



# Weld County, Colorado

## 2022 Economic Profile

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## Weld County, Colorado 2022 Economic Profile Population & Cities

Population and Housing Units, 2021		
	Population	Housing Units
Weld County	340,133	125,028
Ault	2,103	843
Berthoud (MCP)	261	71
Brighton (MCP)	365	129
Dacono	6,479	2,236
Eaton	5,933	2,204
Erie (MCP)	18,179	6,401
Evans	22,760	8,317
Firestone	17,206	5,965
Fort Lupton	8,298	2,889
Frederick	15,479	5,370
Garden City	258	128
Gilcrest	1,028	348
Greeley	109,696	41,053
Grover	157	85
Hudson	1,654	613
Johnstown (MCP)	13,114	4,568
Keenesburg	1,702	722
Kersey	1,492	551
La Salle	2,357	841
Lochbuie (MCP)	8,189	2,599
Longmont (MCP)	1,297	665
Mead	5,204	1,783
Milliken	8,679	2,965
Northglenn (MCP)	25	8
Nunn	519	212
Pierce	1,105	430
Platteville	2,952	1,034
Raymer	110	48
Severance	9,410	3,320
Timnath (MCP)	5	2
Windsor (MCP)	27,051	10,693
Unincorporated Area	47,066	17,935

*Note: MCP indicates multi-county place. Figures reported are the portion of total population and housing units located in the given county.  
Source: Colorado Division of Local Government, State Demography Office.*

Gender and Age Distribution, 2021	
Male	50.1%
Female	49.9%
Median age	34.3
0 to 14 years	21.2%
15 to 29 years	23.0%
30 to 44 years	21.4%
45 to 59 years	16.8%
60 to 74 years	12.4%
75 to 89 years	4.8%
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, 2021	
Hispanic or Latino (of any race)	30.3%
Not Hispanic or Latino	69.7%
White alone	64.4%
Black or African American alone	1.2%
American Indian and Alaska Native alone	0.6%
Asian alone	1.7%
Native Hawaiian and Other Pacific Islander alone	0.1%
Other race	1.6%

*Note: Percentages may not add due to rounding.  
Source: U.S. Census Bureau, Population Estimates Program.*



**Weld County, Colorado**  
**2022 Economic Profile**  
**Employment & Labor Force**

Employment by Industry, 2021			
	Establishments	Employment	Average Annual Wage
Total All Industries	8,568	107,063	\$57,813
Agriculture, Forestry, Fishing, Hunting	228	4,223	\$49,890
Mining	248	4,693	\$104,084
Utilities	33	453	\$108,203
Construction	1,196	11,108	\$68,068
Manufacturing	359	13,165	\$62,714
Wholesale Trade	526	4,277	\$76,822
Retail Trade	675	10,838	\$38,751
Transportation & Warehousing	428	3,667	\$65,887
Information	116	535	\$81,132
Finance & Insurance	403	2,817	\$77,898
Real Estate, Rental, & Leasing	413	1,337	\$58,765
Professional & Technical Services	1070	3,559	\$82,515
Management of Companies & Enterprises	106	1,830	\$146,489
Administrative & Waste Services	514	5,774	\$44,783
Educational Services	95	781	\$30,906
Health Care & Social Assistance	799	9,817	\$53,183
Arts, Entertainment, & Recreation	107	969	\$28,452
Accommodation & Food Services	489	8,439	\$21,448
Other Services	606	2,752	\$45,275
Government	155	16,015	\$51,662
Non-Classifiable <sup>1</sup>	4	13	\$84,518

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

<sup>1</sup> *Data are suppressed to protect confidentiality. Detail may not add to the total due to data suppression.*

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

Labor Force Data, 2021	
Labor Force	165,660
Employed	156,182
Unemployment Rate	5.7%

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

Ten Largest Employers in Weld County		
Company	Industry	Local Employees
JBS USA & Affiliates	Beef Processing/Corporate Office	5,550
Banner Health: North Colorado Medical Center	Healthcare	3,630
Vestas	Wind Turbine Manufacturing	2,470
UCHealth	Healthcare	1,160
State Farm Insurance Companies	Insurance	950
Leprino Foods	Cheese & Dairy Foods Manufacturing	510
J. M Smucker Company	Food Manufacturing	500
McLane Company, Inc.	Food Distribution	450
Carestream Health Inc.	Medical & Dental Imaging	450
Chevron Corp.	Oil & Gas	420

