

2026

WELD COUNTY, COLORADO

Economic and Demographic Profile



At a Glance

4,016
Square Miles

32
Communities
(Total)

378,531
Population
(Total)

173,929
Labor Force

4.0%
Unemployment
Rate

35.5
Median Age

\$63,672
2024 Per
Capita Income

\$101,563
Household
Income

88.5%
High School
Diploma+

\$75,767
Annual
Average Wage

\$22.35B
GRP (Total)

Greeley
County Seat

Weld County Population: **378,531**

Population Over Time	Number
2025	378,531
2015	284,855
10 Year % Change	32.87%
Components of Change 2025	
Net Migration	6,008
Natural (Births – Deaths)	2,633

Source: Colorado State Demography Office

2024 Population by Age	
0-14 years	20.7%
15-29 years	20.0%
30-44 years	23.6%
45-59 years	17.0%
60-74 years	13.5%
75+ years	5.22%
Median Age: 35.5	

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

2024 Population by Race & Ethnicity	
Hispanic	32.1%
White Alone	61.7%
Black Alone	1.5%
American Indian & Alaska Native Alone	0.1%
Asian Alone	2.2%
Native Hawaiian/Other Pacific Island Alone	0.1%
Two or More	1.9%

Source: Colorado State Demography Office-- 2022 Race by County, Note: Percentage may not add due to rounding

2024 Educational Attainment	
HS Diploma +	88.5%
Bachelor's Degree +	33.9%

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

2024 Per Capita Personal and Household Income	
PC Personal Income	\$63,672
Median HH Income	\$101,563

Source: BEA, Personal Income by County; U.S. Census Bureau, American Community Survey

2024 Population, Households & 2025 Sales Tax Rate by Municipality			
	Population	Households	Sales Tax
Weld County	378,531	137,815	N/A
Ault	2,780	1,116	3%
Berthoud (MCP)	256	71	4%
Brighton (MCP)	461	166	3.75%
Dacono	6,691	2,335	3%
Eaton	5,769	2,175	4%
Erie (MCP)	22,931	8,144	3.5%
Evans	22,869	8,457	4.5%
Firestone	19,270	6,732	4%
Fort Lupton	9,666	3,386	4%
Frederick	17,437	6,055	3.5%
Garden City	253	128	4%
Gilcrest	1,024	353	4%
Greeley	116,732	44,837	4.11%
Grover	154	85	1%
Hudson	1,625	613	4%
Johnstown (MCP)	13,501	4,724	3.5%
Keenesburg	2,055	868	3%
Kersey	1,475	555	3.6%
La Salle	2,314	841	3.5%
Lochbuie (MCP)	8,537	2,759	4%
Longmont (MCP)	1,274	665	3.53%
Mead	6,915	2,340	3%
Milliken	9,205	3,173	2.5%
Northglenn (MCP)	25	8	4%
Nunn	531	220	2%
Pierce	1,086	430	2%
Platteville	2,899	1,034	3%
Raymer	108	48	0%
Severance	11,570	3,942	3
Windsor (MCP)	32,588	13,018	3.65%
Unincorporated Area	47,874	18,537	0%

Source: Colorado State Demography Office

Note: MCP indicates multi-county place. Figures reported are the portions of total populations/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	US
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	US
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 and 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): Third-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)



UTILITIES

Water and Sewer Providers

Water and **Sewer** services are provided by municipalities and districts. Rate Structures will vary by municipality and district.

Central/West Weld

Major Electricity Providers

Xcel Energy

» www.xcelenergy.com

Poudre Valley REA

» www.poudrevalleyrea.com

Major Gas Providers

Xcel Energy

» www.xcelenergy.com

Atmos Energy

» www.atmosenergy.com

North/East Weld

Major Electricity Providers

Poudre Valley REA

» www.poudrevalleyrea.com

Xcel Energy

» www.xcelenergy.com

Major Gas Providers

Xcel Energy

» www.xcelenergy.com

South Weld

Major Electricity Providers

United Power, Inc.

