

2015-2016 ECONOMIC & DEMOGRAPHIC PROFILE

WELD COUNTY,

COLORADO

SNAPSHOT

2014/2015 STATISTICS

Square Miles: 3,987
 Communities: 31
 Population: 274,487
 Labor Force: 146,103
 2014 Unemployment: 4.5%
 Median Age: 34
 2015 Per Capita Income: \$27,047
 2015 Household Income: \$58,059
 HS+ Graduate: 86.3%
 Avg. Annual Wage: \$46,400
 Primary Industry Sectors:
 Manufacturing
 Agriculture
 Energy Production
 Health & Wellness
 Business Services
 GRP: \$9.31 Billion

Source: ESRI, EMSI, BLS. Most recent annual statistic published – 2013-2015



CLIMATE

The area offers a dry, sunny climate with low humidity and all four seasons

Climate	Weld	U.S.
Rainfall (inches)	13.3	36.5
Snowfall (inches)	30.9	25
Precipitation Days	67	100
Sunny Days	240	205
Avg. July High	89.6	86.5
Avg. Jan Low	13.5	20.5
Comfort Index (higher = better)	54	44
UV Index	5.2	4.3
Elevation (feet)	4,970	1,443

Source: Sperling's Best Places- 2014 Annual Avg.

LOCATION/TRANSPORTATION

Highway Access –

North/South Demand – I-25 and State Highway 85
 East/West Demand – I-76, State Highway 34 & State Highway 14

Freight Rail Access – (see following map)

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) - fifth business 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.ericogov.com)
 Fort Collins-Loveland Airport – General Aviation (www.fortloveair.com)

Northern Colorado Major Rail Lines



CULTURAL/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!

For more information visit websites of our 31 communities and the following Weld County web sites

www.discoverweld.com
www.upstatecolorado.org

With a median age of 34, Weld offers a young population that grew by 49% from 2000–2014. The 2015 population is 274,487, of which 29% is Hispanic and 86.3% are HS+ graduates. Per capita income is \$27,047 and median household income is \$58,059.

Population Over Time	Number
2015	274,487
2010	252,825
2000	180,936
2000 to 2010 % change	39.7%
Components of change 2012-13	
Net Migration	4,577
Natural (births –deaths)	2,434

Population Estimates by Age in 2015	Number
Preschool (0 to 4)	20,861
School Age (5 to 17)	42,270
College Age (18 to 24)	40,899
Young Adult (25 to 44)	74,112
Older Adult (45 to 64)	65,603
Older Adult (65+)	30,743
Median Age	34

Educational Attainment: 2015	% of Pop 25+
Total Population 25 +	170,566
Less than 9 th Grade	5.7%
9 th -12 th , No Diploma	8.0%
HS Graduate/equivalent	21.2%
Some College/No Degree	24.5%
Associate Degree	9.0%
Bachelor's Degree	18.2%
Graduate, Professional/ Doctorate Degree	8.7%
HS Graduate +	86.3%
Bachelor's Degree +	26.9%

Households in 2015	Number
Total Households	97,293
Avg. Household Size	2.76
2015 Housing Units (Census Count)	103,540
Median Home Value	\$233,870

Per Capita Personal Income	Number
PC Income – 2015	\$27,047
PC Income – 2005	\$25,968
10-year % change	4%

Population Estimates by Race and Hispanic Origin in 2015	% Dist. in County
American Ind. or Alaskan native Alone	1.1%
Asian Alone	1.4%
Black Alone	1.2%
Native Hawaiian and Other Pacific Island Alone	0.1%
White Alone	82.0%
Some Other Race Alone	11.0%
Two or More Race Groups	3.1%
Non-Hispanic or Latino	71.2%
Hispanic or Latino	28.8%

