



## Weld County, Colorado 2017 Economic Profile Table of Contents

This workbook contains multiple worksheets of data for Weld County. Please select the tabs at the bottom of this workbook to access contents. *If tabs are not visible, maximize your Microsoft Excel viewing window.*

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## Weld County, Colorado 2017 Economic Profile Population & Cities

Population and Households, 2015		
	Population	Households
Weld County	284,876	103,362
Ault	1,631	627
Berthoud (MCP)	73	22
Brighton (MCP)	380	123
Dacono	4,486	1,595
Eaton	4,925	1,819
Erie (MCP)	11,967	4,307
Evans	19,933	6,903
Firestone	11,961	3,916
Fort Lupton	7,847	2,559
Frederick	11,387	3,824
Garden City	244	127
Gilcrest	1,083	344
Greeley	101,302	37,780
Grover	144	90
Hudson	1,584	564
Johnstown (MCP)	14,064	4,687
Keenesburg	1,197	467
Kersey	1,558	540
La Salle	2,068	749
Lochbuie (MCP)	5,459	1,932
Longmont (MCP)	126	82
Mead	4,386	1,486
Milliken	6,351	2,126
Northglenn (MCP)	13	11
Nunn	442	199
Pierce	878	337
Platteville	2,656	951
Raymer	101	55
Severance	3,744	1,304
Windsor (MCP)	16,958	6,344
Unincorporated Area	45,928	17,492

*Note: MCP indicates multi-county place. Figures reported are the portion of total population and households located in the given county.*

*Source: Colorado Division of Local Government, State Demography Office.*

Gender and Age Distribution, 2015	
Male	50.0%
Female	50.0%
Median age	33.9
0 to 14 years	22.4%
15 to 29 years	22.3%
30 to 44 years	20.4%
45 to 59 years	18.3%
60 to 74 years	12.1%
75 to 89 years	4.0%
90+ years	0.5%

*Note: Percentages may not add due to rounding.*

*Source: Colorado Division of Local Government, State Demography Office.*

Weld County Square Miles
4,014

*Source: Colorado Department of Local Affairs.*

Race and Ethnicity Distribution, 2015	
Hispanic or Latino (of any race)	
Not Hispanic or Latino	
White alone	
Black or African American alone	
American Indian and Alaska Native alone	
Asian alone	
Native Hawaiian and Other Pacific Islander alone	
Other race	

*Note: Percentages may not add due to rounding.*

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



**Weld County, Colorado**  
**2017 Economic Profile**  
**Employment & Labor Force**

<b>Employment by Industry, 2016</b>			
	<b>Establishments</b>	<b>Employment</b>	<b>Average Annual Wage</b>
Total All Industries	6,859	100,215	\$46,252
Agriculture, Forestry, Fishing, Hunting	230	3,982	\$39,330
Mining	238	5,493	\$80,177
Utilities	29	335	\$89,222
Construction	921	9,214	\$55,516
Manufacturing	316	13,420	\$49,425
Wholesale Trade	453	3,929	\$65,326
Retail Trade	652	10,062	\$30,214
Transportation & Warehousing	372	3,104	\$55,221
Information	83	692	\$57,862
Finance & Insurance	347	3,014	\$61,305
Real Estate, Rental, & Leasing	293	1,249	\$44,045
Professional & Technical Services	768	2,582	\$65,024
Management of Companies & Enterprises	58	1,442	\$126,045
Administrative & Waste Services	408	5,688	\$32,029
Educational Services	73	518	\$26,918
Health Care & Social Assistance	458	9,026	\$46,750
Arts, Entertainment, & Recreation	76	1,047	\$19,807
Accommodation & Food Services	437	7,744	\$15,508
Other Services	491	2,347	\$33,590
Government	152	15,314	\$41,375
Non-Classifiable	7	14	\$31,695

Note: Employment for individual industries may not add to the total due to rounding.

Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).

