

Demographic Profile

Weld County, Colorado
Updated 2008



ECONOMY

2007 Rate of Inflation (Based on CPI)

Denver/Boulder/Greeley	+2.19%
United States	+2.28%

2007 Per Capita Income

Weld County	Colorado	U.S. Average
\$26,280	\$40,387	\$36,978

Council for Community & Economic Research (formerly ACCRA) Cost of Living 3rd Quarter 2007

Metro Area	100% Composite Index
Boston, MA	136.8
Flagstaff, AZ	119.1
Chicago, IL	109.9
Reno, NV	109.7
Bakersfield, CA	108.5
Olympia, WA	106.3
Denver, CO	105.0
Las Cruces, NM	103.6
Cheyenne, WY	99.9
GREELEY, CO	99.7

Weld County Average Household Income

2006	2007	% Change
\$63,544	\$64,487	1.5%

POPULATION

Population Characteristics

	Weld Co.	Greeley
1990	131,821	60,454
2000	180,926	76,930
2003 Estimate	209,909	84,519
2011 Projection	268,025	94,176

RACE/ETHNICITY

One race		
White	80.94%	78.89%
Black/African American	.64%	1.03%
Amer. Indian/Alaskan Native	.96%	.85%
Asian	.97%	1.04%
Native Hawaiian/Pacific Isl.	.12%	.20%
Some other race alone	13.75%	14.72%
Two or more races	2.63%	2.90%
Hispanic or Latino	27.99%	31.88%
Non Hispanic or Latino	72.01%	68.12%

LANGUAGE

English Only speaking	79.70%	78.90%
Spanish Speaking	18.20%	18.50%

AGE DISTRIBUTION

Under 18	27.19%	24.78%
18-44	43.58%	47.52%
45-64	20.92%	18.71%
Over 64	8.30%	8.98%

MEDIAN AGE

Weld County	31.21	29.88

HOUSING UNITS

Weld County	80,773	31,968

AVG. HOUSEHOLD SIZE

Weld County	2.82	2.65

Weld County Population

	1990 Census	2000 Census	July 2006 Estimate
Weld County	131,821	180,936	236,908
Ault	1,107	1,432	1,450
Berthoud (MCP)	-	16	36
Brighton (MCP)	17	154	229
Broomfield (MCP)	4	10	n/a
Dacono	2,228	3,015	3,759
Eaton	1,959	2,690	4,122
Erie (MCP)	1,244	2,009	6,496
Evans	5,876	9,514	17,351
Firestone	1,358	1,908	7,132
Fort Lupton	5,159	6,787	7,206
Frederick	988	2,467	7,370
Garden City	199	357	349
Gilcrest	1,084	1,162	1,162
Greeley	60,454	76,930	90,285
Grover	135	153	156
Hudson	918	1,565	1,606
Johnstown (MCP)	1,579	3,827	8,000
Keenesburg	570	855	1,187
Kersey	980	1,389	1,481
La Salle	1,803	1,849	1,943
Lochbuie	1,168	2,049	3,703
Longmont (MCP)	-	24	31
Mead	456	2,017	2,881
Milliken	1,605	2,888	5,887

	1990 Census	2000 Census	July 2006 Estimate
New Raymer	98	91	101
Northglenn (MCP)	-	12	12
Nunn	324	471	534
Pierce	823	884	878
Platteville	1,515	2,370	2,651
Severance	106	597	2,618
Windsor (MCP)	5,062	9,612	11,884
Unincorporated	33,002	41,832	44,498

MCP = Multi County Place

Greater Greeley*
2006 Population Estimate
109,834

*Includes Evans, Garden City, Greeley & LaSalle

July 2006
Regional Population Estimates

Loveland	58,867	Adams County	413,121
Fort Collins	127,658	Boulder County	284,197
Longmont	82,904	Larimer County	275,587
Brighton	30,197		

EMPLOYMENT AND WAGES

2006 Average Annual Wage — All Industries

Weld County	\$35,256
Adams County	\$39,208
Boulder County	\$52,000
Larimer County	\$37,024
Colorado	\$43,680

2006 Weld Occupational Hourly Wage — All Industries

Entry Level	\$8.56
Mean (average)	\$17.28
Median	\$14.16
Experienced	\$21.64

2006 Regional Turnover Information — All Industries

Weld County	12.4%
Adams County	12.5%
Boulder County	11.3%
Larimer County	13.1%
Colorado	13.0%

Weld Labor Force Commuting out of Weld to Work (2006 est.)