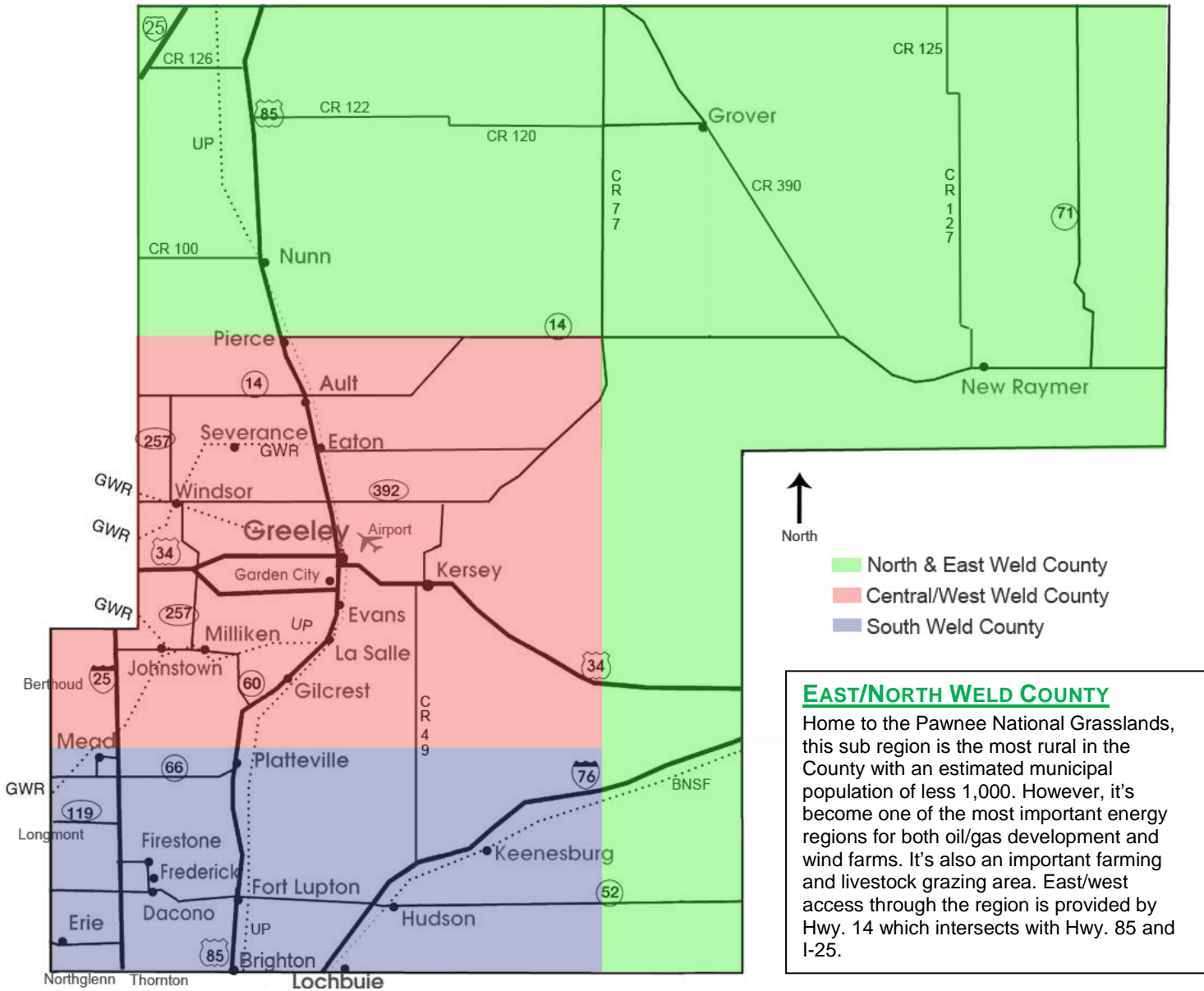
Median Income	Number
Median household income in 2015	\$58,059
Median household income in 2010 (adj. for inflation)	\$57,180
5-year percent change (2010 to 2015)	1.5%

Source: Stats America, Census, BLS & BEA

DEMOGRAPHICS

SUB-REGIONS & COMMUNITIES

The sheer size and diversity of Weld County allows it to meet almost any type of site requirement from North suburban Denver I-25 needs in **South Weld** to the booming opportunities of the I-25 and Hwy 34 corridors in **Central/West Weld**, to the wide open spaces of farmland/prairie in **East and North** Weld.



SOUTH WELD COUNTY

With a population estimated to reach 82,435 by 2020, the southern region of Weld has experienced some of the fastest growth recently. Offering an attractive small town/rural quality of life with abundant new homes, excellent schools and majestic mountain views; the region is strategically located just north of metro Denver and east of Boulder, which has fueled booming residential growth. With 23,764 households who have an average median disposable income of \$55,028, the region is poised to see continued growth. The median household income average is \$68,011, the median home value average is \$243,539 and the sub-region offers a wide-range of educational opportunities, sport venues and recreation. Commercial/ industrial sites are available and large tracts of undeveloped land provide opportunity for future growth. East/west access is provided by Hwy. 52 which connects to I-76 and I-25. North/south access is provided by I-25 and Hwy 85 which connects to I-70 in Denver and I-80 in Wyoming. DIA is 20-30 minutes away.

CENTRAL/WEST WELD COUNTY

With a population estimated to reach 188,466 by 2020, this sub region is the most populace of the County. With 62,236 households with an average median disposable income of \$47,649, it's the retail core and offers an attractive lifestyles mix from mid-size cities to small rural communities nestled in amongst some of the most productive farm land in the country. The median household income average is \$58,272 and the median house value average is \$205,872. This sub-region offers spectacular mountain views and quality of life with plenty of outdoor recreation, excellent schools and easy access to two state universities. Developed commercial/ industrial sites abound and the region has seen numerous employers locate/expand which has produced a vibrant/growing business sector. The region has excellent east/west access via US Hwy.14 and Hwy 34 which connect to I-25 and I-76. Hwy. 85 provides north/south access connecting to I-70 in Denver and I-80 in Wyoming. Main/ short line rail access is ample and DIA is about an hour away.

EAST/NORTH WELD COUNTY

Home to the Pawnee National Grasslands, this sub region is the most rural in the County with an estimated municipal population of less 1,000. However, it's become one of the most important energy regions for both oil/gas development and wind farms. It's also an important farming and livestock grazing area. East/west access through the region is provided by Hwy. 14 which intersects with Hwy. 85 and I-25.

2015 Estimated Weld Sub Region & Municipal Demographic Summary Information

Source: ESRI; Note: Sub-region values are totals or averages of all communities within the region. Multiple County Place (mcp) data included when city center is located in Weld to more accurately portray sub region.

