



Weld County, Colorado

2021 Economic Profile

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Weld County, Colorado 2021 Economic Profile Population & Cities

Population and Households, 2020		
	Population	Households
Weld County	331,184	121,007
Ault	1,920	757
Berthoud (MCP)	265	72
Brighton (MCP)	364	129
Dacono	6,340	2,174
Eaton	5,844	2,165
Erie (MCP)	17,614	6,147
Evans	22,204	8,068
Firestone	16,660	5,719
Fort Lupton	7,974	2,743
Frederick	14,695	5,014
Garden City	254	126
Gilcrest	1,027	348
Greeley	109,084	40,803
Grover	157	85
Hudson	1,651	612
Johnstown (MCP)	12,542	4,312
Keenesburg	1,250	515
Kersey	1,498	554
La Salle	2,355	841
Lochbuie (MCP)	8,188	2,600
Longmont (MCP)	1,296	665
Mead	4,776	1,588
Milliken	8,493	2,877
Northglenn (MCP)	25	8
Nunn	503	205
Pierce	1,095	426
Platteville	2,950	1,034
Raymer	110	48
Severance	8,032	2,689
Timnath (MCP)	8	3
Windsor (MCP)	25,472	9,975
Unincorporated Area	46,538	17,705

*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, 2020	
Male	50.0%
Female	50.0%
Median age	34.1
0 to 14 years	21.1%
15 to 29 years	22.7%
30 to 44 years	21.7%
45 to 59 years	16.9%
60 to 74 years	12.4%
75 to 89 years	4.6%
90+ years	0.6%

*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, 2019	
Hispanic or Latino (of any race)	30.0%
Not Hispanic or Latino	70.0%
White alone	64.9%
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
2021 Economic Profile
Employment & Labor Force

Employment by Industry, 2020			
	Establishments	Employment	Average Annual Wage
Total All Industries	8,208	107,080	\$56,226
Agriculture, Forestry, Fishing, Hunting	229	4,243	\$48,296
Mining	274	5,728	\$104,319
Utilities	32	438	\$106,538
Construction	1,127	11,337	\$66,217
Manufacturing	353	13,803	\$58,582
Wholesale Trade	528	4,272	\$72,671
Retail Trade	662	10,610	\$35,628
Transportation & Warehousing	414	3,603	\$62,365
Information	105	540	\$76,501
Finance & Insurance	374	2,863	\$71,064
Real Estate, Rental, & Leasing	391	1,359	\$55,818
Professional & Technical Services	958	3,321	\$77,409
Management of Companies & Enterprises	110	1,929	\$146,802
Administrative & Waste Services	497	5,726	\$43,394
Educational Services	90	738	\$29,287
Health Care & Social Assistance	755	9,513	\$51,403
Arts, Entertainment, & Recreation	97	802	\$26,636
Accommodation & Food Services	485	7,724	\$20,120
Other Services	574	2,593	\$41,876
Government	153	15,933	\$49,794
Non-Classifiable ¹	1	*	*

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

¹ 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, 2020	
Labor Force	166,666
Employed	155,042
Unemployment Rate	7.0%

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	6,000
Banner Health: North Colorado Medical Center	Healthcare	3,560
Vestas	Wind Turbine Manufacturing	2,710
UCHealth	Healthcare	1,060
State Farm Insurance Companies	Insurance	950
Leprino Foods	Cheese & Dairy Foods Manufacturing	540
Colorado Premium Foods (K2D)	Food Manufacturing	550
J. M Smucker Company	Food Manufacturing	450
McLane Company, Inc.	Food Distribution	460
Carestream Health Inc.	Medical & Dental Imaging	450

Source: Development Research Partners, June 2021.



Weld County, Colorado
2021 Economic Profile
 Education

K-12 Education Statistics (Most Recent Available School Year)		
	School Year	
Enrollment	2020-2021	44,110
Number of Schools	2020-2021	86
Pupil/Teacher Ratio	2020-2021	16.9
Dropout Rate (grades 7-12) ¹	2019-2020	1.1%
Completer Rate ²	2019-2020	88.3%
Graduation Rate ³	2019-2020	86.9%

¹ 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.