» www.unitedpower.com

Xcel Energy

» www.xcelenergy.com

Major Gas Providers

Black Hills Energy

» www.blackhillsenergy.com

Xcel Energy

» www.xcelenergy.com

Unemployment Rates

Employed (Weld County): 167,015

Unemployed (Weld County): 6,914



Source: U.S. Bureau of Labor Statistics 2025 Local Area Unemployment Statistics; Colorado Department of Labor and Employment

Total Labor Force

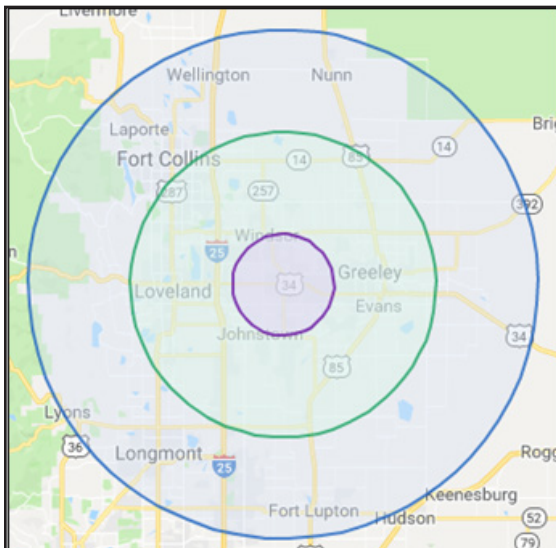
Weld County: 173,929

Colorado: 3,276,766

Labor Sheds *Projections

North Weld Labor Shed

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

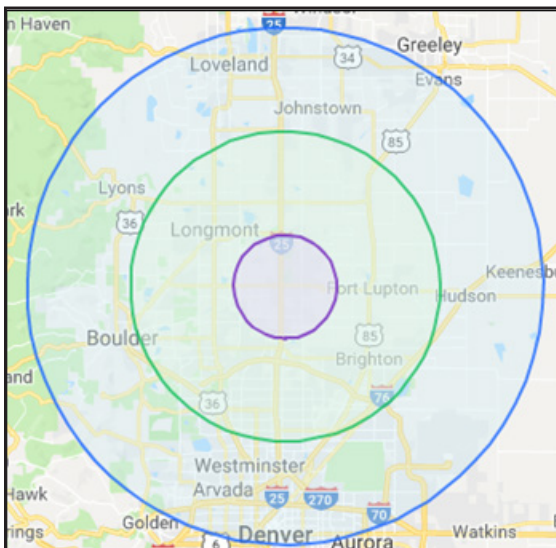


	2025 Estimate	2030 Estimate
5 Miles		
Total Population	112,088	123,365
Population 18+	75.5%	N/A
Edu. Attain. 25+ Bachelor's	18.9%	N/A
15 Miles		
Total Population	340,494	374,831
Population 18+	75.9%	N/A
Edu. Attain. 25+ Bachelor's	24.9%	N/A
25 Miles		
Total Population	774,954	829,096
Population 18+	78.7%	N/A
Edu. Attain. 25+ Bachelor's	27.3%	N/A

Source: ESRI, 2025 Estimates

South Weld Labor Shed

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



	2025 Estimate	2030 Estimate
5 Miles		
Total Population	40,608	44,255
Population 18+	73.7%	N/A
Edu. Attain. 25+ Bachelor's	24.7%	N/A
15 Miles		
Total Population	672,003	707,282
Population 18+	77.7%	N/A
Edu. Attain. 25+ Bachelor's	29.1%	N/A
25 Miles		
Total Population	1,955,639	2,063,493
Population 18+	79.3%	N/A
Edu. Attain. 25+ Bachelor's	29.5%	N/A

Source: ESRI, 2025 Estimates

WELD COUNTY, COLORADO

2026 Demographic Profile

2025 Employment by Industry Sector with Average Annual Wage				
	Establishments	Jobs	% Distribution	Average Annual Wage
Total, All Industries	9,821	131,455	100.00%	\$75,767
Agriculture, Forestry, Fishing & Hunting	223	4,311	3.46%	\$56,740
Mining	263	6,369	5.12%	\$110,760
Utilities	43	602	0.48%	\$112,484
Construction	1,324	14,414	11.58%	\$79,508
Manufacturing	351	15,298	12.29%	\$69,940
Wholesale Trade	572	4,491	3.61%	\$87,880
Retail Trade	692	11,522	9.26%	\$46,800
Transportation and Warehousing	422	3,907	3.14%	\$77,116
Information	149	835	0.67%	\$78,884
Finance and Insurance	437	2,863	2.30%	\$96,044
Real Estate and Rental and Leasing	448	1,581	1.27%	\$67,184
Professional and Technical Services	1,545	4,817	3.87%	\$105,612
Management of Companies and Enterprises	146	2,089	1.68%	\$142,896
Administrative and Waste Services	578	5,806	4.66%	\$59,332
Educational Services	165	10,598	8.52%	\$54,392
Health Care and Social Assistance	955	12,401	9.97%	\$61,672
Arts, Entertainment, and Recreation	123	1,982	1.59%	\$23,608
Accommodation and Food Services	542	9,566	7.69%	\$26,104
Other Services, Ex. Public Admin	715	3,504	2.82%	\$54,808
Public Administration	86	7,464	5.99%	\$76,856
Unclassified	42	35	0.03%	\$102,492