	2020 Est. Population	2015 Est. Population	Local Sales Tax	Diversity Index	Median Disposable Income	Households	Median Household Income	Median Home Value	Per Capita Income
Weld County	305,319	274,487	0.0%	60.3	48,220	97,293	58,059	233,870	27,047
North/East Sub Region	733	694		32.0	49,050	284	58,449	206,814	26,677
Grover (grovercolorado.org)	149	144	0.0	31.7	49,073	65	57,176	196,429	25,421
Nunn (nunncolorado.com)	479	449	2.0	32.5	50,928	180	61,360	230,263	29,187
Raymer (townofraymer@yahoo.com)	105	101	0.0	31.7	47,149	39	56,811	193,750	25,424
Central/West Sub Region	188,466	174,363		53.6	47,649	62,236	58,272	205,872	26,377
Ault (townofault.org)	1,702	1,611	3.0	56.6	36,778	615	42,392	160,756	20,754
Eaton (eatoneco.org)	4,958	4,720	3.0	37.3	51,760	1,753	62,895	236,989	30,422
Evans (cityofevans.org)	20,916	19,851	3.5	71.8	38,470	6,681	46,216	173,608	19,731
Garden City (townofgardencity.com)	202	215	3.0	74.8	26,446	103	30,583	112,500	18,634
Gilcrest	1,217	1,125	4.0	68.5	41,503	355	50,275	218,182	19,794
Greeley (greeleygov.com)	102,919	97,965	4.11	67.5	37,150	35,523	43,877	205,031	22,942
Johnstown	15,427	13,098	3.0	42.8	59,438	4,453	77,183	272,180	31,313
Kersey (townofkersey.com)	1,649	1,525	3.6	52.7	51,667	521	60,933	188,934	26,034
La Salle (lasalletown.com)	2,112	2,019	3.5	63.0	43,010	727	50,395	173,492	23,499
Milliken (millikenco.gov)	6,219	5,880	2.5	61.6	54,319	1,957	67,331	196,227	27,882
Pierce (townofpierce.com)	934	889	2.0	47.2	45,673	334	54,880	154,762	25,199
Severance (townofseverance.org)	4,518	3,444	3.0	24.1	70,392	1,211	89,593	276,941	39,101
Windsor (mcp) (windsorgov.com)	25,693	22,021	3.2	28.6	62,827	8,003	80,983	306,730	37,591
South Sub Region	82,435	70,604		53.5	55,028	23,764	68,011	243,539	28,726
Berthoud (mcp)		see note							
Brighton (mcp)		see note							
Dacono (ci.dacono.co.us)	7,021	4,583	3.0	69.0	40,404	1,609	48,078	161,170	21,747
Erie (mcp) (erieco.gov)	23,174	20,509	3.5	35.1	80,759	7,129	102,085	384,378	44,582
Firestone (ci.firestone.co.us)	13,057	11,536	3.0	46.1	62,645	3,719	79,328	280,228	31,000
Fort Lupton (fortlupton.org)	7,424	7,406	4.0	74.7	39,684	2,415	50,276	175,915	18,487
Frederick (frederickco.gov)	12,936	10,935	2.5	42.7	61,967	3,693	77,429	280,842	33,445
Hudson (hudsoncolorado.org)	3,255	2,485	4.0	60.5	43,215	573	53,868	203,409	23,797
Keenesburg (townofkeenesburg.com)	1,390	1,244	3.0	35.9	50,546	490	60,464	224,390	25,056
Lochbuie (mcp) (lochbuie.org)	6,839	5,212	4.0	67.2	46,019	1,817	55,271	184,786	23,589
Longmont (mcp)		see note							
Mead (mead-co.gov)	4,431	4,001	2.0	31.8	75,039	1,378	94,187	344,963	42,234
Northglenn (mcp)		see note	4.0						
Platteville (plattevillegove.org)	2,908	2,693	3.0	72.3	50,000	941	59,124	195,313	23,322
Thornton (mcp)		see note							

GROSS REGIONAL PRODUCT (GRP) EXPORTS & IMPORTS

2013 Total Weld GRP - \$9.31 Billion

Earnings - \$5.63 Billion

Property Income - \$3.1 Billion

Taxes on Production - \$611 Million

Exports - \$14.6 Billion (80% of Supply)

Imports - \$15.6 Billion (81% of Demand)

Locally Produced/Consumed - \$3.69 Billion (19% of Demand)

Note: GRP measures final market value of goods/services produced. Source: EMSI

COST OF LIVING

The Cost of Living Indices (COLI) are based on a U.S. average of 100. An amount below 100 means it's cheaper than the U.S. average and an amount above means it's more expensive. Below are Regional Cost of Living Indices:

U.S. Average	100	Adams County	103	Boulder County	131
*Weld County	102	Denver County	115	Larimer County	112

Source: Sperling Best Places

UNEMPLOYMENT RATE

2014 Labor Force Annual Averages

Source: US Bureau of Labor Statistics (BLS)

	Weld	Colorado
Total Labor Force	146,103	2,817,334
Employed	139,519	2,675,947
Unemployed	6,584	141,387
Unemployment Rate	4.5%	5.0%