75,574 (31.8%)

Northern/Upstate Colorado Labor Availability Report (October 2007)

Labor Shed Boundaries – 30-mile radius from I-25 and Hwy. 34

Report Findings:

1. Population of 685,800; civilian labor force of 383,900
2. 45,900 available workers for new or expanding businesses
3. 15,800 unemployed actively seeking employment
4. 24,800 "underemployed" interested in changing jobs
5. 5,300 neither employed nor seeking employment, might re-enter workforce for right job

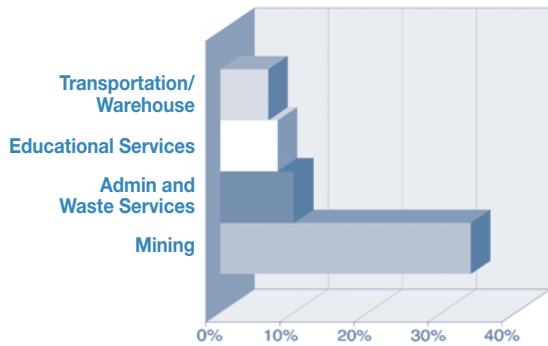
For additional labor information please go to www.coworkforce.com, or visit Upstate at www.upstatecolorado.org.

EMPLOYMENT AND WAGES

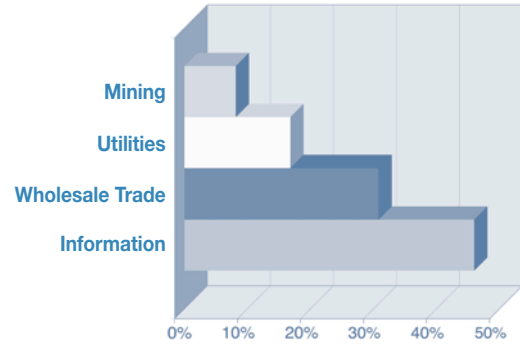
Weld County by Sector	Employment			Average Wages*			2007 Labor Force/ Employment
	2006	2007	% Change	2006	2007	% Change	
All Industries	80,555	83,355	3.48%	\$33,748	\$35,984	6.63%	Weld County
Private	67,642	70,115	3.66%	\$34,216	\$36,608	6.99%	Labor Force 119,057
Agriculture, Forestry, Fishing and Hunting	3,741	3,955	5.72%	\$26,988	\$27,612	2.31%	Employed 113,544
Mining	2,187	2,927	33.84%	\$52,832	\$57,148	8.17%	Unemployed 5,513
Utilities	237	250	5.49%	\$63,700	\$74,412	16.82%	Unemployment Rate 4.63%
Construction	8,002	8,008	0.07%	\$38,012	\$39,364	3.56%	Adams County
Manufacturing	10,018	10,047	0.29%	\$44,720	\$44,928	0.47%	Labor Force 220,315
Wholesale Trade	3,597	3,694	2.70%	\$49,608	\$64,896	30.82%	Employed 209,609
Retail Trade	8,138	8,486	4.28%	\$24,388	\$25,740	5.54%	Unemployed 10,706
Transportation and Warehousing	1,681	1,790	6.48%	\$37,076	\$39,000	5.19%	Unemployment Rate 4.86%
Information	1,131	1,180	4.33%	\$40,768	\$59,592	46.17%	Boulder County
Finance and Insurance	3,809	3,764	-1.18%	\$40,040	\$41,548	3.77%	Labor Force 178,535
Real Estate and Rental and Leasing	1,043	1,094	4.89%	\$29,952	\$31,824	6.25%	Employed 171,947
Professional and Technical Services	2,118	2,239	5.71%	\$45,916	\$49,348	7.47%	Unemployed 6,588
Management of Companies and Enterprises	992	1,049	5.75%	\$72,384	\$75,140	3.81%	Unemployment Rate 3.69%
Administrative and Waste Services	4,486	4,933	9.96%	\$22,464	\$23,660	5.32%	Larimer County
Educational Services	271	292	7.75%	\$21,112	\$21,008	-0.49%	Labor Force 175,757
Health Care and Social Assistance	7,218	7,407	2.62%	\$35,828	\$36,504	1.89%	Employed 169,092
Arts, Entertainment, and Recreation	839	814	-2.98%	\$12,948	\$13,000	0.40%	Unemployed 6,665
Accommodation and Food Services	6,162	6,322	2.60%	\$11,024	\$11,908	8.02%	Unemployment Rate 3.79%
Other Services	1,787	1,857	3.92%	\$23,504	\$24,648	4.87%	Colorado
Government	13,093	13,240	1.12%	\$31,460	\$32,864	4.46%	Labor Force 2,717,262
							Employed 2,599,881
							Unemployed 117,281
							Unemployment Rate 4.32%

