

# Morgan County, Colorado

Where tradition and technology merge! **2009 DEMOGRAPHIC PROFILE**

## CLIMATE

Moderate summers, crisp falls, cool winters and warm springs are the rule.

- 330 days of sunshine annually
- 12.7" annual precipitation
- 22" average snowfall

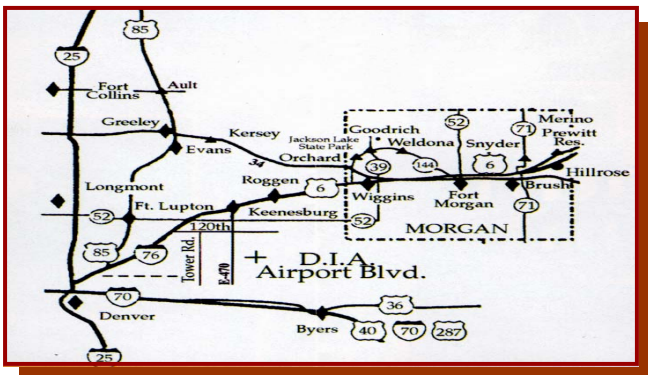
## DISTANCE TO MAJOR CITIES

Albuquerque, New Mexico	517 miles
Cheyenne, Wyoming	99 miles
Chicago, Illinois	928 miles
Dallas, Texas	863 miles
Denver, Colorado	79 miles
El Paso, Texas	784 miles
Kansas City, Missouri	605 miles
Los Angeles, California	1,099 miles
Phoenix, Arizona	980 miles
Rapid City, South Dakota	330 miles

## LOCATION

Morgan County is located on the High Plains of Northeastern Colorado, well-situated on Interstate Highway 76 and U.S. Highway 34.

The County is only 79 miles from Metro Denver and major U.S. trade corridors. The Denver International Airport is within an hour's drive.



## EMPLOYMENT

MORGAN COUNTY	2005	2006	2007	2008
Labor Force	14,200	13,973	14,041	13,398
Employment	13,525	13,346	13,422	12,613
Unemployment	675	627	619	785
Unemployment Rate	4.8%	4.5%	4.4%	5.9%

## EMPLOYMENT BY INDUSTRY

INDUSTRY	AVERAGE # - %	INDUSTRY	AVERAGE # - %
Agriculture/Forestry /Fishing/Hunting	.....757 - 4.6%	Real Estate, Rental/Leasing	.....80 -.6%
Mining	.....286- 2.4 %	Professional & Tech. Services	.....120 -.7%
Utilities	.....236 - 1.6%	Administrative/Waste Services	.....460 -3.0%
Construction	.....669 - 5.6%	Health Care/Social Assistance	.....922 -7.1%
Manufacturing	.... 2,403- 18.5%	Arts, Entertainment, Recreation	.....57 -.4%
Wholesale Trade	.....343 - 2.5%	Accommodation/ Food Services	.....786 -5.6%
Retail Trade	..... 1,001 - 7.2%	Other Services	.....151 -1.2%
Transportation/ Warehousing	..... 231 - 2.8%		
Information	.....242 - 1.6%		
Finance/Insurance	.... 249 - 1.8%		

**TOTAL COUNTY... 13,346-**

Source: Colorado Department of Labor and Employment 2008

## MAJOR PRIVATE EMPLOYERS

COMPANY	PRODUCT/SERVICE	EMPLOYEES
Cargill Meat Solutions Corp.	Beef Processing	2,100
Wal-Mart Super Center	Retail/Grocery	325
Leprino Foods	Cheese Processing	272
Viaero	Cellular Provider	250
Colorado Plains Medical Center	Hospital	227
Eben Ezer Lutheran Care Center	Assisted Living	220
Teague Diversified	Feed Lot	150
Valley View Villa	Nursing Home	135
Western Sugar (Seasonal)	Sugar Processing	200
East Morgan County Hospital	Hospital	118
Delta Oil Field Tank Company	Stainless Steel Fabrication	40

## AVERAGE ANNUAL WAGES

## POPULATION

<u>County &amp; Places</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
County Total	29,205	29,308	28,573
Brush	5,413	5,425	5,471
Fort Morgan	11,661	11,693	10,878
Hillrose	297	298	301
Log Lane Village	1,036	1,039	1,055
Wiggins	1,162	1,197	977
Unincorporated Area	9,636	9,654	9,891

Source: Colorado Department of Local Affairs

## POPULATION CHARACTERISTICS

<u>ETHNIC DISTRIBUTION</u>	<u>POPULATION</u>	<u>PERCENTAGE</u>
White Alone	18,580	67.1%
Hispanic Origin of Any Race	8,966	31.9%
Black/African American	196	.7%
American Indian/Alaska Native	337	1.2%
Asian Alone	84	.3%
Asian/Pacific Islander	56	.2%
Two or More Races	252	.9%

### AGE DISTRIBUTION (Projections)

Under 15	6,664	23.7%
15-24	3,838	13.6%
25-44	7,404	26.3%
45-64	6,542	23.2%
65 and Over	3,661	13.0%

