



# Weld County, Colorado

## 2020 Economic Profile

### Table of Contents

This document contains multiple pages of data for Weld County.

#### **Document Contents**

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Page 1:	Population & Cities
Page 2:	Employment & Labor Force
Page 3:	Education
Page 4:	Cost of Living, Income, & Housing
Page 5:	Tax Rates
Page 6:	Transportation
Page 7:	Commercial Real Estate
Page 8:	Economic Development Partners



## Weld County, Colorado 2020 Economic Profile Population & Cities

Population and Households, 2019		
	Population	Households
Weld County	323,763	116,710
Ault	1,843	703
Berthoud (MCP)	215	64
Brighton (MCP)	454	146
Dacono	5,928	2,091
Eaton	5,707	2,091
Erie (MCP)	15,307	5,465
Evans	21,140	7,262
Firestone	15,639	5,079
Fort Lupton	8,312	2,689
Frederick	13,943	4,645
Garden City	248	128
Gilcrest	1,101	347
Greeley	108,633	40,325
Grover	149	92
Hudson	1,891	668
Johnstown (MCP)	12,743	4,213
Keenesburg	1,237	479
Kersey	1,637	563
La Salle	2,337	840
Lochbuie (MCP)	7,218	2,534
Longmont (MCP)	676	489
Mead	4,677	1,572
Milliken	8,113	2,694
Northglenn (MCP)	13	11
Nunn	468	209
Pierce	1,153	439
Platteville	3,010	1,069
Raymer	107	58
Severance	6,235	2,154
Timnath (MCP)	13	5
Windsor (MCP)	23,083	8,580
Unincorporated Area	50,533	19,006

*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, 2019	
Male	50.0%
Female	50.0%
Median age	33.9
0 to 14 years	21.4%
15 to 29 years	22.6%
30 to 44 years	21.7%
45 to 59 years	16.9%
60 to 74 years	12.3%
75 to 89 years	4.4%
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, 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**  
**2020 Economic Profile**  
**Employment & Labor Force**

Employment by Industry, 2019			
	Establishments	Employment	Average Annual Wage
Total All Industries	7,858	114,367	\$54,295
Agriculture, Forestry, Fishing, Hunting	232	4,264	\$46,957
Mining	269	8,728	\$93,608
Utilities	31	411	\$103,746
Construction	1,073	12,664	\$65,226
Manufacturing	341	14,282	\$55,461
Wholesale Trade	508	4,421	\$73,047
Retail Trade	658	10,488	\$34,039
Transportation & Warehousing	402	3,895	\$63,092
Information	101	675	\$65,606
Finance & Insurance	354	2,786	\$67,060
Real Estate, Rental, & Leasing	367	1,438	\$56,149
Professional & Technical Services	878	3,180	\$73,635
Management of Companies & Enterprises	91	1,871	\$143,623
Administrative & Waste Services	461	5,899	\$40,114
Educational Services	84	753	\$27,820
Health Care & Social Assistance	695	9,612	\$49,482
Arts, Entertainment, & Recreation	91	962	\$22,943
Accommodation & Food Services	481	8,837	\$18,770
Other Services	591	2,783	\$38,985
Government	153	16,416	\$46,371
Non-Classifiable <sup>1</sup>	2	*	*

*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, 2019	
Labor Force	170,001
Employed	165,670
Unemployment Rate	2.5%

*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	3,710
Vestas	Wind Turbine Manufacturing	2,890
State Farm Insurance Companies	Insurance	1,200
UCHealth	Healthcare	1,030
Halliburton Energy Services, Inc.	Oil & Gas Development	900
Leprino Foods	Cheese & Dairy Foods Manufacturing	510
TTEC	Financial Services Support	490
Superior Energy Services	Oil Field Services	460
McLane Company, Inc.	Food Distribution	460

*Source: Development Research Partners, June 2020.*



**Weld County, Colorado**  
**2020 Economic Profile**  
 Education

<b>K-12 Education Statistics</b> (Most Recent Available School Year)		
	<b>School Year</b>	
Enrollment	2019-2020	45,343
Number of Schools	2019-2020	84
Pupil/Teacher Ratio	2019-2020	17.4
Dropout Rate (grades 7-12) <sup>1</sup>	2018-2019	1.3%
Completer Rate <sup>2</sup>	2018-2019	88.4%
Graduation Rate <sup>3</sup>	2018-2019	86.2%

<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 (2019)</b>	
<b>Weld County</b>	<b>Percent of Total</b>
Percent with high school diploma or higher	87.6
Percent with bachelor's degree or higher	29.9
<b>Colorado</b>	
Percent with high school diploma or higher	92.4
Percent with bachelor's degree or higher	42.7
<b>U.S. Average</b>	
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.

<b>Higher Education Facilities in Metro Denver and Northern Colorado</b>	
	<b>Fall 2019 Enrollment</b>
<b>Four Year Public Colleges and Universities</b>	
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
<b>Four Year Private Colleges and Universities<sup>1</sup></b>	
Colorado Christian University - Lakewood	7,625*
Johnson & Wales - Denver	1,008
Regis University - Denver	7,907*
University of Denver - Denver	11,952
<b>Two Year Public Colleges</b>	
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	

<sup>1</sup> Data reflects most recent IPEDS report.

\*Estimate.