WELD LABOR FORCE

2013 Total Employee Earnings by NAICS <i>Source: StatsAmerica; US Bureau of Economic Analysis (BEA)</i>		
NAICS	Place of Work	Earnings (\$000)
	Total by Place of Work	6,160,501
	Wage and Salary	4,284,046
	Proprietors	936,870
	Farm	282,298
	Nonfarm	5,878,203
	Private	5,069,475
11	Agri, Forestry, Fishing, etc.*	48,066
21	Mining	662,669
22	Utilities	34,415
23	Construction	760,828
31-33	Manufacturing	665,578
42	Wholesale Trade	311,723
44-45	Retail Trade	366,972
48-49	Transportation & Warehousing	314,511
51	Information	44,291
52	Finance and Insurance	254,163
53	Real Estate/Rental and Leasing	64,873
54	Professional, Technical Service	209,090
55	Mgmt of Companies/Enterprises	180,399
56	Administrative, Waste Services	240,489
61	Educational Services	15,596
62	Health Care, Social Assistance	473,953
71	Arts, Entertainment, Recreation	23,572
72	Accommodation, Food Services	129,747
81	Other Services, exc Public Adm.	268,540
N/A	Public Admin, Gov Enterprises	808,728

2014 Job Distribution & Average Wage by NAICS <i>Source: StatsAmerica, US Bureau of Labor Statistics (BLS)</i>			
Jobs	Avg Earnings/ Job	Firms	% Dist. in County
129,760	\$47,476		
97,347	44,008		100.0%
32,413	28,904		
6,174	45,724		
123,586	47,564		
106,925	47,412		
3,681	36,753	218	3.8%
8,420	77,708	197	8.7%
323	80,635	28	0.3%
9,867	53,868	834	10.1%
11,768	45,593	304	12.1%
3,967	62,780	442	4.1%
9,137	29,281	603	9.4%
3,852	57,441	373	4.0%
654	46,084	77	0.7%
3,040	58,202	332	3.1%
1,213	45,602	241	1.2%
2,362	58,096	674	2.4%
1,345	116,818	43	1.4%
6,086	31,627	354	6.3%
6,838	34,305	82	7.0%
8,230	44,930	434	8.5%
914	17,383	73	0.9%
7,001	14,352	399	7.2%
2,089	31,823	401	2.1%
4,830	48,540	72	5.0%

<u>Growing/Declining Industries</u> (Change in Jobs 2010-2015)	
<u>Growing Industries</u>	<u>Jobs</u>
Support Activities - Oil/Gas	+5,036
Specialized Freight/Trucking/Local	+1,283
Telemarketing/Contact Centers	+1,270
<u>Declining Industries</u>	<u>Jobs</u>
Crop Production	-345
Offices of Physicians - (except Mental Health Specialists)	-346
Specialty Hospitals	-579
 <u>Growing/Declining Occupations</u> (Change in Jobs 2010-2015)	
<u>Growing Occupations</u>	<u>Jobs</u>
Heavy & Tractor-Trailer Drivers	+2,259
Service Unit Operators, Oil/Gas	+1,569
Customer Service Representatives	+1,148
<u>Declining Occupations</u>	<u>Jobs</u>
Editors	-44
Claims Adjusters/Examiners/ And Investigators	-46
Childcare Workers	-66

