,172	Household Income/ \$70,908	High School Diploma+/ 88%	Annual Avg. Wage/ \$51,840	GRP Total/ 14.7 Billion	County Seat/ Greeley

DEMOGRAPHICS

WELD COUNTY POPULATION

323,637

Population Over Time	Number
2019	323,637
2010	254,230
2010 to 2019 % Change	27.3%
Components of Change 2019	
Net Migration	6,948
Natural (Births – Deaths)	2,440

Source: Colorado State Demography Office

2018 Population by Age	
0-14 years	21.7%
15-29 years	22.5%
30-44 years	21.7%
45-59 years	17.1%
60-74 years	12.2%
75+ years	4.7%
Median Age	33.8

Source: Colorado State Demography Office

Note: Percentage may not add due to rounding

2018 Population by Race and Ethnicity	
Not Hispanic or Latino	70.4%
– White Alone	65.4%
– Black Alone	1.2%
– American Indian & Alaska Native Alone	0.5%
– Asian Alone	1.6%
– Native Hawaiian/Other Pacific Island Alone	0.1%
Hispanic or Latino (Any Race)	29.6%

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

2017 Educational Attainment	%
HS Diploma +	88.1%
Bachelor's Degree +	26.7%

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

Per Capita Personal and Household Income	Number
PC Personal Income	\$46,172
Median HH Income	\$70,908

Source: U.S. Bureau of Economic Analysis

Source: U.S. Census Bureau, 2014-2018 American Community Survey

2018 Population, Households & 2020 Sales Tax Rate by Municipality			
	Population	Households	Sales Tax
Weld County	314,250	112,857	---
Ault	1,819	692	3.00%
Berthoud (MCP)	215	64	4.00%
Brighton (MCP)	455	146	3.75%
Dacono	5,742	2,021	3.00%
Eaton	5,550	2,013	3.00%
Erie (MCP)	14,340	5,108	3.50%
Evans	20,972	7,188	3.50%
Firestone	14,694	4,761	3.60%
Fort Lupton	8,290	2,676	4.00%
Frederick	13,463	4,475	2.50%
Garden City	249	128	3.00%
Gilcrest	1,104	347	4.00%
Greeley	107,026	39,552	4.11%
Grover	149	92	0.00%
Hudson	1,652	582	4.00%
Johnstown (MCP)	12,646	4,171	3.00%
Keenesburg	1,228	474	3.00%
Kersey	1,629	559	3.60%
La Salle	2,346	841	3.50%
Lochbuie (MCP)	6,831	2,393	4.00%
Longmont (MCP)	350	247	3.53%
Mead	4,673	1,567	2.00%
Milliken	7,619	2,524	2.50%
Northglenn (MCP)	13	11	4.00%
Nunn	459	204	2.00%
Pierce	1,156	439	2.00%
Platteville	3,009	1,06	3.00%
Raymer	105	57	0.00%
Severance	4,975	1,715	3.00%
Windsor (MCP)	21,724	8,054	3.95%
Unincorporated Area	49,810	18,690	0.00%

Source: Colorado State Demography Office

Note: MCP indicates multi-county place. Figures reported are the portions of total population/households in Weld County. The City of Thornton and Town of Timnath are additional Weld County communities.

CLIMATE

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

	Weld	U.S.
Rainfall (inches)	14.8	38.1
Snowfall (inches)	38.3	27.8
Precipitation Days	74.6	106.2
Sunny Days	240	205
Elevation (feet)	4,970	2,443

Source: *Sperling's Best Places*

	Weld	U.S.
Avg. Temp July High	89.6	85.8
Avg. Temp Jan Low	13.9	21.7
Comfort Index (higher = better)	7.2	7
UV Index	5.2	4.3

LOCATION & TRANSPORTATION

HIGHWAY ACCESS

North/South: I-25, State Hwy 85, Weld County Pkwy 49

East/West: 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): Fifth-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)

Erie Municipal Airport: General Aviation (www.eriecogov.com)

Northern Colorado Regional Airport: General Aviation (www.flynoco.com)



GROSS REGIONAL PRODUCT (GRP) /Estimates

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

Earnings..... \$8.8 Billion
 Property Income..... \$4.7 Billion
 Taxes on Production \$1.2 Billion