² 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.

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

Shares of Population Age 25 Years and Over by Educational Attainment (2019)	
Weld County	Percent of Total
Percent with high school diploma or higher	87.6
Percent with bachelor's degree or higher	29.9
Colorado	
Percent with high school diploma or higher	92.4
Percent with bachelor's degree or higher	42.7
U.S. Average	
Percent with high school diploma or higher	88.6
Percent with bachelor's degree or higher	33.1

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

Higher Education Facilities in Metro Denver and Northern Colorado	
	Fall 2019 Enrollment
Four Year Public Colleges and Universities	
Colorado School of Mines - Golden	6,629
Colorado State University - Fort Collins, Denver	29,499
Metropolitan State University - Denver	19,245
University of Colorado Boulder	36,287
University of Colorado Denver	19,561
University of Northern Colorado - Greeley	9,290
Four Year Private Colleges and Universities¹	
Colorado Christian University - Lakewood	7,625*
Johnson & Wales - Denver	1,008
Regis University - Denver	7,907*
University of Denver - Denver	11,952
Two Year Public Colleges	
Aims Community College	6,634
Campuses: Greeley, Fort Lupton, Windsor, Loveland	
Arapahoe Community College	12,759
Campuses: Littleton, Parker, Castle Rock	
Community College of Aurora	8,597
Campuses: CentreTech, Lowrey	
Community College of Denver	8,232
Front Range Community College	19,283
Campuses: Westminster, Boulder County, Larimer, Brighton	
Red Rocks Community College	7,035
Campuses: Lakewood, Arvada	

¹ Data reflects most recent IPEDS report.

*Estimate.

Source: Colorado Department of Higher Education and individual schools.

College Entrance Exam Scores	
ACT Composite Score - 2021	
Colorado	23.6
U.S. Average	20.3
SAT 2021	
Math	
Weld County	464
Northern Colorado	491
Colorado	528
U.S. Average	528
Reading & Writing	
Weld County	476
Northern Colorado	506
Colorado	544
U.S. Average	533

Note: Participation rates for districts, schools, and student groups in 2021 were significantly lower overall than in past years due to impacts of the COVID-19 pandemic. 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 2021 Economic Profile Cost of Living, Income, & Housing

Per Capita Personal Income, 2020	
Weld County	\$52,054
Northern Colorado	\$55,516
Colorado	\$63,776
United States	\$59,510

Source: U.S. Bureau of Economic Analysis.

Avg. Monthly Apartment Rents, 2Q 2020	
Type	Greeley
Efficiency	\$1,029.04
1 Bed	\$1,049.90
2 Bed 1 Bath	\$1,067.13
2 Bed 2 Bath	\$1,359.64
3 Bed	\$1,419.02
All	\$1,194.77
Vacancy Rate ¹	4.3%

¹ 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	3Q 2021
Austin, TX	\$498.4
Boulder, CO	\$769.4
Chicago, IL	\$337.8
Dallas, TX	\$345.2
Denver, CO	\$614.8
Houston, TX	\$309.9
Las Vegas, NV	\$411.8
Los Angeles, CA	\$860.9
Phoenix, AZ	\$429.6
Portland, OR	\$549.2
Salt Lake City, UT	\$500.8
San Francisco, CA	\$1,350.0
United States	\$363.7

Source: National Association of Realtors.

Cost of Living Index (selected cities) - Third Quarter 2021							
City	All Items Index ¹	Grocery	Housing	Utilities	Transportation	Health Care	Misc. Goods and Services
Austin, TX	101.3	91.8	113.3	95.8	88.6	104.3	100.0
Chicago, IL ²	123.0	103.4	159.0	90.3	121.5	97.9	114.7
Dallas, TX	103.9	99.7	101.3	112.6	89.7	113.6	107.7
Denver, CO	114.7	95.9	139.4	85.8	116.8	103.0	111.4
Houston, TX	95.6	98.5	82.7	109.1	96.0	97.2	100.7
Las Vegas, NV	102.5	107.9	108.5	94.8	118.8	99.0	93.9
Los Angeles, CA	148.0	112.9	230.7	107.3	129.3	113.0	116.6
Phoenix, AZ	105.8	103.4	122.3	105.1	103.8	94.8	95.7
Portland, OR	127.5	108.4	169.3	90.7	128.0	115.3	113.4
Salt Lake City, UT	104.7	102.9	104.5	90.8	122.3	96.1	105.9
San Francisco, CA	186.4	130.3	338.0	129.9	144.0	123.8	122.6

¹ 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.