*Source: Development Research Partners, June 2022.*



**Weld County, Colorado**  
**2022 Economic Profile**  
 Education

<b>K-12 Education Statistics</b> (Most Recent Available School Year)		
	<b>School Year</b>	
Enrollment	2021-2022	45,656
Number of Schools	2021-2022	87
Pupil/Teacher Ratio	2021-2022	17.1
Dropout Rate (grades 7-12) <sup>1</sup>	2020-2021	1.1%
Completer Rate <sup>2</sup>	2020-2021	88.9%
Graduation Rate <sup>3</sup>	2020-2021	87.1%

<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>Shares of Population Age 25 Years and Over by Educational Attainment (2021)</b>	
<b>Weld County</b>	<b>Percent of Total</b>
Percent with high school diploma or higher	88.5
Percent with bachelor's degree or higher	31.7
<b>Colorado</b>	
Percent with high school diploma or higher	92.4
Percent with bachelor's degree or higher	44.4
<b>U.S. Average</b>	
Percent with high school diploma or higher	89.4
Percent with bachelor's degree or higher	35.0

Source: U.S. Census Bureau, 1-year American Community Survey.

<b>Higher Education Facilities in Metro Denver and Northern Colorado</b>	
	<b>Fall 2021 Enrollment</b>
<b>Four Year Public Colleges and Universities</b>	
Colorado School of Mines - Golden	7,186
Colorado State University - Fort Collins, Denver	28,010
Metropolitan State University - Denver	16,605
University of Colorado Boulder	36,431
University of Colorado Denver	19,523
University of Northern Colorado - Greeley	7,535
<b>Four Year Private Colleges and Universities<sup>1</sup></b>	
Colorado Christian University - Lakewood	7,839
Regis University - Denver	6,310
University of Denver - Denver	13,856
<b>Two Year Public Colleges</b>	
Aims Community College Campuses: Greeley, Fort Lupton, Windsor, Loveland	6,923
Arapahoe Community College Campuses: Littleton, Parker, Castle Rock	12,064
Community College of Aurora Campuses: CentreTech, Lowry	7,838
Community College of Denver	7,091
Front Range Community College Campuses: Westminster, Longmont, Ft. Collins	18,537
Red Rocks Community College Campuses: Lakewood, Arvada	6,035

<sup>1</sup>Data reflects most recent IPEDS report.  
 Source: Colorado Department of Higher Education and individual schools.

<b>College Entrance Exam Scores</b>	
<b>ACT Composite Score - 2022</b>	
Colorado	23.2
U.S. Average	19.8
<b>SAT 2022</b>	
<b>Math</b>	
Weld County	455
Northern Colorado	480
Colorado	503
U.S. Average	521
<b>Reading &amp; Writing</b>	
Weld County	472
Northern Colorado	501
Colorado	518
U.S. Average	529

Note: Students may have experienced ongoing reduced, disrupted, and/or adjusted learning opportunities in school year 2021-2022 due to the COVID-19 pandemic's continued impact on learning opportunities for some students. All Colorado high school juniors are required to take the SAT. Nationally, only college bound juniors generally take the SAT.

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



## Weld County, Colorado 2022 Economic Profile Cost of Living, Income, & Housing

Per Capita Personal Income, 2021	
Weld County	\$56,553
Northern Colorado	\$60,529
Colorado	\$70,706
United States	\$64,143

Source: U.S. Bureau of Economic Analysis.

Avg. Monthly Apartment Rents, 3Q 2022		
Type	Weld County	Northern Colorado
Efficiency	\$1,017	\$1,220
1 Bed	\$1,263	\$1,363
2 Bed	\$1,457	\$1,580
3 Bed	\$1,754	\$1,671
All	\$1,403	\$1,496
Vacancy Rate <sup>1</sup>	6.5%	5.6%

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

Source: CoStar Realty Group

Single-Family Median Home Sales Price (000s)	
City	3Q 2022
Austin, TX	\$541.6
<b>Boulder, CO</b>	<b>\$826.9</b>
Chicago, IL	\$349.4
Dallas, TX	\$390.1
<b>Denver, CO</b>	<b>\$666.0</b>
Houston, TX	\$349.5
Las Vegas, NV	\$463.5
Los Angeles, CA	\$893.2
Phoenix, AZ	\$474.4
Portland, OR	\$594.3
Salt Lake City, UT	\$561.2
San Francisco, CA	\$1,300.0
United States	\$398.5

Source: National Association of Realtors.