Exports.....\$15.9 Billion
 Imports.....\$20.8 Billion (61.9% of Demand)
 Locally Produced/Consumed\$12.8 Billion (38.1% of Demand)

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

Source: *Economic Modeling Specialists, Inc.*

Total Labor Force / Weld County: 165,290 / Colorado: 3,096,358

Employed—160,320 (Weld) / Unemployed—4,970 (Weld)

Unemployment Rate—3.0% (Weld) / 3.3% (Colorado) / 3.9% (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	
	2019 Estimate	2024 Estimate	2019 Estimate	2024 Estimate	2019 Estimate	2024 Estimate
Total Population	33,551	38,258	411,616	452,605	725,437	798,536
Population 18+	74.2%	74.1%	76.0%	76.3%	77.0%	77.3%
Edu. Attain. 25+ Bachelor's	26.9%	—	24.5%	—	25.6%	—

Source: ESRI, 2019 Estimates

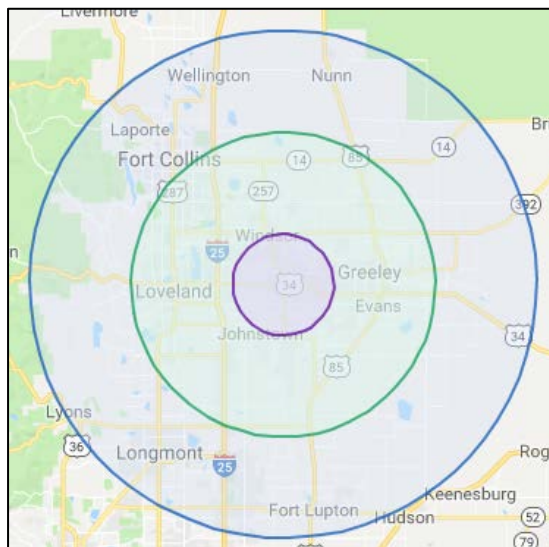
SOUTH WELD LABOR SHED

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

	5 Miles		15 Miles		25 Miles	
	2019 Estimate	2024 Estimate	2019 Estimate	2024 Estimate	2019 Estimate	2024 Estimate
Total Population	37,217	46,138	655,785	725,590	1,828,052	2,004,337
Population 18+	72.4%	72.7%	75.0%	75.4%	76.8%	77.0%
Edu. Attain. 25+ Bachelor's	26.2%	—	27.6%	—	26.4%	—

