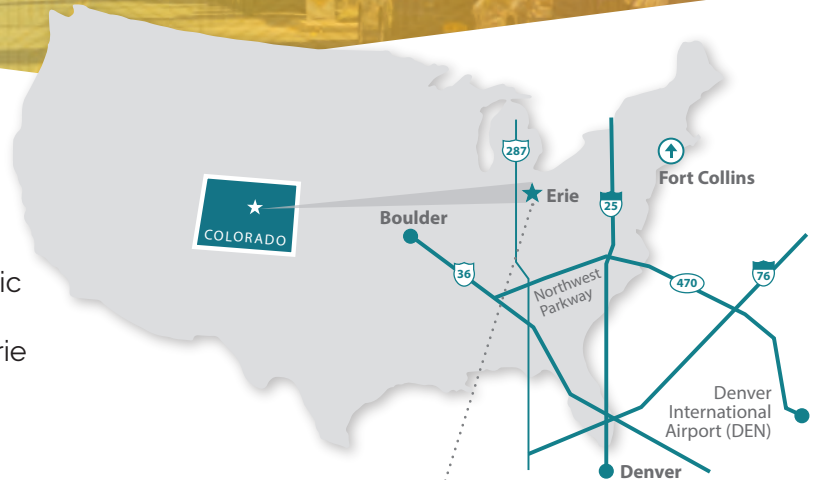


Welcome TO ERIE

Town of Erie

2023 COMMUNITY PROFILE

Situated in the heart of Colorado's major economic and population centers and in close proximity to worldclass research and academic institutions, Erie is a full-service community that provides state-of-the-art infrastructure and support to our corporate and retail business partners.



ERIE AT A GLANCE

Population - 2021	34,828
Median Age	37.1
Median Household Income	\$125,353
Planning Area Square Miles	48
Incorporated Square Miles	20.77
Acres of Parks & Open Space	1,500
Budget - 2022	\$116,796,793
Population Estimate - 2028	40,966
Number of Households	11,882

2022 Town of Erie Mill Levies:

General Operating Funds	7.288
Trails & Natural Areas Acquisition	4.000
Erie Community Center Construction Bond	2.241
Public Safety Building Construction Bond	0.380
Total	13.909

Services

Police, Water, Sewer, Street, Storm Drainage, Airport, Parks, Recreation, Open Space

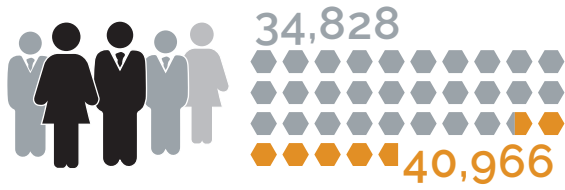
The Town of Erie is located in Boulder and Weld counties, just west of I-25 for easy access to I-70, Denver International Airport (DEN), and Colorado's entire Front Range. Erie's planning area spans 48 square miles extending from the north side of State Highway 52 south to State Highway 7, and between US 287 on the west and Interstate 25 to the east.



- 35 Minutes to DEN Airport
- 25 Minutes to Denver
- 20 Minutes to Boulder

Market Study

POPULATION & GROWTH



3.3%
PROJECTED ANNUAL GROWTH BY 2028

COMMUNITY

37.1
MEDIAN AGE TOWN OF ERIE

2.97
AVERAGE HOUSEHOLD SIZE WITHIN ERIE

11,882 HOUSEHOLDS IN THE ERIE



13,913

PROJECTED HOUSEHOLDS BY 2028

MEDIAN HOUSEHOLD INCOME 2022

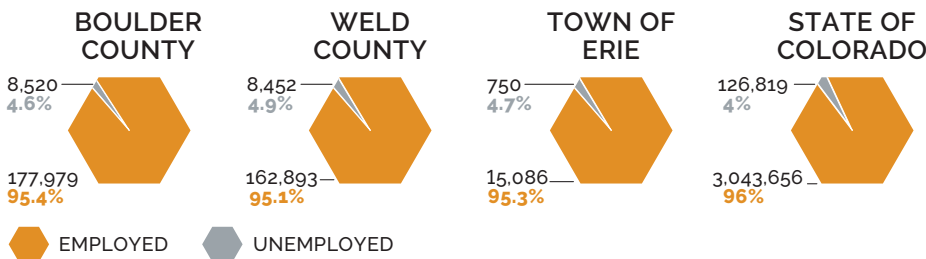


\$85,512

DENVER METRO

+58%

LABOR FORCE



42.8% COLORADO

64.6% ERIE



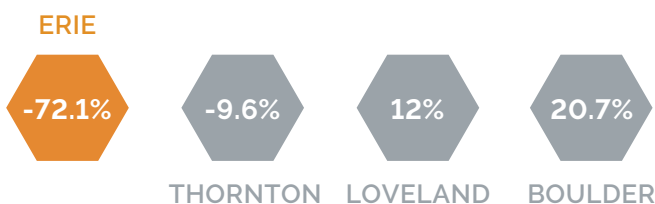
RESIDENTS WITH A BACHELORS DEGREE OR HIGHER



\$149,049

ERIE, CO

RETAIL LEAKAGE/SURPLUS



NOTABLE GAPS FOR ERIE

GAP | SALES POTENTIAL
\$407M | **\$485M**

FOOD & BEVERAGE RETAILERS	\$82M
FOOD & BEVERAGE RESTAURANTS	\$70M
GENERAL MERCHANDISE RETAILERS	\$51M

Development

INFRASTRUCTURE

Utilities

Electrical service: Xcel Energy

Natural gas service: Xcel Energy and Black Hills Energy

Water service: Town of Erie

Treatment Capacity

State-of-the-art microfiltration Water Treatment Facility: 16.5 MGD*

Reclamation Capacity

Water Reclamation Facility: 1.95 MGD

Irrigation

1M gallon reuse water storage reservoir provides irrigation for Town parks, golf course, and future areas.