<b>Labor Force Data, 2016</b>	
Labor Force	149,365
Employed	144,230
Unemployment Rate	3.4%

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

<b>Ten Largest Employers in Weld County</b>		
<b>Company</b>	<b>Industry</b>	<b>Local Employees</b>
JBS Swift & Company	Beef Processing/Corporate Office	4,520
Banner Health: North Colorado Medical Center	Healthcare	3,600
Vestas	Wind Turbine Manufacturing	2,570
State Farm Insurance Companies	Insurance	1,300
TeleTech	Financial Services Support	780
Halliburton Energy Services, Inc.	Oil & Gas Development	700
Anadarko Petroleum	Oil & Gas Development	510
Select Energy Services	Oil & Gas Development	500
Noble Energy	Oil & Gas Development	500
Leprino Foods	Cheese & Dairy Foods Manufacturing	450

Source: Development Research Partners, May 2017.



**Weld County, Colorado**  
**2017 Economic Profile**  
**Education**

<b>K-12 Education Statistics</b> (Most Recent Available School Year)		
	<b>School Year</b>	
Enrollment	2016-2017	42,872
Number of Schools	2016-2017	80
Pupil/Teacher Ratio	2016-2017	17.4
Dropout Rate (grades 7-12) <sup>1</sup>	2015-2016	2.4%
Completer Rate <sup>2</sup>	2015-2016	82.7%
Graduation Rate <sup>3</sup>	2015-2016	81.4%

<sup>1</sup>Includes alternative schools. Due to a change in Colorado law, dropout figures from 2005 and beyond could include students who have left to attend school at home, outside of the state or country, or at a private institution. These students are only included in the dropout count when specific documentation of the school change is not provided.

<sup>2</sup>Completers are students who graduate, receive certificates or other designations of high school completion or attendance, or receive a G.E.D. from programs administered by the district.

<sup>3</sup>Graduation rates are calculated based on high school graduates only.  
 Source: Colorado Department of Education.

<b>College Entrance Exam Scores</b>	
<b>ACT Composite Score - 2016</b>	
Weld County	18.7
Northern Colorado	20.2
Colorado	20.6
U.S. Average	20.8
<b>SAT 2016</b>	
<b>Critical Reading</b>	
Colorado	587
U.S. Average	494
<b>Math</b>	
Colorado	589
U.S. Average	508
<b>Writing</b>	
Colorado	571
U.S. Average	482

Note: All Colorado high school juniors are required to take the ACT. Nationally, only college bound juniors generally take the ACT.

Sources: Colorado Department of Education; ACT, Inc.; and College Board.

<b>Shares of Population Age 25 Years and Over by Educational Attainment (2015)</b>	
<b>Weld County</b>	<b>Percent of Total</b>
Percent with high school diploma or higher	87.1
Percent with bachelor's degree or higher	25.9
<b>Colorado</b>	
Percent with high school diploma or higher	91.2
Percent with bachelor's degree or higher	39.2
<b>U.S. Average</b>	
Percent with high school diploma or higher	87.1
Percent with bachelor's degree or higher	30.6

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

<b>Higher Education Facilities in Metro Denver and Northern Colorado</b>	
	<b>Fall 2015 Enrollment</b>
<b>Four Year Public Colleges and Universities</b>	
Colorado School of Mines - Golden	5,923
Colorado State University - Fort Collins, Denver	27,935
Metropolitan State University - Denver	20,155
University of Colorado Boulder	31,663
University of Colorado Denver	18,658
University of Northern Colorado - Greeley	10,058
<b>Four Year Private Colleges and Universities</b>	
Colorado Christian University - Lakewood	5,787*
Johnson & Wales - Denver	1,388
Regis University - Denver	9,208*
University of Denver - Denver	11,797
University of Phoenix - Metro Denver campuses	1,674*
<b>Two Year Public Colleges</b>	
Aims Community College - Greeley	5,298
Arapahoe Community College - Littleton	10,004
Community College of Aurora	6,943
Community College of Denver	9,130
Front Range Community College - Westminster, Fort Collins	18,747
Red Rocks Community College - Lakewood	7,789

\*Estimate.