*Based on 2nd Quarter Averages

Fastest Growing Industry Sectors in Weld by Employment (2006-2007) (from above sector info)



Fastest Growing Industry Sectors in Weld by Wages (2006-2007) (from above sector info)



K-12 EDUCATION

	2006 Enrollment	2007 Enrollment	% Change	2007 Graduation	Percent Graduation
RE-1 Gilcrest	1,868	1,804	-3.43%	110	83.3
RE-1J St. Vrain Valley (Dacono, Erie, Mead Firestone, Frederick)	5,942	6,383	7.42%	*	78.2
RE-2 Eaton	1,708	1,748	2.34%	87	82.9
RE-3J Keenesburg	2,088	2,105	0.81%	106	75.2
RE-4 Windsor	3,689	3,868	4.85%	166	83.4
RE-5J Johnstown-Milliken	2,757	2,900	5.19%	106	79.1
Dist. 6 Greeley/Evans	18,069	18,401	1.84%	1,019	71.4
RE-7 Platte Valley (Kersey)	1,145	1,126	-1.66%	76	91.6
RE-8 Fort Lupton	2,506	2,433	-2.91%	144	75.4
RE-9 Ault-Highland	853	832	-2.46%	53	75.7
RE-10 Briggsdale	145	142	-2.07%	15	88.2
RE-11 Prairie	150	166	10.67%	4	80.0
RE-12 Pawnee	109	123	12.84%	10	76.9
TOTAL	41,029	42,031	2.44%	1,896	80.1

*Not Available

All public school data from Colorado Department of Education website

Private Schools

	2006 Graduation
Adventist Christian School	27
Dayspring Christian School-Greeley	300
Mountain View Academy-Greeley	87
Shepherd of the Hills Lutheran School-Greeley	43
St. Mary's Catholic School-Greeley	203
Trinity Lutheran School-Greeley	128

High School Graduate or Higher

Weld CO	Greeley
79.6%	79.3%

Private School data available from <http://colorado.educationbug.org>

HIGHER EDUCATION

University of Northern Colorado — www.unco.edu

Located in Greeley, UNC offers a comprehensive array of baccalaureate programs and master's and doctoral degrees.

Fall 2007 Headcount: 11,509 (9,917 FTE)

Aims Community College — www.aims.edu

With campuses in Greeley, Ft. Lupton and Loveland, Aims is one of the largest comprehensive community colleges in Colorado with over 1,500 day and evening courses offered.