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



2025 Employment and Average Wage by Occupation (Highlights: Top Location Quotients in the County)			
	Jobs	Avg. Annual Wages	Location Quotient
Management Occupations	9,915	\$123,139.49	0.93
Business and Financial Operations Occupations	8,693	\$93,111.44	0.95
Computer and Mathematical Occupations	2,291	\$112,240.16	0.52
Architecture and Engineering Occupations	2,299	\$106,753.96	1.04
Life, Physical, and Social Science Occupations	1,317	\$91,135.31	0.97
Community and Social Service Occupations	2,259	\$65,718.85	0.86
Legal Occupations	612	\$136,522.37	0.51
Educational Instruction and Library Occupations	8,036	\$59,918.43	1.00
Arts, Design, Entertainment, Sports, and Media Occupations	1,825	\$71,097.10	0.71
Healthcare Practitioners and Technical Occupations	5,099	\$105,034.46	0.62
Healthcare Support Occupations	3,927	\$45,154.75	0.58
Protective Service Occupations	2,917	\$74,097.47	0.94
Food Preparation and Serving Related Occupations	10,154	\$40,556.76	0.91
Building and Grounds Cleaning and Maintenance Occupations	4,859	\$45,659.97	1.02
Personal Care and Service Occupations	4,022	\$44,225.34	1.02
Sales and Related Occupations	12,059	\$62,682.28	1.02
Office and Administrative Support Occupations	13,097	\$53,994.29	0.84
Farming, Fishing, and Forestry Occupations	3,080	\$40,929.69	3.35
Construction and Extraction Occupations	13,642	\$62,859.73	2.16
Installation, Maintenance, and Repair Occupations	6,475	\$68,695.65	1.19
Production Occupations	10,530	\$55,997.26	1.45
Transportation and Material Moving Occupations	12,548	\$55,627.55	1.06
Total	139,656	\$1,615,152	1.00

Location Quotient quantifies how concentrated an occupation is compared to the nation. The higher the number the more concentrated – US=1.0; Source: Lightcast Occupation Snapshot

INDUSTRY CLUSTER SUMMARY

Industry clusters are defined as “geographic concentrations of interconnected companies, specialized suppliers, service providers, firms in related industries, and associated institutions”.

Candidates for Cluster Growth Strategy

These clusters represent the type of industries that will be most likely to respond to a coordinated, regional cluster-growth strategy.

- » Bioscience & Medical Devices
- » Distribution & E-Commerce
- » Fabrication & Production Technology Mfg.
- » Food Processing & Manufacturing
- » Information Technology
- » Plastics

Other Important Economic Drivers

These clusters are important industries that will continue to be part of regional communities' other economic development programming and activities.

- » Agricultural Production, Inputs & Services
- » Construction
- » Education & knowledge Creation
- » Energy
- » Hospitality & Tourism
- » Local Health Services

MAJOR EMPLOYERS

Largest Private, Non-Retail Employers (2025/2026)

Rank	Company	Product/Service	Location	FTE
1	JBS USA & Affiliates	Beef Processing, Corporate HQ, Trucking	Greeley/Weld	4,992
2	Banner Health: North CO Medical Center	Regional Hospital, Corporate Center, Clinics	Greeley/Weld	3,710
3	Vestas	Wind Turbine Blade & Nacelle Manufacturing	Brighton/Windsor	2,631
4	Halliburton Energy Services	Oilfield Services	Fort Lupton	1,200
5	Occidental Petroleum Corp.	Oil & Gas Production	Platteville	580
6	North Range Behavioral Health	Healthcare & Social Assistance	Greeley	560
7	Colorado Premium Foods	Prepared Food Manufacturing	Greeley	550
8	Leprino Foods	Cheese & Dairy Foods Manufacturing	Greeley	516
9	Hungenberg Produce Inc.	Fresh Vegetable Farming	Greeley	493
10	McLane Western Inc.	Grocery & Foodservice Distribution	Longmont	460

Largest Non-Retail Employers (2025/2026)

Rank	Company	Product/Service	Location	FTE
1	Greeley/Evans School District 6	Public School District	Greeley/Evans	2,258
2	Weld County	Government	Greeley	1,823
3	University of Northern Colorado	Public Four-Year University	Greeley/Weld	1,221
4	City of Greeley	Government	Greeley	1,145
5	Aims Community College	Public Community College	Weld County	817

Source: Metro Denver Source: Major Employers by County - 03/2026, Upstate Colorado Economic Development - 03/2026



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.