Source: Colorado Department of Higher Education and individual schools.



**Weld County, Colorado**  
**2017 Economic Profile**  
**Cost of Living, Income, & Housing**

Per Capita Personal Income, 2015	
Weld County	\$42,787
Northern Colorado	\$44,151
Colorado	\$50,899
United States	\$48,112

Source: U.S. Bureau of Economic Analysis.

Avg. Monthly Apartment Rents, 1Q 2017	
Type	Greeley
Efficiency	\$580.40
1 Bed	\$900.27
2 Bed 1 Bath	\$889.45
2 Bed 2 Bath	\$1,175.89
3 Bed	\$1,224.31
All	\$1,004.24
Vacancy Rate <sup>1</sup>	4.0%

<sup>1</sup> Vacancy rate for all apartment types.

Source: Colorado Division of Housing, Colorado Multi-Family Housing Vacancy and Rental Survey.

Single-Family Median Home Sales Price (000s)	
City	1Q 2017
Atlanta, GA	\$182.8
Baltimore, MD	\$237.6
Boston, MA	\$414.2
<b>Boulder, CO</b>	<b>\$548.4</b>
Chicago, IL	\$228.6
Cleveland, OH	\$126.1
Dallas, TX	\$236.5
<b>Denver, CO</b>	<b>\$396.1</b>
Houston, TX	\$222.3
Los Angeles, CA	\$485.8
Miami, FL	\$318.0
Minneapolis, MN	\$234.7
New York, NY	\$386.0
Philadelphia, PA	\$209.0
Phoenix, AZ	\$237.9
Portland, OR	\$359.9
Raleigh, NC	\$250.3
San Francisco, CA	\$815.0
Seattle, WA	\$422.1
Washington, DC	\$383.5
<b>United States</b>	<b>\$232.1</b>

Source: National Association of Realtors.

Cost of Living Index (selected cities) - First Quarter 2017							
City	All Items Index <sup>1</sup>	Grocery	Housing	Utilities	Transportation	Health Care	Misc. Goods and Services
Atlanta, GA	97.7	104.7	91.1	89.2	101.4	107.8	100.4
Austin, TX	97.7	86.8	99.8	99.9	96.6	99.2	99.8
Boston, MA	148.6	107.1	204.4	146.6	111.5	134.1	133.1
Chapel Hill, NC	94.5	97.7	98.7	87.2	94.1	98.7	91.8
Chicago, IL	123.0	109.3	152.5	89.1	129.3	102.6	115.5
Dallas, TX	101.2	90.6	102.4	102.3	101.2	103.4	103.7
<b>Denver, CO</b>	<b>111.8</b>	<b>99.7</b>	<b>133.0</b>	<b>95.1</b>	<b>108.4</b>	<b>104.7</b>	<b>106.3</b>
Houston, TX	97.0	84.8	104.8	99.3	92.9	90.6	96.7
Las Vegas, NV	100.4	101.7	108.8	86.4	105.9	102.7	95.6
Los Angeles, CA	146.3	112.3	238.9	111.5	124.9	110.0	106.7
Miami-Dade County, FL	114.3	108.1	138.4	99.9	119.3	99.7	102.3
Oakland, CA	148.5	121.5	217.6	114.3	127.7	123.0	123.1
Phoenix, AZ	94.7	97.5	97.8	98.1	90.7	98.9	90.9
Portland, OR	127.3	116.0	175.9	80.1	100.9	109.3	116.2
Salt Lake City, UT	95.8	105.4	92.1	76.2	101.4	95.9	99.1
San Diego, CA	144.7	114.0	235.9	120.8	121.7	107.6	102.3
San Francisco, CA	188.5	121.9	351.8	114.4	130.3	123.7	130.7
Seattle, WA	145.1	128.5	181.7	120.7	128.4	125.7	136.5
St. Louis, MO-IL	90.0	102.3	71.3	113.3	94.8	96.00	91.3
Washington, DC	153.3	117.3	245.7	115.8	114.8	99.7	122

<sup>1</sup> Index measures the relative price levels for consumer goods and services in selected cities compared with the national average of 100 for all participating cities.