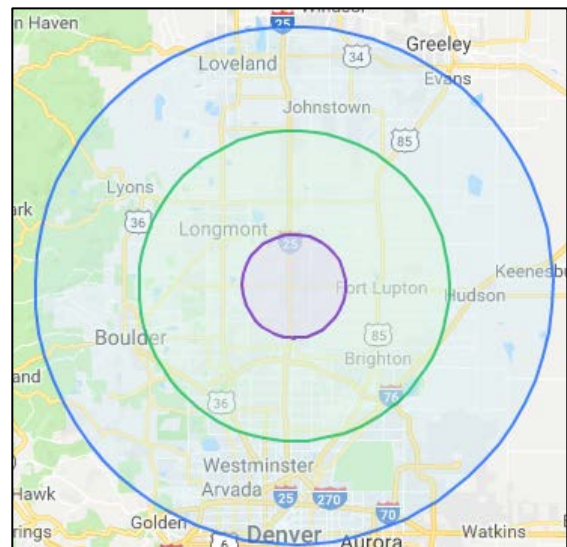
Source: ESRI, 2019 Estimates

NORTH WELD Labor Shed



Source: Mapdevelopers.com

SOUTH WELD Labor Shed



2018 Employment by Industry Sector with Average Annual Wage

	Establishments	Jobs	% Distribution	Average Annual Wage
Total All Industries	7,583	110,129	100.00%	\$51,844
Agriculture, Forestry, Fishing & Hunting	232	4,065	3.69%	\$44,200
Mining	254	8,620	7.83%	\$88,712
Utilities	33	443	0.40%	\$95,680
Construction	1,022	11,531	10.47%	\$60,944
Manufacturing	336	13,637	12.38%	\$52,624
Wholesale Trade	495	4,258	3.87%	\$70,876
Retail Trade	653	10,312	9.36%	\$32,760
Transportation and Warehousing	423	4,120	3.74%	\$60,528
Information	99	966	0.88%	\$54,288
Finance and Insurance	355	2,843	2.58%	\$67,548
Real Estate and Rental Leasing	354	1,435	1.30%	\$51,844
Professional and Technical Services	820	2,853	2.59%	\$70,200
Management of Companies and Enterprises	76	1,753	1.59%	\$140,348
Administrative and Waste Services	429	5,961	5.41%	\$38,116
Education Services	108	9,582	8.70%	\$40,196
Health Care and Social Assistance	710	9,865	8.96%	\$47,840
Arts, Entertainment, and Recreation	87	1,226	1.11%	\$19,604
Accommodation and Food Services	471	8,530	7.75%	\$17,888
Other Services (Excluding Public Administration)	549	2,651	2.41%	\$37,804
Public Administration	75	5,474	4.97%	\$52,136

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

2020 Employment and Average Wage by Occupation (Highlights: Top Location Quotients in the County)

Description	Jobs	Avg. Hourly Earnings	Location Quotient
Architecture and Engineering Occupations	1,930	\$39.96	0.86
Arts, Design, Entertainment, Sports, and Media Occupations	1,684	\$25.33	0.70
Building and Grounds Cleaning and Maintenance Occupations	4,711	\$15.18	0.98
Business and Financial Operations Occupations	5,823	\$35.09	0.82
Community and Social Service Occupations	2,154	\$24.64	0.95
Computer and Mathematical Occupations	1,793	\$36.12	0.46
Construction and Extraction Occupations	16,354	\$22.49	2.60
Education, Training, and Library Occupations	7,862	\$23.97	1.05
Farming, Fishing, and Forestry Occupations	3,631	\$14.45	3.66
Food Preparation and Serving Related Occupations	9,562	\$11.87	0.85
Healthcare Practitioners and Technical Occupations	4,477	\$38.04	0.60
Healthcare Support Occupations	2,481	\$16.42	0.68
Installation, Maintenance, and Repair Occupations	6,573	\$24.16	1.27
Legal Occupations	529	\$42.54	0.48
Life, Physical, and Social Science Occupations	777	\$29.89	0.72
Management Occupations	7,522	\$45.83	0.98
Military-Only Occupations	401	\$21.43	0.55
Office and Administrative Support Occupations	15,969	\$18.33	0.84
Personal Care and Service Occupations	3,902	\$14.70	0.65
Production Occupations	11,382	\$19.05	1.47
Protective Service Occupations	2,334	\$25.90	0.79
Sales and Related Occupations	11,028	\$23.14	0.84
Transportation and Material Moving Occupations	10,700	\$21.22	1.16
TOTAL	133,588	\$23.32	---

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

Source: Economic Modeling Specialists, Inc., 2019-2020 Estimates, 2020.1 Dataset

MAJOR EMPLOYERS

Largest Private, Non-Retail Employers (June 2019)				
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 Center	Regional Hospital, Corporate Center, Clinics	Greeley/Weld	3,640
3	Vestas	Wind Turbine Blade/Nacelle Manufacturing	Windsor/Brighton	2,810
4	State Farm Insurance Companies	Insurance	Greeley	1,200
5	Halliburton Energy Services, Inc.	Oil /Gas Development	Fort Lupton	1,030
6	UC Health	Healthcare	Greeley/Firestone	1,030
7	TTEC (Formerly TeleTech)	Financial Services Support Center	Greeley	620
8	Occidental Petroleum (Anadarko)	Oil/Gas Development	Platteville	580
9	Leprino Foods	Cheese & Dairy Foods Manufacturing	Greeley	510
10	Noble Energy	Oil/Gas Development	Greeley/Weld	500
Largest Non-Retail Employers (2019/2020)				
1	Greeley/Evans School District 6	Public School District	Greeley/Evans	2,200
2	University of Northern Colorado	Public Four-Year University	Greeley/Weld	1,717
3	Weld County	Government	Greeley	1,615
4	City of Greeley	Government	Greeley	1,100
5	Aims Community College	Public Community College	Weld County	798