Fall 2007 Headcount: 4,585 (1,295 FTE)

Weld County is privileged to have within easy commuter distance five major universities:

		Year	Enrollment	
Colorado State University	Fort Collins	2006-07	20,922	www.colostate.edu
University of Colorado-Boulder	Boulder	2006-07	28,942	www.colorado.edu
University of Colorado-Denver	Denver	2007-08	21,658	www.cudenver.edu
Denver University	Denver	2007-08	10,713	www.du.edu
Colorado School of Mines	Golden	2006-07	3,975	www.mines.edu

all totals include undergraduate degree and advanced degree students

Some College Associate Degree or Higher

Weld CO	Greeley
52.8%	56.6%

Bachelors Degree or Higher

Weld CO	Greeley
21.6%	26.4%

RETAIL

Taxable Retail Sales (in millions)

	2005	2006	2007
Weld	\$2,195.45	\$2,285.27	\$2,494.81
% Change		6.42%	6.78%
Greeley	\$1,120.83	\$1,134.89	\$1,162.49
% Change		1.25%	2.43%

Shopping Centers

Greeley Mall – located on U.S. 34 Bypass. Major anchors include: Cinemark 12, JC Penney and Sears with 70 shops, services and restaurants. In addition, strategically-placed neighborhood retail centers throughout the county make local shopping convenient.

COMMUNITY SERVICES

Number of Hotels/Motels: 28 – 1,262 rooms

Bed & Breakfasts: 8 – 43 rooms

Newspapers: The Greeley Tribune, circ. 28,000
Weeklies serve many of the smaller Weld communities.

Radio Stations:

AM	FM
KJMP 870	KUNC 91.5
KJJD 1170	KKQZ 94.3
KFKA 1310	KSME 96.1
KHNC 1360	KUAD 99.1
KGRE 1450	KTRR 102.5
	KELS 104.7

Healthcare: North Colorado Medical Center – Regional Hospital
Licensed beds 398
Pop. Service Area 382,000+
Physicians 330

Recreation: Over 35 parks throughout the county
5 public or private golf courses
Within a day's drive to: 2 national parks, 9 national forests, over 2,000 trout lakes, and numerous ski areas.

Major Events:

January	Colorado Farm Show
April	UNC Jazz Festival
May	Cinco de Mayo Festival/Semana Latina
Late June-July 4	Greeley Independence Stampede
July	Weld County Fair
July	Arts Picnic
August	High Plains Chautauqua
September	Greeley Potato Day
September	Greeley Fiesta
September	Fort Lupton Trapper Days

Cultural: Union Colony Civic Auditorium, Greeley – 1,700 seat performing arts facility and home to the Greeley Philharmonic Orchestra and Greeley Chorale
UNC Performing Arts Series

FINANCE/INCENTIVES

Enterprise Zone

Weld County has a state-designated enterprise zone in twenty municipalities, including Greeley, offering state tax credits for businesses locating or expanding within the zone.

Weld/Larimer Revolving Loan Fund

"Gap" financing for industry projects that create new jobs in rural areas of Weld or Larimer counties.

Greeley Community Development Fund

Loan program designed for small businesses in Greeley that are marginally qualified for direct bank or SBA financing.

Government Incentives

Based on adopted incentive policies and/or on a case-by-case basis, municipalities will consider providing incentives to qualifying companies including; partial waivers of development fees, sales/use tax and/or personal property taxes.

AGRICULTURE

Weld County is an agricultural empire of 2.5 million acres of which 75% is devoted to farming and raising livestock. Weld County ranks 5th in the nation and 1st state-wide in the value of agricultural products sold. The bulk of the county's agriculture economy revolves around livestock production.

Weld County Agricultural Statistics*

	1992	1997	2002
Total farms	2,909	2,959	3,121
Farms with sales of \$100,000+	773	702	540
Total farm production expenses (\$000)	1,054,982	1,002,474	1,086,020
Market value of ag products sold (\$000)	1,180,067	1,286,636	1,127,854
Total cropland (in acres)	927,746	882,260	878,101
Harvested cropland (in acres)	558,312	547,532	422,385
Irrigated land (in acres)	407,293	393,030	326,494

* Ag census conducted every five years. 2007 census not yet completed.

LOCATION

Land Area	Elevation	4,658 Feet
Weld 3,992 sq.mi.	Latitude	40.25° North
Greeley 27.58 sq.mi.	Longitude	104.37° West

CLIMATE

Yearly Averages—Greeley

Precipitation	13.74"	Average Temperatures:	
Snowfall	33.7"	April	63H 36L
Days Sunshine	340	July	89H 59L
		October	66H 37L
		December	41H 17L

UTILITIES

Electricity

Xcel Energy
For rate information call:
(800) 481-4700
Serving Greeley and parts of
Weld County.