Source: The Council for Community and Economic Research, C2ER Cost of Living Index.



**Metro Denver**  
Economic Development Corporation

## Weld County, Colorado 2017 Economic Profile Tax Rates

Local & State Sales Tax Rates	
Ault	3.00%
Berthoud	3.00%
Brighton	3.75%
Dacono	3.00%
Eaton	3.00%
Erie	3.50%
Evans	3.50%
Firestone	3.00%
Fort Lupton	4.00%
Frederick	2.50%
Garden City	3.00%
Gilcrest	4.00%
Greeley	4.11%
Hudson	4.00%
Johnstown	3.00%
Keenesburg	3.00%
Kersey	3.60%
La Salle	3.50%
Lochbuie	4.00%
Mead	2.00%
Milliken	2.50%
Northglenn	4.00%
Nunn	2.00%
Pierce	2.00%
Platteville	3.00%
Severance	3.00%
Windsor	3.95%
Weld County	No Sales Tax
Colorado	2.90%

*Note: Sales and use tax rates are current as of July 1, 2017.  
Additional local or special levies may apply. Some cities may be located in more than one county.*

*Source: Colorado Department of Revenue.*

Real & Business Personal Property Taxes	
Assessment Ratios	
Commercial Property	29%
Residential Property	7.96%
Average Mill Levy, 2016	
Weld County	70.218
Northern Colorado	76.972

*Note: The mill levy is the dollars of tax per \$1,000 of assessed valuation.*

*Source: Colorado Division of Property Taxation.*

Property Tax Example	
<p>Assume you have a home with a base year market value of \$200,000. With a residential property assessment ratio of 7.96%, the assessed value of the home is \$15,920 (1). Given that the 2016 Northern Colorado average mill levy of 76.972 is the tax on each \$1,000 of assessed value, the total tax due is \$1,225.39 (2).</p>	
<p>(1) <math>\\$200,000 \times 7.96\% = \\$15,920</math></p>	
<p>(2) <math>\\$15,920 \times .076972 = \\$1,225.39</math></p>	

Colorado Income Tax	
Corporate Income Tax	4.63%
Personal Income Tax	4.63%

*Note: Income tax rate is applied to adjusted federal gross income.*

*Source: Colorado Department of Revenue.*



## Weld County, Colorado 2017 Economic Profile Transportation

Weld County has an excellent transportation infrastructure, with I-25 and Highway 85 serving north/south demand, and Highway 34 and I-76 providing east/west access. The county is served by two major railroads, Union Pacific and Burlington Northern Santa Fe Railway, as well as short line Great Western.

### Air Transportation

Denver International Airport (DEN)	
Denver International Airport (DEN) is the sixth-busiest airport in the United States and has served well more than 950 million passengers since it opened in February 1995.	
<a href="http://www.flydenver.com">www.flydenver.com</a>	
Size (square miles)	53
Runways	6
Gates (includes gates in regional jet facilities)	149
Commercial Carriers	22
2016 Passenger Traffic (millions)	58.3
2015-2016 Passenger Traffic Growth	7.9%
Total Destinations (Domestic & Int'l)	Over 200