Source: EMSI

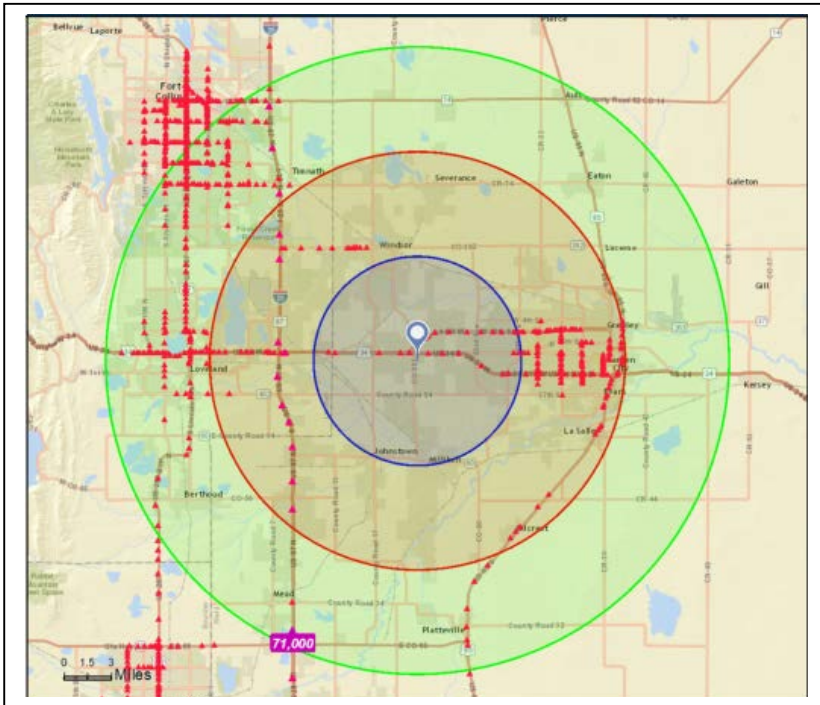
2015 Estimated Employment by 20 Most Concentrated Occupations with Wage Information <i>Source: EMSI, QCEW Employees 02/2015; Note: Bold Occupations are the five fastest growing from 2010-2014</i>						
SOC	Occupation Description	2015 Jobs	% All Occupations	National Location Quotient	Med Hr Wage	Avg Hr Wage
41-0000	Sales and Related Occupations	16,499	11.95%	0.91	\$15.35	\$13.92
43-0000	Office and Administrative Support Occupations	15,440	11.18%	0.86	\$15.72	\$15.10
47-0000	Construction and Extraction Occupations	14,709	10.65%	2.36	\$19.30	\$18.62
51-0000	Production Occupations	10,853	7.86%	1.44	\$17.58	\$17.12
53-0000	Transportation and Material Moving Occupations	10,533	7.63%	1.26	\$18.38	\$17.78
11-0000	Management Occupations	10,323	7.48%	1.05	\$24.34	\$22.66
35-0000	Food Preparation and Serving Related Occupations	8,520	6.17%	0.87	\$9.91	\$9.49
25-0000	Education, Training, and Library Occupations	7,367	5.34%	1.09	\$20.40	\$19.17
13-0000	Business and Financial Operations Occupations	7,170	5.19%	0.88	\$26.67	\$25.26
49-0000	Installation, Maintenance, and Repair Occupations	5,443	3.94%	1.12	\$19.97	\$19.57
39-0000	Personal Care and Service Occupations	5,133	3.72%	0.77	\$10.35	\$10.21
29-0000	Healthcare Practitioners and Technical Occupations	4,656	3.37%	0.70	\$36.62	\$35.57
37-0000	Building and Grounds Cleaning and Maintenance Occupations	4,422	3.20%	0.85	\$11.37	\$10.96
27-0000	Arts, design, Entertainment, Sports, and Media Occupations	3,120	2.26%	0.75	\$14.15	\$13.65
45-0000	Farming, Fishing, and Forestry	2,785	2.02%	3.09	\$11.97	\$11.12
31-0000	Healthcare Support Occupations	2,520	1.83%	0.70	\$13.18	\$12.70
33-0000	Protective Service Occupations	2,101	1.52%	0.80	\$21.37	\$20.86
17-0000	Architecture and Engineering Occupations	1,693	1.23%	0.81	\$38.07	\$36.38
15-0000	Computer and Mathematical Occupations	1,242	0.90%	0.37	\$30.11	\$29.35
21-0000	Community and Social Service Occupations	1,229	0.89%	0.75	\$21.94	\$21.01

Location Quotient quantifies how concentrated an occupation is compared to the nation. The higher the number the more concentrated - US = 1.0.

LABOR SHEDS

Central/West Weld Labor Shed

5-10-15 mile ring from Hwy. 34 Business & Hwy. 34 Bypass



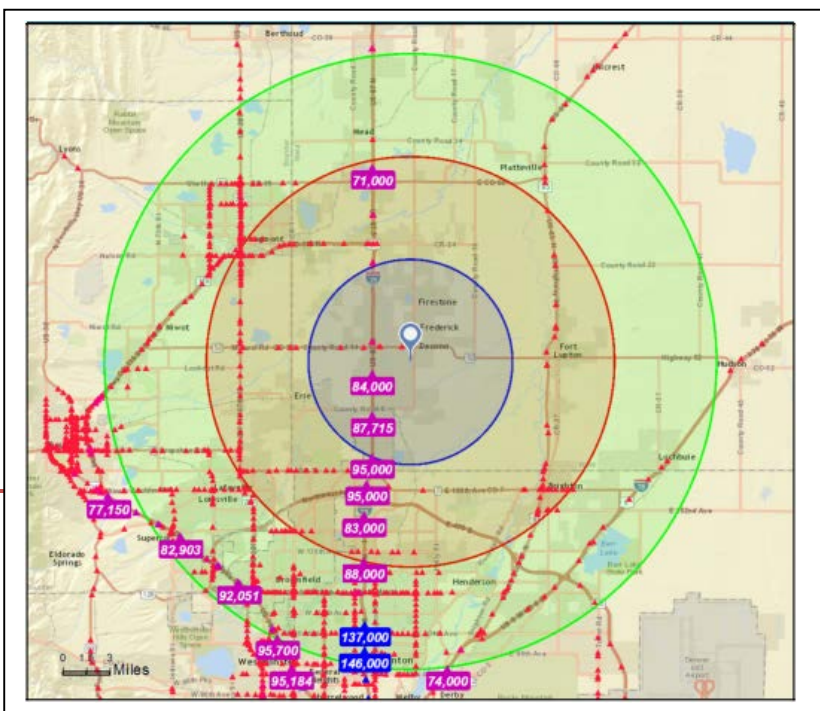
2015 Estimate	5 Miles	10 Miles	15 Miles
Total Population	20,374	183,354	362,736
Population 18+	14,527	135,864	272,778
Per Capita Income	\$36,349	\$27,420	\$30,215
Med Household Income	\$80,459	\$55,715	\$60,114

2020 Estimate	5 Miles	10 Miles	15 Miles
Total Population	23,211	200,812	392,147
Population 18+	16,782	148,802	296,852
Per Capita Income	\$41,465	\$31,499	\$34,378
Med Household Income	\$90,463	\$66,499	\$72,477

Source: ESRI

SOUTH WELD LABOR SHED

5-10-15 mile ring from I-25 & Hwy.52



2015 Estimate	5 Miles	10 Miles	15 Miles
Total Population	22,714	173,015	586,877
Population 18+	16,173	123,360	433,112
Per Capita Income	\$30,820	\$34,367	\$34,335
Med Household Income	\$70,440	\$81,917	\$76,303