Source: Colorado Department of Higher Education and individual schools.

<b>College Entrance Exam Scores</b>	
<b>ACT Composite Score - 2020</b>	
Colorado	23.7
U.S. Average	20.6
<b>SAT 2020<sup>1</sup></b>	
<b>Math</b>	
Weld County	463
Northern Colorado	492
Colorado	501
U.S. Average	523
<b>Reading &amp; Writing</b>	
Weld County	474
Northern Colorado	504
Colorado	511
U.S. Average	528

<sup>1</sup> Individual county and Northern Colorado reflect SAT 2019 data.

Note: 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 2020 Economic Profile Cost of Living, Income, & Housing

Per Capita Personal Income, 2019	
Weld County	\$50,198
Northern Colorado	\$53,176
Colorado	\$61,157
United States	\$56,490

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 <sup>1</sup>	4.3%

<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	3Q 2020
Austin, TX	\$373.2
<b>Boulder, CO</b>	<b>\$673.4</b>
Chicago, IL	\$299.0
Dallas, TX	\$294.2
<b>Denver, CO</b>	<b>\$506.0</b>
Houston, TX	\$271.6
Las Vegas, NV	\$339.0
Los Angeles, CA	\$708.9
Phoenix, AZ	\$341.6
Portland, OR	\$462.2
Salt Lake City, UT	\$396.9
San Francisco, CA	\$1,125.0
United States	\$313.5

Source: National Association of Realtors.

Cost of Living Index (selected cities) - Third Quarter 2020							
City	All Items Index <sup>1</sup>	Grocery	Housing	Utilities	Transportation	Health Care	Misc. Goods and Services
Austin, TX	101.3	92.2	109.2	94.1	92.2	110.6	101.9
Chicago, IL	123.8	106.8	163.6	92.8	114.5	98.8	113.4
Dallas, TX	108.5	101.4	113.7	107.7	93.7	115.4	110.5
<b>Denver, CO</b>	<b>113.1</b>	<b>94.9</b>	<b>138.6</b>	<b>77.4</b>	<b>120.7</b>	<b>98.9</b>	<b>109.7</b>
Houston, TX	95.8	92.9	88.5	112.3	94.4	101.1	97.8
Las Vegas, NV	105.7	104.2	110.1	103.5	111.0	95.3	103.4
Los Angeles, CA	146.6	112.6	230.1	108.1	131.9	109.4	113.8
Phoenix, AZ	101.6	99.6	108.4	105.9	105.7	89.9	96.4
Portland, OR	133.7	115.5	180.3	87.8	127.0	118.4	120.5
Salt Lake City, UT	101.6	100.3	100.5	90.8	112.3	101.9	103.1
San Francisco, CA	194.5	130.4	362.2	138.7	148.5	125.8	124.8

<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**  
**2020 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, 2020. 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, 4.0% in Denver, and 2.0% in Northglenn.  
 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, 2019	
Weld County	72.583
Northern Colorado	79.035

*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 2019 Northern Colorado average mill levy of 79.035 is the tax on each \$1,000 of assessed value, the total tax due is \$1,130 (2).	
(1) \$200,000 * 7.15% = \$14,300	
(2) \$14,300 * .079035 = \$1,130	

Colorado Income Tax	
Corporate Income Tax	4.50%
Personal Income Tax	4.50%

*Note: Income tax rate is applied to adjusted federal gross income.  
 Source: Colorado Department of Revenue.*



## Weld County, Colorado 2020 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> 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;"><a href="http://www.flydenver.com">www.flydenver.com</a></p>	
Size (square miles)	53
Runways	6
Gates (includes gates in regional jet facilities)	149
Commercial Carriers	25
2019 Passenger Traffic (millions)	69.0
2018-2019 Passenger Traffic Growth	7.0%
Total Destinations (Domestic & Int'l)	Over 215

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.ridettransfort.com">www.ridettransfort.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 2020 Economic Profile Commercial Real Estate

Weld County Commercial Real Estate Market Conditions, 3Q 2020				
	Existing Space <sup>1</sup>	Vacant Space <sup>1</sup>	Overall Vacancy Rate	Avg. Lease Rate <sup>2</sup>
Office	5.7	0.3	5.6%	\$21.82
Industrial	23.1	1.1	4.7%	\$12.10
Flex	2.6	0.1	5.1%	\$10.47
Retail	12.1	0.3	2.3%	\$15.03

<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 2020			
City	Materials	Installation	Composite
Austin, TX	97.2	61.4	82.1
Chicago, IL	100.1	145.6	119.3
Dallas, TX	98.2	68.0	85.4
<b>Denver, CO</b>	<b>103.0</b>	<b>75.4</b>	<b>91.3</b>
Houston, TX	100.4	68.2	86.8
Las Vegas, NV	105.0	105.1	105.0
Los Angeles, CA	98.5	129.8	111.7
Phoenix, AZ	100.6	72.3	88.6
Portland, OR	102.1	102.8	102.4
Salt Lake City, UT	103.5	71.7	90.1
San Francisco, CA	107.4	158.4	129.0
<b>National Average</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: RS Means, "Building Construction Cost Data 2020."

Business Parks in Weld County 2020	
	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

## 2020 Economic Profile

Economic Development Partners



Upstate Colorado Economic  
Development