United Power, Inc.
For rate information call:
(800) 468-8809
Serving parts of southern
Weld County.

Poudre Valley REA
For rate information call:
(800) 432-1012
Serving parts of western and northern Weld County.

Gas

Atmos Energy
For rate information call:
(888) 442-1313

Xcel Energy
For rate information call:
(800) 481-4700

Water/Sewer

Several area water systems serve northern Colorado. Considerable foresight by leaders in the county in purchasing water has ensured an adequate water supply not only during drought, but to accommodate considerable population and industrial growth. Sewer services are municipally provided in most areas of the county.

TAXES

Retail Sales Tax

State of Colorado (excluding food)	2.9%
Weld County	None
City of Greeley (including food)	3.46%
Local Municipalities – varies	2%-4%

State Corporate & Personal Income Tax

4.63% of Federal Taxable Income
Inventories, Goods in Transit and Intangibles are not taxed in Colorado and there is no Franchise Tax.

Property Taxes

Industrial/commercial property (buildings, land and equipment) is assessed at 29% of market value (based on a variety of factors). The state does not levy a property tax; however, counties throughout the state do. In Weld County there are 188 tax districts that overlap in a way that creates over 2,200 different tax areas and therefore mill levies range from approximately 60.000 mills to 148.000 mills. The mill levy represents the dollars levied for each \$1,000 of assessed value. For example, with a mill levy of 95.000 mills, the property owner would pay \$95.00 for every \$1,000 in assessed value.

HOUSING

2007 Home Sales by Region

Weld Area	# Sold	Median Sales Price
GREELEY/CENTRAL <i>Ault, Eaton, Evans, Greeley, Gilcrest, Kersey, La Salle, Nunn, Pierce</i>	1,734	\$151,050
NORTHWEST <i>Johnstown, Milliken, Severance, Windsor</i>	924	\$234,000
EAST/RURAL <i>Grover, Hudson, Keenesburg, New Raymer</i>	32	\$194,900
SOUTH CENTRAL <i>Fort Lupton, Lochbuie, Platteville</i>	187	\$199,812
SOUTHWEST <i>Dacono, Del Camino, Erie, Firestone, Frederick, Mead</i>	848	\$247,000

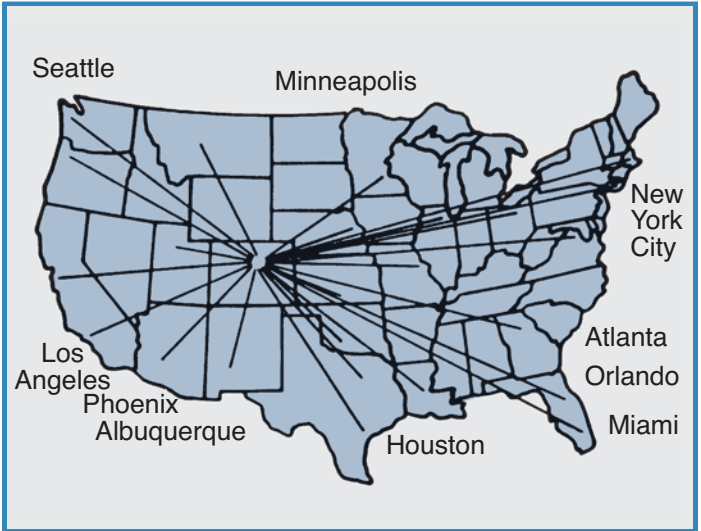
	2005	2006	2007
Foreclosures-Weld	1,500	2,073	2,869
Vacancy Rate-Greeley	10.8%	10.6%	9.0%*

*Multi-Family Only

TRANSPORTATION

Distance From Greeley To Selected Cities

City	Miles	2006 Population Est.
Loveland	19	58,867
Fort Collins	29	127,658
Estes Park	45	5,707
Boulder	50	97,467
Denver	50	568,913
Cheyenne, WY	50	55,362