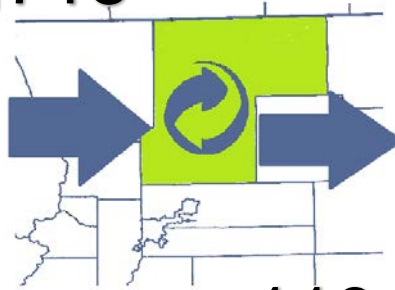
2020 Estimate	5 Miles	10 Miles	15 Miles
Total Population	31,334	196,364	639,085
Population 18+	22,403	141,186	474,842
Per Capita Income	\$35,417	\$39,027	\$38,558
Med Household Income	\$81,498	\$90,950	\$84,113

Source: ESRI

24,718

COMMUTING PATTERN

2013 Top 5 In-Commuter Origins	
Larimer County	10,059
Adams County	5,016
Boulder County	4,131
Denver County	1,199
Jefferson County	822
All Counties	24,718



2013 Top 5 Out-Commuter Destinations	
Larimer County	13,619
Boulder County	12,205
Adams County	7,127
Denver County	6,118
Jefferson County	1,873
All Counties	119,499

119,499

*Weld County has 72,230 who live and work within the county.

Source: Census, Most recent published statistics 2015.

MAJOR EMPLOYERS

Largest Private, Non-Retail Employers (September, 2015 - based on employment number)				
Rank	Company	Product/Service	Location	FTE
1	JBS USA & Affiliates	Protein Processing, Corporate HQ, Trucking	Greeley/Weld	4,523
2	Banner Health: North CO Medical Ctr	Regional Hospital, Corporate Center, Clinics	Greeley/Weld	3,069
3	Vestas	Wind Turbine Blade/Nacelle Mfg.	Windsor/Brighton	1,980
4	State Farm Insurance	Regional Claims Center	Greeley	1,720
5	Halliburton Energy Services	Oil/Gas Development Services	Fort Lupton	1,110
6	TeleTech	Financial Services Support Center	Greeley	700
7	Anadarko Petroleum	Oil/Gas District Field Office/Warehouse	Evans/Platteville	607
8	Noble Energy	Oil/Gas District Field Office	Greeley	540
9	A&W Water Services	Oil/Gas Development Services	Fort Lupton	500
10	Select Energy Services	Oil/Gas Development Services	Greeley/Brighton	500
Largest Public, Non-Retail Employers (September, 2015 - based on employment number)				
Rank	Company	Product/Service	Location	FTE
1	Greeley/Evans School District 6	Public School District	Greeley/Evans	1,923
2	University of Northern Colorado	Public Four-Year University	Greeley	1,442
3	Weld County	Government	Greeley/Weld	1,405
4	City of Greeley	Government	Greeley	857
5	St. Vrain Valley RE-1J	Public School District	Weld County	552

Source: Upstate Colorado Economic Development – 10/2015



KEY INDUSTRY SECTORS (PRIMARY)

Manufacturing Sector

The manufacturing sector is the largest sector in Weld and includes a wealth of companies producing a wide variety of products focused primarily in food manufacturing, wood products, chemical manufacturing, plastics/rubber products, fabricated metal products, machinery manufacturing, electrical equipment/ components, transportation equipment and miscellaneous manufacturing. Key manufacturers include: JBS, Vestas Blades & Nacelles, Carestream Health, Leprino Foods, Sparton Medical Systems, PTI Group, Advanced Forming Technologies, etc.

Energy Sector (Fossil & Renewable)

Shale oil mining production in 2013 had an estimated value of \$3.9 billion from the 20,000+ oil/gas wells throughout Weld – the highest producing County in the state. Located in the Denver-Julesburg (DJ) Basin, the Niobrara formation is part of the Wattenburg field and has a 40+ year proven track record. The Niobrara – 7,000 feet down, is the most productive so far due to new horizontal drilling technology coupled with multi-stage hydraulic fracturing – fracking. In addition, Weld is home to two 300+ mega-watt wind farms operating with 125+ turbines each on over 60,000 acres of land in Northern Weld.

Health and Wellness Sector

The cornerstone of Weld's growing health sector is the regional 378 bed North Colorado Medical Center (NCMC) located in Greeley. Part of the Banner System: NCMC was named "A top 100 Hospital" in the 2013 & 2014 National Truven Health Analytics report. Key NCMC services include: Heart and Cancer Care, Trauma and Emergency Care, Surgical Care and Women's Health plus a full range of specialty services including a regional burn unit and hyperbaric medicine facility. Air Life of Greeley provides immediate emergency transport with a 300 mile radius. The University of Colorado Health offers additional health options.

Business Services Sector (Company Management, Administrative/Back Office Support)

Offering a central US location with easy access to Denver International Airport, a skilled labor force and exceptional quality of life, Weld is home to several large corporate/regional headquarters, business service centers and customer/administrative support operations. While the JBS North American Corporate HQ is the largest single employer in this sector other important players include State Farm Insurance Regional Operations Center, Animal Health International, Banner Health Corporate Center, Hensel Phelps Corporate HQ, Xerox, TeleTech, StarTek, Afni, etc..