² Chicago data reflects the second quarter of 2021 since the third quarter data was unavailable.

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



Weld County, Colorado
2021 Economic Profile
Tax Rates

Local & State Sales Tax Rates			
	Local (%)	Notes	Total (%)
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%
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	2.00%		4.90%
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, 2021. 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.

Real & Business Personal Property Taxes	
Assessment Ratios	
Commercial Property	29%
Residential Property	7.15%
Average Mill Levy, 2020	
Weld County	74.211
Northern Colorado	80.531

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

Property Tax Example
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 2020 Northern Colorado average mill levy of 80.531 is the tax on each \$1,000 of assessed value, the total tax due is \$1,151.59 (2).
(1) \$200,000 * 7.15% = \$14,300
(2) \$14,300 * .080531 = \$1,151.59

Colorado Income Tax	
Corporate Income Tax	4.55%
Personal Income Tax	4.55%

Note: Income tax rate is applied to adjusted federal gross income. The passage of Proposition 116 recently changed the Colorado income tax rate, beginning in the 2020 tax year.

Source: Colorado Department of Revenue.



Weld County, Colorado 2021 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 Northern Colorado Regional Airport 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;">www.flynoco.com</p>	
Size (acres)	1,065
Runways	2
Based Aircraft	255
<p>The Greeley-Weld County Airport 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;">www.qxy.net</p>	
Size (acres)	1,200
Runways	2
Based Aircraft	154

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

Denver International Airport (DEN)	
<p>Denver International Airport (DEN) is the fifth-busiest airport in the United States and has served well more than 1.1 billion passengers since it opened in February 1995.</p> <p style="text-align: center;">www.flydenver.com</p>	
Size (square miles)	53
Runways	6
Gates (includes gates in regional jet facilities)	149
Commercial Carriers	23
2020 Passenger Traffic (millions)	33.7
2019-2020 Passenger Traffic Growth	-51.1%
Total Destinations (Domestic & Int'l)	Over 215

Regional Transit Resources
City of Loveland Transit (COLT) www.cityofloveland.org/colt Greeley-Evans Transit (GET) www.greeleyevanstransit.com Transfort (City of Fort Collins) www.ridettransfort.com

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 2021 Economic Profile Commercial Real Estate

Weld County Commercial Real Estate Market Conditions, 3Q 2021				
	Existing Space ¹	Vacant Space ¹	Overall Vacancy Rate	Avg. Lease Rate ²
Office	5.8	0.4	6.8%	\$21.49
Industrial	24.1	0.9	3.8%	\$11.53
Flex	2.6	0.4	16.8%	\$10.29
Retail	11.8	0.4	3.7%	\$14.88

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

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

Source: CoStar Realty Group.

Construction Cost Index 2021			
City	Materials	Installation	Composite
Austin, TX	98.6	62.3	82.9
Chicago, IL	100.5	144.4	119.5
Dallas, TX	100.1	67.4	86.0
Denver, CO	104.0	75.1	91.5
Houston, TX	101.3	67.3	86.6
Las Vegas, NV	104.2	107	105.4
Los Angeles, CA	98.4	129.3	111.8
Phoenix, AZ	98.4	72.1	87.0
Portland, OR	102	104.7	103.2
Salt Lake City, UT	103.3	73.7	90.5
San Francisco, CA	107.6	159.0	129.8
National Average	100.0	100.0	100.0

Source: RS Means, "Building Construction Cost Data 2021."

Business Parks in Weld County 2021	
	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

2021 Economic Profile

Economic Development Partners



Upstate Colorado Economic
Development