*MGD = million gallons per day

TOP EMPLOYERS IN ERIE

	# Employees
1 St. Vrain Valley SD	612
2 Town of Erie	466
3 King Soopers	247
4 Safeway	216
5 Lowe's	170

MAJOR AREA EMPLOYERS

	# Employees
1 UC Boulder	6,230
2 Lumen/Century Link	6,000
3 JBS	6,000
4 St. Vrain Valley SD	5,225
5 Ball	5,060
6 Boulder Valley SD	4,500
7 Banner Health	3,560
8 Medtronic	3,200
9 Vestas	2,710
10 Greeley-Evans SD	2,703

RESIDENTIAL DEVELOPMENT & POPULATION FORECASTS

YEAR	HOUSEHOLDS	POPULATION
2022	9,294	25,193
2027	10,932	29,634
2022	31,644	83,751
2027	37,221	98,513
2022	157,267	420,538
2027	184,986	494,660

Measured from the intersection of Erie Parkway and County Line

ERIE TRAFFIC COUNTS

INTERSECTION	AADT
I-25 & Erie Pkwy.	110,000
I-25 & Hwy. 52	122,100
Erie Pkwy. & County Line Rd.	13,150
Hwy. 7 & Sheridan Pkwy.	26,700
Hwy. 7 & Bonanza/Lowell	24,600
Erie Pkwy. & County Rd. 5	24,300
Hwy. 287 & Arapahoe Rd.	39,500

SALES & USE TAX

Tax District	Weld County Inc. prior to 1994	Weld County Inc. since 1994	Boulder County
State of Colorado	2.9%	2.9%	2.9%
County			0.985%
Town of Erie	3.5%	3.5%	3.5%
Regional Transportation District		1%	1%
Cultural District			0.10%
Total	6.4%	7.4%	8.485%

- No head/occupational tax
- Colorado Individual Income Tax and Corporate Income Tax is a flat rate of 4.55%

Community

LOCAL PARKS & RECREATION



Residents that have access to at least one park within one mile of their home.

Neighborhood Parks	13
Community Park	1
Sports Complex	1
Dog Park	1
Skate Park	1
Reservoirs	2
18-Hole Disc Golf Course	1
18-Hole Golf Course	1
Single Track Trail System	1
Miles of Trails	70
Total Acres of Parks & Open Space	1,500

REGIONAL PARKS & RECREATION

Eldora Mountain Resort	36 mi
Red Rocks Park & Amphitheater	37 mi
Rocky Mountain National Park	45 mi
Winter Park	88 mi
Garden of the Gods	95 mi
Copper Mountain	100 mi
Summit Valley Ski Resorts Breckenridge, A-Basin, Keystone	103 mi
Vail	119 mi
Steamboat Springs	178 mi
Aspen Valley Ski Resorts Aspen, Snowmass, Highlands, Buttermilk	217 mi
Crested Butte Mountain Resort	250 mi

SCHOOLS

Number of schools in our community served by Boulder Valley and Saint Vrain Valley School Districts.



TRANSPORTATION

Airports

Erie Municipal Airport (EIK), located on Highway 7, is three miles west of I-25 and includes a 4,700 foot concrete main runway open for use 365 days a year. FBO services include aircraft and hangar rentals, flight instruction, aircraft repair, fuel sales and tie-downs.

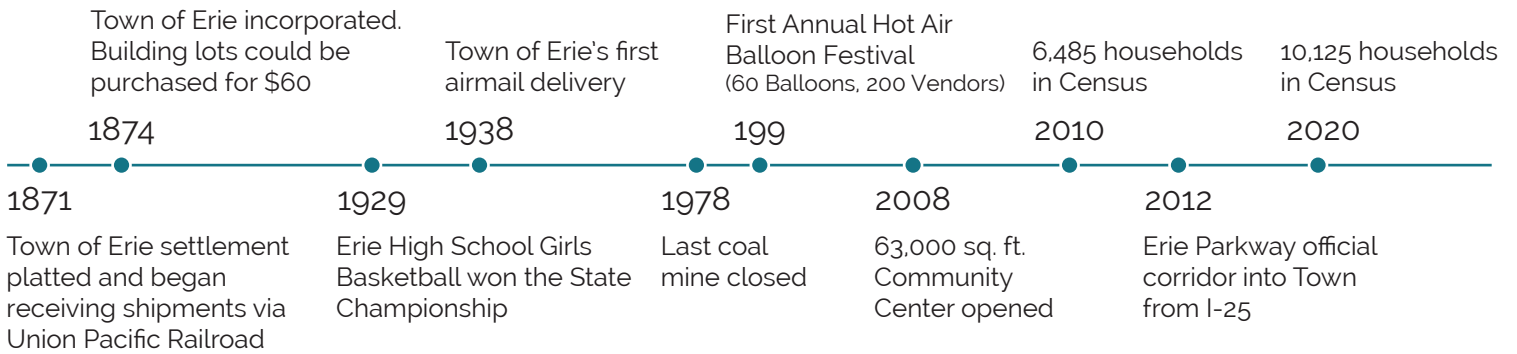
Erie also has convenient access to Denver International Airport (DEN), Rocky Mountain Metropolitan Airport (BJC), and Northern Colorado Regional Airport (FNL).



Best Place...



HISTORY



AWARDS





Contact Us

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