Agriculture Sector

Weld is an agriculture empire with 1.9 million acres devoted to farming and raising livestock. With total market value of ag products sold at \$1.86 billion; Weld ranked 1st in Colorado and 9th in the nation in the most recent 2012 US Census of Agriculture. Weld continues to be the only county outside of California to consistently rank in the top ten. The bulk - \$1.4 billion of market value came from livestock sales. Weld is home to two of the largest cattle feeding operations in the nation and ranks 1st in sheep/lamb production. About half of the dairy cows in the state are also located in Weld. Cattle ranching, goat, hog, poultry and equine operations abound and key crops include: hay, wheat, corn, nursery stock, sunflowers, dry beans, onions and carrots. The impact of agriculture extends from the traditional farm production of commodities to large agribusiness/food manufacturing operations processing value-added consumer goods exported all over the world.

Source: BEA, EMSI; GRP measures final market value of all goods and services produced in a region or sector and is the sum of earnings, property income and taxes on production. It does not include actual production value.

K-12 EDUCATION

Weld County is served by 13 public school districts with total 2014-15 student enrollment of 50,514, which includes numerous charter schools. There are also ten private school education opportunities throughout Weld County.

Weld Public School District

2014-15
Enrollment

Gilcrest/Platteville RE-1	1,990
St. Vrain Valley RE-1J (Dacono, Erie, Mead, Firestone, Frederick Estimates)	9,546
Eaton RE-2	1,904
Keenesburg RE-3J	2,386
Windsor RE-4	5,102
Johnstown/Milliken RE-5J	3,732
Greeley/Evans RE-6	21,183
Platte Valley (Kersey) RE-7	1,129
Fort Lupton RE-8	2,333
Ault-Highland RE-9	761
Briggsdale RE-10	177
Prairie RE-11	190
Pawnee RE-12	81

Source: Colorado Department of Education

Weld K-12 Public Education Statistics			
Most Recent Available School Year – Average of 13 Weld Districts			
		Weld Stats	CO Stats
Weld Enrollment	2014-15	50,514	889,006
Number of Schools	2014-15	93	1,823
Classroom Teacher FTE	2014-15	2,810	50,805
Pupil/Teacher Ratio	2014-15	18.5 / 1	18.5 / 1
Dropout Rate (High School)	2013-14	1.3%	2.44%
Completer Rate	2013-14	90.70%	79.52%
Graduation Rate	2013-14	88.50%	77.30%
ACT Composite Score	2014	18.26	20.31

Source: Colo Dept. of Education. Note: Includes Weld schools in RE1J District.

HIGHER EDUCATION

University of Northern Colorado (UNC)

Fall 2014 Enrollment - 12,050

UNC offers a comprehensive baccalaureate and specialized graduate research Liberal Arts education through their six colleges: Education & Behavioral Science; Humanities & Social Science; Natural & Health Science; Performing & Visual Arts; Monfort College of Business and University College. In 2013, The College Database ranked UNC 12th in the nation on its list of "39 Colleges with Psychology at Their Core" and ranked UNC 44th in the nation in "Top US Colleges and Universities for teaching Education. The Monfort College of Business graduating students routinely test in the top 10% in the country and the School of Music Jazz and Symphony Orchestra have received numerous national "Best in Class" awards. Top 5 Undergraduate Degrees Awarded: Interdisciplinary Studies (includes Elementary Ed); Business Administration; Dietetics; Psychology and English Language. Top 5 Graduate Degrees Awarded: Special Education; Music; Reading; Educational Leadership and Nursing. For more info see www.unco.edu.

Aims Community College

Fall 2014 Enrollment – 5,001

With two Weld campus locations, Aims offers 160+ degree and certificate programs. Each academic division of the college represents the integration of academics (liberal arts & science) and career and technical education (vocational/occupations training). 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. For more info see www.aims.edu.

Public Higher Education Facilities in Northern Colorado and Metro Denver	
Four Year Public Colleges/Universities	Fall 2014 Enrollment
Colorado School of Mines – Golden	5,673
Colorado State University – Fort Collins	31,725
Metropolitan State University - Denver	21,179
University of Colorado - Boulder	30,265
University of Colorado - Denver	18,270
University of Northern Colorado - Greeley	12,050
Two-Year Public Colleges	
Aims Community College – Greeley, Ft. Lupton, Loveland	5,001
Arapahoe Community College – Littleton	9,301
Community College of Aurora	7,826
Community College of Denver	10,296
Front Range Community College – Fort Collins	4,850
Red Rocks Community College – Lakewood	9,028

Source: Individual Schools

2014 Weld/Larimer Top Education Program Completions	
Program	Number
Health Professions & related programs	2,458
Business, Management, Marketing & Related	1,712
Liberal Arts and Sciences	1,422
Social Sciences	755
Biological & Biomedical Science	717
Education	714
Parks, Recreation, Leisure, and Fitness Studies	653
Communication, Journalism & Related Programs	536
Psychology	524
Engineering	499

Source: EMSI

Major Electricity Providers		
	Service Area	Rate Info
Xcel Energy	Central/West Weld	www.xcelenergy.com
Poudre Valley REA	Central/West & North/East Weld	www.poudrevalleyrea.com
United Power, Inc.	South Weld	www.unitedpower.com
Major Gas Providers		
Atmos Energy	Central/West Weld	www.atmosenergy.com
Xcel Energy	Central/West Weld	www.xcelenergy.com
Source Gas	South Weld	www.sourcegas.com
Water/Sewer Providers		
<p>Water is available for purchase from municipalities throughout the county who typically provide water treatment/delivery services within municipal boundaries. In addition, there are several water districts that partner with communities and/or can provide raw water. Water rates will vary depending upon location and provider.</p> <p>Sewer services are also provided by municipalities in the most developed areas. Saint Vrain Sanitation District provides services in much of Southwest Weld. Septic and/or packaged systems can also be viable in the most rural circumstances and locations. Rates will vary depending upon location and provider.</p>		

COMMERCIAL/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, including available lots in the industrial business parks listed to the right.