Cost of Living Index (selected cities) - Third Quarter 2022							
City	All Items Index <sup>1</sup>	Grocery	Housing	Utilities	Transportation	Health Care	Misc. Goods and Services
Austin, TX	101.0	89.7	117.5	97.4	89.7	101.1	94.5
Chicago, IL	117.1	106.4	148.9	96.7	121.0	103.2	98.2
Dallas, TX	103.0	96.2	95.9	119.0	82.4	115.5	112.1
<b>Denver, CO</b>	<b>111.2</b>	<b>95.5</b>	<b>134.6</b>	<b>92.4</b>	<b>104.5</b>	<b>101.7</b>	105.5
Houston, TX	91.8	90.3	81.9	103.0	100.1	94.4	96.6
Las Vegas, NV	99.5	103.5	107.0	107.9	111.5	91.2	84.8
Los Angeles, CA	152.5	107.0	239.5	111.6	126.0	110.8	115.3
Phoenix, AZ	105.8	99.6	130.8	100.4	102.4	92.1	88.3
Portland, OR	122.2	106.4	156.1	91.3	125.1	109.2	108.0
Salt Lake City, UT	107.4	101.7	117.8	92.3	111.1	94.0	106.3
San Francisco, CA	182.8	131.7	307.9	128.5	131.8	127.3	122.0

<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.



**Weld County, Colorado**  
**2022 Economic Profile**  
**Tax Rates**

<b>Local &amp; State Sales Tax Rates</b>			
	<b>Local (%)</b>	<b>Notes</b>	<b>Total (%)</b>
Ault	3.00%		5.90%
Berthoud	4.00%		6.90%
Brighton	3.75%		6.65%
Dacono	3.00%		5.90%
Eaton	3.00%		5.90%
Erie	3.50%		7.40%
Evans	4.50%		7.40%
Firestone	3.60%		6.50%
Fort Lupton	4.00%		6.90%
Frederick	3.50%		6.40%
Garden City	3.00%		5.90%
Gilcrest	4.00%		6.90%
Greeley	4.11%	H	7.01%
Grover	1.00%		3.90%
Hudson	4.00%		6.90%
Johnstown	3.50%		6.40%
Keenesburg	3.00%		5.90%
Kersey	3.60%		6.50%
La Salle	3.50%		6.40%
Lochbuie	4.00%		6.90%
Mead	3.00%		5.90%
Milliken	2.50%		5.40%
Northglenn	4.00%	F, H	6.90%
Nunn	2.00%		4.90%
Pierce	2.00%		4.90%
Platteville	3.00%		5.90%
Severance	3.00%		5.90%
Windsor	3.95%	H	6.85%
Weld County	No Sales Tax		2.90%
Colorado	2.90%		2.90%

*Notes: Sales and use tax rates are current as of July 1, 2022. Additional local or special levies may apply. Some cities may be located in more than one county.*

*F - The sales tax on food and liquor for immediate consumption is 4.01% in Boulder and 4.0% in Denver.*

*H - The sales tax on food for home consumption is 3.0% in Northglenn, 2.25% in Fort Collins, 3.95% in Windsor, and 3.46 in Greeley.*

*Total Sales Tax includes the state tax of 2.9%; county tax (if any); city tax; and the special district taxes. Special district taxes include the Regional Transportation District (RTD) tax (1.0%) and the Scientific and Cultural Facilities District tax (0.1%), among others.*

*Source: Colorado Department of Revenue.*

<b>Real &amp; Business Personal Property Taxes</b>	
<b>Assessment Ratios</b>	
Commercial Property	29%
Residential Property	7.15%
<b>Average Mill Levy, 2021</b>	
Weld County	79.540
Northern Colorado	84.845

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

<b>Property Tax Example</b>	
Assume you have a home with a base year market value of \$200,000. With a residential property assessment ratio of 7.15%, the assessed value of the home is \$14,300 (1). Given that the 2021 Northern Colorado average mill levy of 84.845 is the tax on each \$1,000 of assessed value, the total tax due is \$1,213.28 (2).	
(1) \$200,000 * 7.15% = \$14,300	
(2) \$14,300 * .084845 = \$1,213.28	

<b>Colorado Income Tax, 2022 Tax Year</b>	
Corporate Income Tax	4.40%
Personal Income Tax	4.40%