City/State (From Denver)	Air Travel Time (Hours)	Freight By Rail (Days)	Freight By Truck (Days)	Ground Miles (From Denver)
Albuquerque	1	2	2	437
Atlanta	2	5	7	1,430
Chicago	2	2	3	1,021
Houston	2	3	3	1,034
Kansas City	11/4	2	2	606
Los Angeles	2	3	4	1,031
Minneapolis	11/2	3	3	917
New York City	3 1/4	5	8	1,794
Orlando	2 3/4	5	8	1,805
Phoenix	1 1/2	3	3	813
Seattle	2 1/4	3	4	1,341
Washington, D.C.	3	5	8	1,620

Air

International Airport:
Denver International Airport
Distance from Greeley: 50 miles

General Aviation Airports
Greeley-Weld County Airport
Erie Airport
Fort Collins-Loveland Airport

Rail

Freight: Union Pacific, Burlington Northern Santa Fe, and Great Western Railway of Colorado (OmniTRAX).

Truck

15 motor freight companies service Weld County.

WELD COUNTY'S LARGEST EMPLOYERS

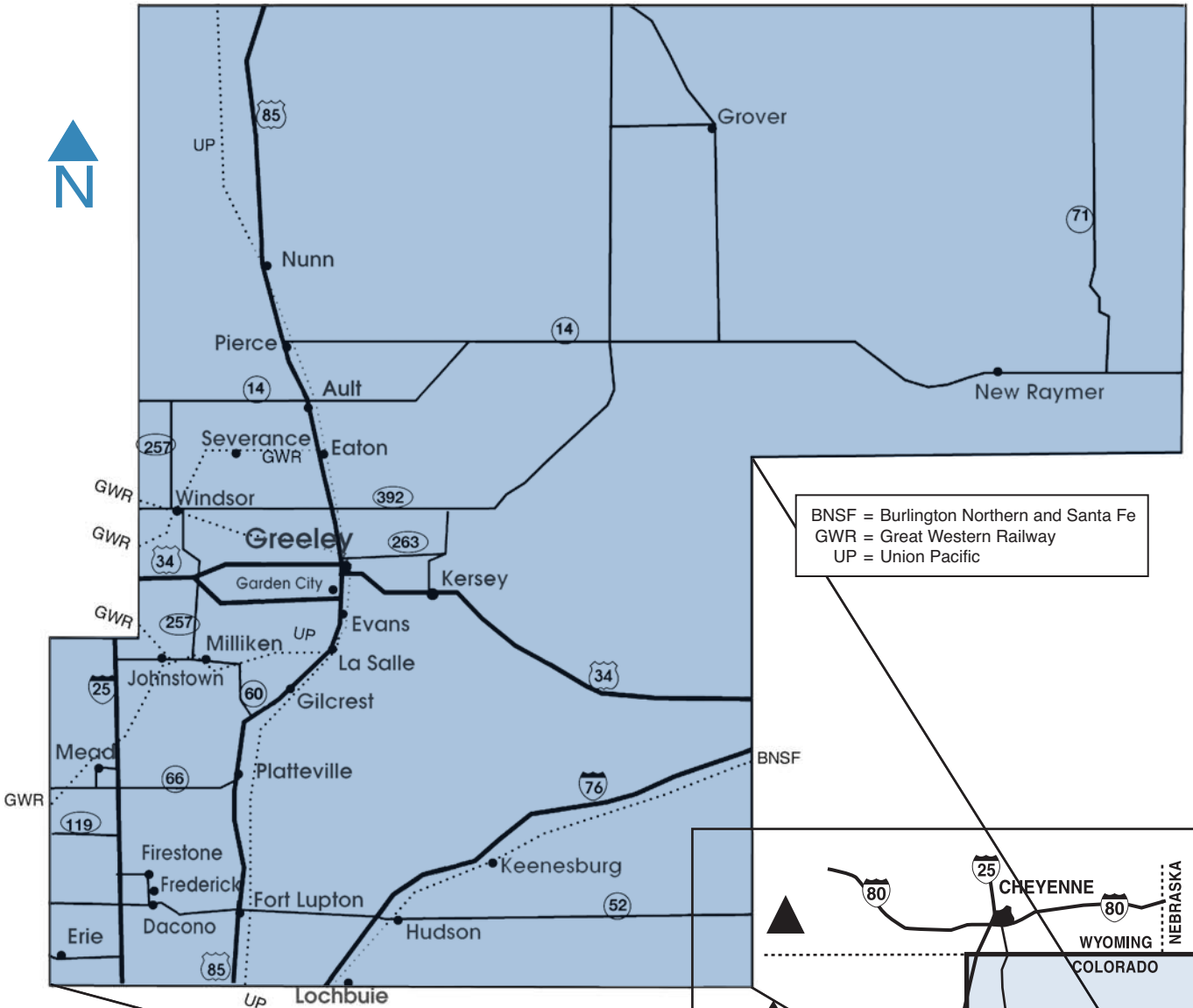
Figures include private industry, educational and governmental entities.