Source: Development Research Partners, June 2019; Colorado Demography Office, Upstate Colorado Economic Development – 01/2020

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	www.xcelenergy.com
Poudre Valley REA	Central/West & North/East Weld	www.poudrevalleyrea.com
United Power, Inc.	South Weld	www.unitedpower.com
Major Gas Providers		
Atmos Energy	Central/West Weld	www.atmosenergy.com
Xcel Energy	Central/West Weld	www.xcelenergy.com
Black Hills Energy	South Weld	www.blackhillsenergy.com

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	2019-20	57,405	913,223
Number of Schools	2019-20	112	1,916
Classroom Teacher FTE	2018-19	3,196	52,730
Pupil/Teacher Ratio	2018-19	17.7	17.3
Dropout Rate (High School)	2018-19	1.2%	2.0%
Completer Rate	2018-19	88.1%	81.8%
Graduation Rate	2018-19	86.2%	82.9%
Colorado SAT Composite Score	2019	967	1,001

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

Weld Public School Districts Enrollment

Gilcrest/Platteville RE-1	1,953
St. Vrain Valley RE-1J	12,062
Eaton RE-2	1,968
Keenesburg RE-3J	2,697
Windsor RE-4	7,313
Johnstown/Milliken RE5J	3,969
Greeley/Evans RE-6	22,467
Platte Valley (Kersey) RE-7	1,093
Fort Lupton RE-8	2,452
Ault-Highland RE-9	943
Briggsdale RE-10	184
Prairie RE-11	222
Pawnee RE-12	82

Source: Colorado Department of Education, 2019-2020

2019/2020 Total Enrollment / 57,405

HIGHER EDUCATION



UNIVERSITY OF NORTHERN COLORADO (UNC)

Fall 2018 Enrollment – 13,437
 Fall 2019 Enrollment – 12,930

UNC is a comprehensive baccalaureate and public doctoral research university with 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.



AIMS COMMUNITY COLLEGE/

2017/2018 Enrollment – 8,436
 2018/2019 Enrollment – 8,846

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 2019 Enrollment
Colorado School of Mines–Golden	6,268
Colorado State University–Fort Collins	34,166
Metropolitan State University–Denver	20,192
University of Colorado–Boulder	35,528
University of Colorado–Denver	14,947
University of Northern Colorado–Greeley	12,930

Source: Individual Schools

2018 Weld/Larimer Top Education Program Completions	
Program	Number
Business, Management, Marketing & Related	1,536
Health Professions	1,457
Biology/Biological Science	961
Education	934
Engineering	777
Parks, Recreation and Fitness Studies	636
Social Sciences	627
Psychology	545
Visual and Performing Arts	506
Communication and Journalism	482

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 2019 Weld County Commercial Real Estate Market Conditions				
Type	Existing Space ¹	Vacant Space ¹	Overall Vacancy Rate	Average Lease Rate ²
Office	5.6	0.2	2.9%	\$21.68
Industrial	22.4	0.4	1.7%	\$11.16
Flex	2.5	0.2	7.8%	\$10.62
Retail	11.9	0.3	2.8%	\$13.10

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 varying among municipalities. The 2018 Weld County average total mill levy rate was 72.146 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 = 112.7 / WELD = 104.7

Adams 103.6	Arapahoe 111.0	Boulder 116.7	Broomfield 122.6
Denver 115.1	Douglas 116.9	Jefferson 113.2	Larimer 108.0

Source: Economic Modeling Specialists, Inc. (Q1 2020)

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
2019	4,226	\$343,755
2018	4,050	\$330,000
2017	3,522	\$305,000

Source: Sears Real Estate

Year	# Sold	Median Price
2019	1,209	\$415,000
2018	1,085	\$402,900
2017	1,080	\$382,700

Source: Sears Real Estate

Year	# Sold	Median Price
2019	33	\$305,000
2018	29	\$300,000
2017	24	\$292,000

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 32 communities and the following Weld County web sites:
www.discoverweld.com

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

UPSTATE COLORADO
ECONOMIC DEVELOPMENT

Supporting Job Opportunities in Greeley & Weld County Communities