*Source: Colorado Department of Revenue.*



Metro Denver EDC

## Weld County, Colorado 2022 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

General Aviation Airports	
<p>The <b>Northern Colorado Regional Airport</b> is located about 55 miles north of Denver along the I-25 corridor. The airport provides corporate and general aviation services. Annually, the airport provides 1,072 jobs and \$51.9 million in payroll, which contributes \$160.9 million to Colorado's economy.</p> <p style="text-align: center;"><a href="http://www.flynoco.com">www.flynoco.com</a></p>	
Size (acres)	1,065
Runways	2
Based Aircraft	255
<p>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, the airport provides 926 jobs and \$42.4 million in payroll, which contributes \$125.1 million to Colorado's economy.</p> <p style="text-align: center;"><a href="http://www.gxy.net">www.gxy.net</a></p>	
Size (acres)	1,200
Runways	2
Based Aircraft	154

Reliever/General Aviation Airports
<p><b>General Aviation Airports</b></p> <p>Greeley-Weld County</p> <p>Northern Colorado Regional</p>

Denver International Airport (DEN)	
<p>Denver International Airport (DEN) is the third-busiest airport in the world and has served well more than 1.2 billion passengers since it opened in February 1995.</p> <p style="text-align: center;"><a href="http://www.flydenver.com">www.flydenver.com</a></p>	
Size (square miles)	53
Runways	6
Gates (includes gates in regional jet facilities)	140
Commercial Carriers	25
2021 Passenger Traffic (millions)	58.8
2020-2021 Passenger Traffic Growth	74.4%
Total Destinations (Domestic & Int'l)	Over 200

Regional Transit Resources
City of Loveland Transit (COLT) <a href="http://www.cityofloveland.org/colt">www.cityofloveland.org/colt</a> Greeley-Evans Transit (GET) <a href="http://www.greeleyevanstransit.com">www.greeleyevanstransit.com</a> Transfort (City of Fort Collins) <a href="http://www.ridetansfort.com">www.ridetansfort.com</a>

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



## Weld County, Colorado 2022 Economic Profile Commercial Real Estate

Weld County Commercial Real Estate Market Conditions, 3Q 2022				
	Existing Space <sup>1</sup>	Vacant Space <sup>1</sup>	Overall Vacancy Rate	Avg. Lease Rate <sup>2</sup>
Office	5.9	0.4	6.9%	\$21.96
Industrial	25.3	1.0	3.8%	\$12.29
Flex	2.5	0.1	6.1%	\$10.37
Retail	12.0	0.3	2.7%	\$15.64

<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.

Construction Cost Index 2022			
City	Materials	Installation	Composite
Austin, TX	96.5	61.5	82.2
Chicago, IL	98.5	144.8	117.3
Dallas, TX	99.3	67.1	86.2
<b>Denver, CO</b>	<b>103.1</b>	<b>75.3</b>	<b>91.8</b>
Houston, TX	97.8	66.6	85.1
Las Vegas, NV	103.0	107.2	104.7
Los Angeles, CA	102.0	129.6	113.2
Phoenix, AZ	98.8	72.6	88.1
Portland, OR	103.1	102.2	102.7
Salt Lake City, UT	101.4	72.9	89.8
San Francisco, CA	105.0	160.3	127.5
<b>National Average</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: RS Means, "Building Construction Cost Data 2022."

Business Parks in Weld County 2022	
	Acres
Niobrara Energy Park	662
Great Western Industrial Park	500
Promontory Business Park	200
Iron Horse Park	165
Eaton Industrial Rail Park	161
The Grainery Park	156
Silver Peaks Business Park	148
Highland Industrial Park	147
Wildflower Business Park	138
Highpointe Business Center	136
Eagle Business Park	133
I-25 & HWY 56 Land	110
Weld County Industrial Park	100
Diamond Valley Industrial Park	91
Ritchie Brothers Land	82
Lost Creek Commons	74
AFT Industrial Land	65
Crown Prince Land	65
Erie Aero Tech Industrial Park	61
Airport Business Park	60
Jackson Industrial Site	58
Northland Industrial Park	55
Concepts Industrial Park	54
Villano Land	51
Bellmore Industrial Park	47
Platteville Energy Park	45
Falcon Point Business Park	32
Stonegate Industrial Park	25
Center Drive Land	21
South Gate Business Park	4

Source: Weld County.



**Weld County, Colorado**  
**2022 Economic Profile**  
Economic Development Partners



**Upstate Colorado Economic  
Development**