<i>Company</i>	<i>Description</i>	<i>Jobs</i>	<i>Location</i>
JBS Swift & Company Headquarters	Corporate headquarters—processed beef, pork and lamb	3650	Greeley
North Colorado Medical Center	Regional hospital	2700	Greeley
Greeley/Evans District 6	Education	2307	Greeley/Evans
Weld County	County Government	1490	Weld
U.S. Government	Federal government	1400	Weld
State Farm Insurance Companies	Auto, home, life, health, business insurance and financial services	1322	Greeley
City of Greeley	Local Government	1306	Greeley
State of Colorado	Includes University of Northern Colorado	1159	Greeley
StarTek, Inc.	Integrated value added outsourcing service provider	906	Greeley
Wal-Mart Supercenter #980	Retail merchandise, food	856	Weld
Carestream Health, Inc.	Medical imaging products	800	Windsor
Kodak Colorado Division	Sensitized photographic and digital media products	750	Windsor
Vestas Blades A/S	Manufacturer of wind turbine blades	650	Windsor
Aims Community College	Vocational education/Arts & Sciences	745	Greeley/Ft. Lupton
Wal-Mart Stores, Inc.	Retail Foods	636	Greeley
School District RE-4	Education	615	Windsor
Hall-Irwin/Bestway Concrete	Commercial buildings, land development, pipe/infrastructure, aggregate supplies	550	Milliken
McLane Western, Inc.	Grocery warehouse and wholesale distribution	537	Longmont
King Soopers (5)	Retail Foods	494	Weld
Asurion	Process insurance claims on wireless phone policies and provide roadside assistance	410	Evans
School District RE-8	Education	369	Ft. Lupton
The Greeley Medical Clinic, P.C.	Health care	350	Greeley
Flatiron Constructors, Inc.	Corporate headquarters—bridges, highways, and heavy construction	350	Longmont
School District RE-3J	Education	334	Keenesburg
School District RE-1	Education	320	Gilcrest
Bonell Good Samaritan Center	Homes for the elderly	315	Greeley
District RE-5J Johnstown-Milliken	Education	305	Johnstown
Safeway (5)	Retail grocer	284	Multiple
North Range Behavioral Health	Mental Health Treatment	248	Greeley
RR Donnelley	Commercial printing	240	Greeley
Colorstar Growers of Colorado	One of the largest growers of poinsettias in the country	240	Ft. Lupton
United Agri Products Holding Corp.	Agricultural crop protection chemicals, adjuvant, plant nutrition products and seed	227	Greeley
School District RE-2	Education	219	Eaton
Hungenberg Produce Co.	Grow, package and ship onions, carrots and cabbage	210	Greeley
O-I	Glass bottle manufacturing facility	210	Windsor
Villano Brothers Farms, Inc.	Grow, pack and wholesale corn, onions, broccoli, cilantro	204	Ft. Lupton
Sunblest Farms	Hydroponically grown greenhouse tomatoes	200	Ft. Lupton
All American Homes of Colorado	Manufacture custom homes and commercial buildings	200	Milliken
School District RE-7	Education	200	Kersey
Noble Energy	Energy Sales and Services	193	Greeley
Color Star Growers of Colorado	Wholesale bedding plants, Easter lillies, poinsettias	190	Ft. Lupton
Gerards Bakery, LLC	Partially and fully baked breads and rolls	190	Longmont
Agland, Incorporated	Fertilizer, chemicals, seed, petroleum, car-car centers, lubricants, convenience stores	189	Eaton
Delphi Medical Systems	Contract manufacturing, specializing in electronic and electro-mechanical assembly	188	Longmont
Semperian, LLC	Back-office administrative support for GMAC. Service and process insurance claims	188	Greeley
Target Corporation	Retail Sales	183	Greeley
Golden Aluminum, Inc.	Bare and coated aluminum coils	170	Ft. Lupton
Home Depot #1515	Retail hardware and lumber	166	Greeley
The Greeley Tribune	Publish daily newspaper.	161	Greeley
Universal Forest Products	Manufacture secondary wood products (decking, fencing, trusses, etc.)	160	Windsor
ConAgra Foods	Feed manufacturing facility	148	Platteville
School District RE-9	Education	144	Ault
Wells Fargo	Financial services	144	Evans
Kmart Super Center	Retail merchandise/food.	141	Multiple
Fairacres Manor	Long-term healthcare/retirement community	137	Greeley
Meadow Gold Dairy	Processing and wholesale distribution — fluid milk products. Dairy	135	Greeley
Salud Family Health Centers	Community health-system providing health care to the medically underserved	128	Ft. Lupton
Lowe's	Retail hardware and lumber	127	Greeley
Star Precision LLC	Manufacture precision machining and sheet metal products	120	Frederick
Centennial Health Care Center	Long-term healthcare/retirement community	120	Greeley
Kenton Manor Health Care Center	Elder Care	120	Greeley
Centennial BOCES	Services to member of school districts	119	Weld County