2025/2026 Total Enrollment:

Weld PK-12 Public Education Statistics			
	Year	Weld Stats	CO Stats
Enrollment	2025-2026	79,320	870,793
Number of Schools	2025-2026	142	1,927
Classroom Teacher FTE	2025-2026	7,000	55,040
Pupil/Teacher Ratio	2025-2026	17:1	16:1
Dropout Rate (High School)	2024-2025	1.0%	1.6%
Completer Rate	2024-2025	92.0%	85.6%
Graduation Rate	2024-2025	85.6%	86.9%
Colorado SAT Composite Score	2025		987

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

Weld Public School Districts Enrollment

Gilcrest/Platteville RE-1	1,591
St. Vrain Valley RE-1J	32,279
Eaton RE-2	2,004
Keenesburg RE-3J	2,596
Windsor RE-4	8,883
Johnstown/Milliken RE5J	4,205
Greeley/Evans RE-6	22,778
Platte Valley (Kersey) RE-7	1,220
Fort Lupton RE-8	2,437
Ault-Highland RE-9	944
Briggsdale RE-10	164
Prairie RE-11	162
Pawnee RE-12	57

Source: Colorado Department of Education,
2025-2026

HIGHER EDUCATION

Public Higher Education Facilities in N. Colorado & Metro Denver	
Four Year Public Colleges/Universities	Fall 2025 Enrollment
Colorado School of Mines–Golden	8,247
Colorado State University–Fort Collins	34,412
Metropolitan State University–Denver	17,782
University of Colorado–Boulder	38,808
University of Colorado–Denver	13,869
University of Northern Colorado–Greeley	8,824

Public Higher Education Facilities in N. Colorado: Individual Schools



Fall 2024 Enrollment: 8,561
Fall 2025 Enrollment: 8,824

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.



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2022/2023 Enrollment: 6*05/

With three 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.

COMMERCIAL AND 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.

Q4 2025 Weld County Commercial Real Estate Market Conditions				
Type	Existing Space ¹	Vacant Space ¹	Overall Vacancy Rate	Average Lease Rate ²
Office	6.1	0.3	4.6%	\$30.70
Industrial	31.0	1.5	4.8%	\$16.25
Retail	13.3	0.4	2.9%	\$16.82

Source: Realtec Commercial (¹Building space is listed in Millions of Square Feet; ²Office lease rates are per square foot)

TAXES

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%-4.5%. Colorado has a 2.9% sales/use tax rate.

RESIDENTIAL PROPERTY TAX

Residential property is assessed at 6.8% of the actual value and is exempt from personal property taxation.

REAL & PERSONAL PROPERTY TAX

Industrial/commercial property (building, land and equipment) is assessed for property tax purposes at 26% 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.

STATE INCOME TAX – CORPORATE & PERSONAL

The personal and corporate Colorado income tax rates are a flat 4.40% 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

Real & Business Personal Property & Colorado Income Taxes	
Tax Type	Tax Rate
Commercial Property Tax	26.0%
Residential Property Tax	6.8%
Corporate Income Tax	4.40%
Personal Income Tax	4.40%

Source: Metro Denver Stats

Highlighted Industrial Sites		
Name	Acres	Location
Access 25 Logistics Park	300	Mead
Airport Business Park	60	Greeley
Diamond Valley Industrial Park	91	Windsor
Eagle Business Park	133	Frederick
Eaton Industrial Rail Park	161	Eaton
Great Western Industrial Park	500	Windsor
Highpointe Business Center	136	Greeley
Hudson Logistics Center	374	Hudson
Iron Horse Park	165	Johnstown
MountainTRAX Industrial Rail Park	228	Evans
Northland Industrial Park	55	Fort Lupton
Promontory Business Park	200	Greeley
Weld County Industrial Park	100	Weld

COST OF LIVING

Colorado **111.2**
Weld **104.8**

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.

Adams County	104.6
Arapahoe County	112.2
Boulder County	117.1
Broomfield County	121.8
Denver County	125.2
Douglas County	117.1
Jefferson County	114.0
Larimer County	108.7