General Aviation Airports	
The <b>Northern Colorado Regional Airport</b> is located about 55 miles north of Denver along the I-25 corridor. The airport has commercial airline service and also provides corporate and general aviation services. Annually, 54,000 visitors arrive in Colorado via the airport and the airports economic contribution is \$129.4 million.	
<a href="http://www.flynoco.com">www.flynoco.com</a>	
Size (acres)	1,050
Runways	2
Based Aircraft	263
The <b>Greeley-Weld County Airport</b> is one of Colorado's fastest-growing business aviation facilities. The airport is located 50 miles north of Denver. Annually, 23,000 visitors arrive in Colorado via the airport and the airports economic contribution is \$94.1 million.	
<a href="http://www.gxy.net">www.gxy.net</a>	
Size (acres)	1,200
Runways	2
Based Aircraft	210

Regional Transit Resources	
City of Loveland Transit (COLT)	<a href="http://www.ci.loveland.co.us/publicworks">www.ci.loveland.co.us/publicworks</a>
Greeley-Evans Transit (GET)	<a href="http://www.greeleyevanstransit.com">www.greeleyevanstransit.com</a>
Transfort (City of Fort Collins)	<a href="http://www.ridetransfort.com">www.ridetransfort.com</a>

Rail Transportation	
Burlington Northern Santa Fe Railway - Freight Service	
Union Pacific Railroad - Freight Service	
Amtrak - Passenger Service	



**Weld County, Colorado**  
**2017 Economic Profile**  
**Commercial Real Estate**

<b>Weld County Commercial Real Estate Market Conditions, 2Q 2017</b>				
	<b>Existing Space<sup>1</sup></b>	<b>Vacant Space<sup>1</sup></b>	<b>Overall Vacancy Rate</b>	<b>Avg. Lease Rate<sup>2</sup></b>
Office	5.4	0.2	4.0%	\$17.85
Industrial	21.0	0.2	0.8%	\$8.78
Flex	2.4	0.5	22.0%	\$7.75
Retail	11.5	0.4	3.8%	\$10.94

<sup>1</sup>Building space is listed in millions of square feet. Vacant space, vacancy rate, and average lease rate are for all direct and sublet space.

<sup>2</sup>Office lease rates are per square foot; all others are per square foot, triple-net (NNN).

Source: CoStar Realty Group.

<b>Construction Cost Index 2017</b>			
<b>City</b>	<b>Materials</b>	<b>Installation</b>	<b>Composite</b>
Atlanta, GA	98.5	75.9	88.5
Baltimore, MD	100.7	85.5	94.0
Boston, MA	99.9	133.4	114.7
Buffalo, NY	101.3	111.3	105.7
Chicago, IL	99.5	146.0	120.0
Cincinnati, OH	98.1	77.7	89.1
Cleveland, OH	99.5	93.7	96.9
Columbus, OH	98.0	83.4	91.5
Dallas, TX	100.3	68.4	86.2
<b>Denver, CO</b>	<b>102.2</b>	<b>74.2</b>	<b>89.8</b>
Detroit, MI	99.3	102.9	100.9
Houston, TX	99.3	67.5	85.2
Indianapolis, IN	98.2	83.3	91.6
Kansas City, MO	100.9	104.4	102.5
Los Angeles, CA	101.6	128.2	113.4
Memphis, TN	98.2	72.2	86.7
Miami, FL	97.1	66.9	83.8
Milwaukee, WI	98.6	107.9	102.7
Minneapolis, MN	100.1	112.8	105.7
Nashville, TN	98.4	73.6	87.4
New York, NY	100.3	177.9	134.6
Philadelphia, PA	99.6	134.5	115.0
Phoenix, AZ	98.8	72.7	87.3
Pittsburgh, PA	100.6	104.5	102.3
St. Louis, MO	99.8	104	101.7
San Antonio, TX	98.1	65.8	83.9
San Diego, CA	102.0	118.1	109.1
San Francisco, CA	105.6	157.7	128.6
Seattle, WA	103.2	107.1	104.9
Washington, D.C.	100.2	86.1	94.0
<b>National Average</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: RS Means, "Building Construction Cost Data 2017."