Real estate prices will vary widely depending upon the level of development and location within the County.

Key Weld Industrial/Commercial Business Parks

Name	Acres	Location
Bellmore Farms Industrial Park	47	Nunn
Bear Industrial Park	18	Frederick
Berthoud Tech Center	163	Berthoud
City Center West	100	Greeley
Cole Creek Center	19	Erie
Concepts Industrial Park	121	Longmont
Dacono Gateway Center	130	Dacono
Eagle Business Park	133	Frederick
Erie Parkway	120	Erie
Omaha Track Industrial Park	50	Eaton
Falcon Point Business Park	32	Windsor
Great Western Industrial Park	500	Windsor
Highland Industrial Park	147	Ault
Highpoint Business Center	136	Greeley
I-25 Business Park	77	Weld (Mead)
I-25 Gateway Center	146	Johnstown
Industrial/Motor Sports Park	700	Lochbuie
Ironwood Business Park	20	Greeley
Lost Creek Commons	74	Keenesburg
Lyons 66 Commerce Park	48	Mead
Meadowlark Business Park	37	Frederick
Niobrara Energy Park	662	Weld (North)
North Land Industrial Park	432	Fort Lupton
Platteville Energy Park	45	Platteville
Promontory Business Park	200	Greeley
Ritchie Bros Park	82	Mead
Silver Peaks Business Park	148	Dacono
Stonegate Industrial Park	25	Evans
The Grainery Park	156	Greeley
Windsor Commons	12	Windsor
Union Colony Industrial Park	112	Greeley
Weld County Industrial Park	100	Weld (Peckham)

1/2015-9/2015 Weld Commercial/Industrial Sales Trend Information					
	# Sales	Total \$ Volume	Avg Sold Size	Avg \$/SF	Avg Cap
Office	24	\$15 M	9,531 sf	\$65.06	5.5%
Industrial	36	25 M	67,903 sf	10.21	10.53%
Retail	48	79 M	13,651 sf	118.66	6.1%
Land – Indus/Mixed	30	35 M	34.08 a	0.82	
Land – Office/Retail	5	5 M	7.05 a	3.11	

Source: Xceligent/Northern Colo Commercial Area Realtors – Weld Sales

1/2015- 9/2015 Weld Commercial/Industrial Lease Rates				
	# of NNN Leases Executed	Asking Low/sf NNN	Asking High/sf NNN	Asking Avg /sf NNN
Office	31	6.00	14.75	10.56
Industrial	33	4.09	18.50	10.20
Retail	38	3.47	22.00	10.90

Source: Xceligent/Northern Colo Commercial Area Realtors – Weld Leases

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% (see Weld Sub Region section for community list). Colorado has a 2.9% sales/use tax rate.

Real & Personal Property Tax

Industrial/commercial property (building, land and equipment) is assessed for property tax purposes at 29% 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. For example; with a mill levy of 75.7333 mills the owner pays \$75.73 in taxes for every \$1,000 in assessed value. Weld has over 3,000 unique tax areas with mill levies ranging from about 54 mills to 148 mills. The 2013 Weld County average total mill levy rate was 67.800 mills. Property taxes fund local schools, special propose districts and a portion of city/county government.

Source: Weld County Government, Colorado Division of Property Taxation, Colorado Department of Revenue

Residential Property Tax

Residential property is assessed at 7.96% of the actual value and is exempt from personal property taxation.

State Income Tax – Corporate & Personal

The corporate and personal Colorado income tax rate is a flat rate of 4.63% 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. 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. Select Weld locations/communities have EZ designation. Go to www.upstatecolorado.org for program details.

BUSINESS ASSISTANCE

Weld County and its communities are pro-growth, prepared to handle company needs and will do what can reasonably be done to reduce the development/start-up costs of qualifying primary sector companies looking to locate/expand.

Key Assistance/Incentives Include:

- Municipal Development Incentives
- Personal Property Tax Partial Rebate
- Weld Employment Service recruitment/training assistance and training grants
- Financing through the Weld/Larimer Revolving Loan Fund or Greeley Development Fund
- Greeley/Weld EZ State Income Tax Credits
- Colorado First Customized Training Grants
- Colorado Job Growth Incentive State Income Tax Credit OR Colorado Strategic Fund Grant

For more detailed assistance information contact **Upstate Colorado Economic Development**, a private, non-profit economic development agency, that serves as a single confidential source of information about the Weld region. Upstate maintains information concerning communities, real estate, labor, etc., and can coordinate/facilitate customized local, county and state government economic incentive packages.



Supporting Job Opportunities in Greeley & Weld County Communities