All numbers include full time, part time and seasonal employees for each entry.

WELD COUNTY

(3,992 Square Miles)



BNSF = Burlington Northern and Santa Fe
 GWR = Great Western Railway
 UP = Union Pacific

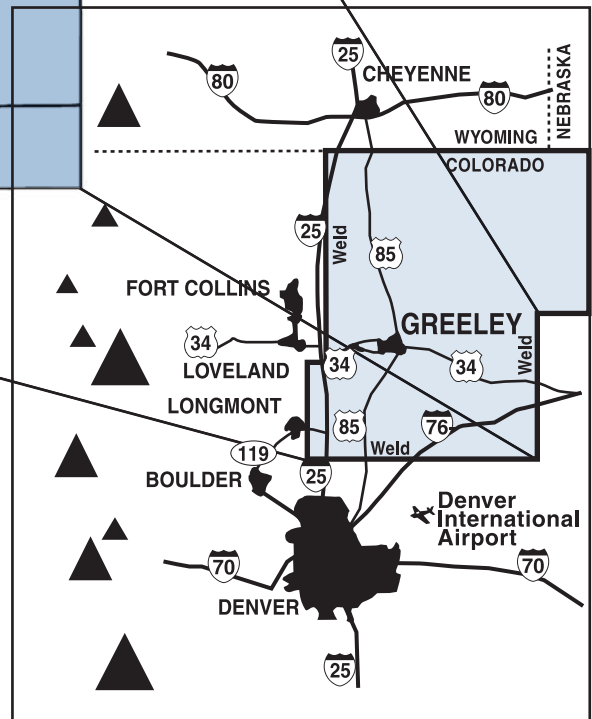
For Information Contact:



UPSTATE COLORADO
 ECONOMIC DEVELOPMENT

Supporting Job Opportunities in Greeley & Weld County Communities

822 7th Street, Suite 550
 Greeley, CO 80631
 (970) 356-4565 or Toll Free (800) 320-8578
 (970) 352-2436 Fax
www.upstatecolorado.org
info@upstatecolorado.org



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Sources of Information: City of Greeley, Weld County, Colorado Department of Labor and Employment–Labor Market Information, Colorado Department of Revenue, Colorado Division of Local Government, Greeley Mall, Greeley Convention & Visitors Bureau, MLS Statistics, North Colorado Medical Center, UNC Department of Economics, U.S. Census Bureau, Weld County Public Trustee.

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