Source: Lightcast Cost of Living per COLI, data as of 2025 Q4

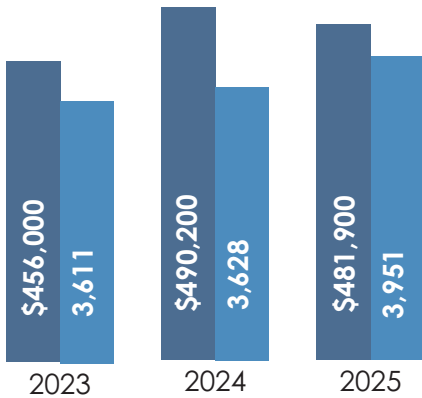


SINGLE FAMILY HOME PRICES

■ Homes Sold ■ Median Home Prices

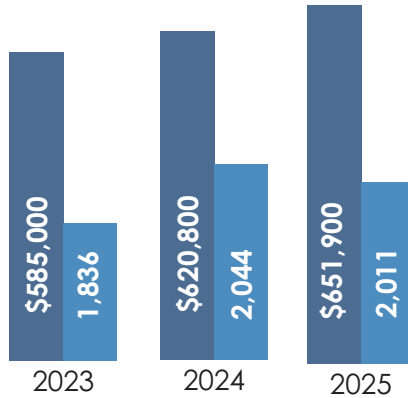
Central/West Weld

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



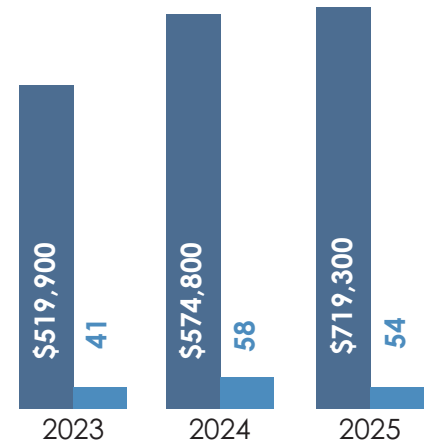
South Weld

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



East/North Weld

Grover, New Raymer, Nunn



Source: Sears Real Estate(2023), Realtor, Redfin, Zillow

CULTURAL AND 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
- » Colorado Farm Show
- » Greeley Blues Jam
- » UNC/Greeley Jazz Festival
- » Weld County Fair
- » Windsor Harvest Festival
- » Numerous Community Summer Celebrations

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!

Who We Are

Upstate Colorado Economic Development is a nonprofit, county-wide economic development corporation formed as a partnership between government, business, and education throughout Weld County, Colorado. We're governed by a Board of Directors reflective of our three-way partnership and receive financial support from each of the partner sectors.

Our Vision

We envision a region with a healthy and sustainable economy that creates wealth, preserves the quality of life and improves the standard of living for area residents. Our mission focuses on facilitating and attracting investment, new job opportunities, stimulating income growth and expanding the local community tax base.

Our Clients

Upstate efforts are focused on the support of primary sector employers - those companies who derive the majority of their revenue from the sale of products or services outside the region. These revenues represent new money to the community through job creation. We develop business leads through on-going contact with national site consultants. We also receive leads from state/metro partners and through direct contact with companies, realtors, etc. Business opportunities are jointly worked with community partners and managed by Upstate, who provides the following services to:

- » **Existing employers** already located in our community we facilitate access to the local, county and state resources that will help them become more competitive, expand their revenues and create/retain jobs.
- » **New/recently located employers** needing significant support to ensure a strong start and sustained success.
- » **Prospective employers** who may be interested in expanding or moving operations into the region.



MARKET

The region's competitive advantages to promote business attraction/retention

CONNECT

Public and private partners to improve capacity for business job growth and investment

FACILITATE

Private business job growth and investment by providing key information and support services

ADVOCATE

On behalf of our customers and clients

CONTACT US

For additional information on any of the information listed in this document please contact the Upstate Colorado Economic Development office at **970-356-4565** or upstate@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 support 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.



Our Key Assistance Tools

Economic/Demographic Data Repository

Upstate maintains an information rich website that includes economic and demographic data on Weld County and each of the 32 Weld communities in Northern Colorado. Major employers, recent rankings and development highlights are also maintained.

Industrial/Commercial Real Estate Data Base

A searchable industrial/commercial real estate data base is housed on the Upstate website to showcase the many property opportunities throughout Weld County and our 32 communities.

Weld Works Labor Team

Joining with workforce development partners at Aims Community College and Weld Employment Services, Upstate convenes the Weld WORKS Labor Team to provided technical assistance for various workforce programs.

Enterprise Zone (EZ) State Income Tax Credits

Upstate administers the Weld County portion of the state Enterprise Zone (EZ) which provides pre-certified companies a variety of state income tax credits primarily in equipment investment, job creation/training, R&D, etc. Contributions to approved non-profit projects improving conditions within the EZ boundaries also earn EZ state income tax credits.

Business Financing

Upstate administers the Weld/Larimer Revolving Loan Fund and Greeley Community Development Fund. Both loan funds provide "gap" financing to companies that are expanding the job base in Weld/Larimer Counties or the City of Greeley.