<b>Business Parks in Weld County 2017</b>		<b>Acres</b>
Niobrara Data Center/Energy Park		662
Great Western Industrial Park		500
Northland Industrial Park		432
Promontory Business Park		200
Del Camino Center I & II		160
Raspberry Hill Business Park		160
The Grainery Park		156
Silver Peaks Business Park		148
I-25 Gateway Center		146
Crossroads Business Park		140
Great Plains Village		138
Highpoint Business Center		136
Eagle Business Park		133
Dacono Gateway Center		130
Glacier West Business Park		120
Sekich Business Park		115
Foster Ridge Business Park		113
Union Colony Industrial Park		112
Weld Industrial Park		100
Diamond Valley Industrial Park		91
Greeley Commerce Center		84
Bear Industrial Park		77
I-25 Business Park		77
Lost Creek Commons		74
Windsor Tech Center I & II		63
Indian Peaks Industrial Park		60
Erie Aero Technology Center		56

Source: Weld County.





**Weld County, Colorado**  
**2017 Economic Profile**  
**Cultural Institutions**

<b>Major Cultural Institutions in Northern Colorado, 2017</b>			
<b>Facility</b>	<b>City</b>	<b>Facility</b>	<b>City</b>
"Beet" Street	Fort Collins	Greeley Philharmonic Orchestra	Greeley
Benson Sculpture Garden	Loveland	Greeley Stampede	Greeley
Fort Collins Museum of Art	Fort Collins	Lincoln Center	Fort Collins
Fort Collins Museum of Discovery	Fort Collins	Midtown Arts Center	Fort Collins
Fort Collins Symphony	Fort Collins	UNC/Greeley Jazz Festival	Greeley
Greeley History Museum	Greeley	Union Colony Civic Center	Greeley

Source: Development Research Partners.

<b>Professional Sports Teams and Venues</b>			
<b>Northern Colorado</b>			
<b>Team</b>	<b>Sport</b>	<b>League</b>	<b>Venue</b>
Colorado Eagles	Hockey	ECHL	Budweiser Events Center
Colorado Ice	Football	IFL	Budweiser Events Center
<b>Metro Denver</b>			
<b>Team</b>	<b>Sport</b>	<b>League</b>	<b>Venue</b>
Colorado Avalanche	Hockey	NHL	Pepsi Center
Colorado Mammoth	Lacrosse	NLL	Pepsi Center
Colorado Rapids	Soccer	MLS	Dick's Sporting Goods Park
Colorado Rockies	Baseball	MLB	Coors Field
Denver Broncos	Football	NFL	Sports Authority Field at Mile High
Denver Nuggets	Basketball	NBA	Pepsi Center
Denver Outlaws	Lacrosse	MLL	Sports Authority Field at Mile High

Source: Development Research Partners.



**Weld County, Colorado**  
**2017 Economic Profile**  
Economic Development Partners

**Brighton Economic Development Corp.**

[www.brightonedc.org](http://www.brightonedc.org)  
22 S. Fourth Ave., Suite 305  
Brighton, CO 80601  
Phone: 303-655-2155  
[info@brightonedc.org](mailto:info@brightonedc.org)

**Town of Berthoud**

[www.berthoud.org](http://www.berthoud.org)  
807 Mountain Ave.  
Berthoud, CO 80513  
Phone: 970-532-2643

**Town of Erie**

[www.erieco.gov](http://www.erieco.gov)  
645 Holbrook St.  
Erie, CO 80516  
Phone: 303-926-2700

**Town of Firestone**

[www.ci.firestone.co.us](http://www.ci.firestone.co.us)  
151 Grant Ave.  
Firestone, CO 80520

**Town of Mead**

[www.townofmead.org](http://www.townofmead.org)  
441 Third St.  
Mead, CO 80542  
Phone: 970-535-4477  
[info.townofmead.org](mailto:info.townofmead.org)

**Town of Windsor**

[www.windsor.gov](http://www.windsor.gov)  
301 Walnut St.  
Windsor, CO 80550  
Phone: 970-674-2400

**Upstate Colorado Economic Development**

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