**Median Age 34.5**

Sources: U. S. Census Bureau - Ethnic Distribution - 2009

Colorado Department of Local Affairs- Age Distribution Projections for 2009

Demographic Analyzer- Estimated Population by Age for 2009

## INCOME

### TOTAL MORGAN COUNTY

**PERSONAL INCOME: \$810,371,441**

### PER CAPITA INCOME

Morgan County	\$ 31,096
Colorado	\$ 42,197
U.S. Average—Median (2004)	\$ 48,503

Agriculture, Forestry, Fishing & Hunting .....	\$ 29,848
Mining .....	\$ 57,564
Utilities .....	\$ 65,624
Construction.....	\$ 43,576
Manufacturing .....	\$ 32,396
Wholesale Trade.....	\$ 46,852
Retail Trade.....	\$ 23,556
Transportation / Warehousing .....	\$ 38,532
Information.....	\$ 37,388
Finance / Insurance .....	\$ 54,236
Real Estate / Rental & Leasing.....	\$ 19,604
Professional & Technical Services.....	\$ 28,704
Administrative & Waste Services.....	\$ 21,840
Health Care / Social Assistance .....	\$ 35,568
Arts, Entertainment & Recreation.....	\$ 5,252
Accommodation & Food Service.....	\$ 12,012
Other Services, except Public Administration.....	\$ 24,440
Government.....	\$30,288

**MORGAN COUNTY AVERAGE ANNUAL WAGES.....\$29,357**

Source: Colorado Department of Labor & Employment - 2007

## RETAIL SALES

	<u>2005-2006</u>	<u>2006-2007</u>	<u>2007-2008</u>
Fort Morgan	\$291,007,695	\$287,725,491	\$314,176,328
Brush	\$85,223,352	\$87,755,878	\$94,626,809
Wiggins	\$32,234,722	\$33,273,745	\$36,653,883
Log Lane Village	\$2,072,150	\$1,838,007	\$1,978,861
Hillrose	\$147,348		
Remainder/Co.	\$104,620,030	\$117,034,960	\$139,098,584
<b>TOTAL SALES</b>	<b>\$515,305,297</b>	<b>\$527,628,081</b>	<b>\$586,534,465</b>

Source: Colorado Department of Revenue—2009

## REAL ESTATE SALES

	<u>2005</u>	<u>2006</u>	<u>To Aug. 2007</u>
Total # of Homes Sold: Morgan County	378	373	236
<b>AVERAGE SALES PRICE</b>	<b>\$127,638</b>	<b>\$138,071</b>	<b>\$129,277</b>
Brush	\$117,892	\$127,330	\$145,027
Fort Morgan	\$133,182	\$137,024	\$134,597
Wiggins	\$146,417	\$149,858	\$144,365
Other Towns	\$121,848	\$129,430	\$77,077

Source: Morgan County Board of Realtors—2004 to 2007

## HOUSING

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### AVERAGE RENT

Efficiency Apartment.....	\$350—\$425
1 bedroom.....	\$425—\$480
2 bedroom.....	\$480—\$630
3 bedroom.....	\$630—\$840
4 bedroom.....	\$690—\$1,100
5 bedroom.....	\$750—\$1,200
TYPICAL LOT COST RANGE (no utilities).....	\$29,000—\$60,000
AVERAGE COST/SQ.FT. FOR NEW HOME.....	\$105—\$130
TOTAL HOUSING UNITS.....	11,167
PERSONS PER HOUSEHOLD .....	3.0
VACANCY RATE .....	11.0%

## TRANSPORTATION

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### HIGHWAYS

- The major east-west access to Morgan County is U.S. Interstate Highway 76.
- I-70 is 50 miles south of Morgan County.
- I-25 is 70 miles west of Morgan County.
- U.S. Highways 34 and 6 run east-west through the County.
- Colorado Highways 52 and 71 run north-south through the county.

### RAILROAD

Morgan County is served by Burlington Northern Santa Fe Railroad and Amtrak Services supporting the Chicago-Denver-San Francisco run. Intermodal service is available in Denver.

### TRANSIT

Public Transportation is provided by County Express, a private non-profit organization. Call (970) 867-6494.

### AIR

Both Brush and Fort Morgan have municipal airports with lighted runways that can service corporate jets. Commercial service is available at Denver International Airport, just an hour's drive from Morgan County.

## FINANCE

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- 9 banks, \$512 million total assets
- 2 savings & loans, \$231 million total assets
- 2 credit unions, \$65 million total assets

The **Northeastern Colorado Revolving Loan Fund** provides investment capital to new and expanding businesses to create new employment and expand the economic base of the region. Call (970) 848-3150.

## GOVERNMENT

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<b>COUNTY</b>	Board of Commissioners
<b>COUNTY SEAT</b>	Fort Morgan
<b>MUNICIPAL</b>	Mayor/Council

## EDUCATION

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- 9 elementary and junior high schools
- 4 high schools
- 2 private schools
- 8 pre-schools
- 47 licensed child care homes
- 2 licensed daycare centers
- 13:1 student teacher ratio

**Morgan Community College** is an NCA accredited two-year community college. As a member of Community Colleges of Colorado, MCC offers associate degrees, applied technology and vocational programs, as well as adult basic and continuing education. MCC can customize training programs for business and industry.

## HEALTH CARE

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Traditional services, combined with cutting-edge technology, a wide range of specialty clinics and occupational health programs allow residents to receive up-to-date health care in Morgan County.

- 2 hospitals
- 9 clinics
- 3 nursing homes
- 7 alternative care facilities
- 4 retirement facilities
- 11 dentists
- 31 doctors
- 6 chiropractors
- 7 optometrists

The Morgan County Communications Center provides 24-hour public safety dispatch for enhanced 911, police, fire, and ambulance calls. Ambulance service is owned by Morgan county, with 32 volunteers, all of whom are certified EMTs.

## AGRICULTURE

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Morgan County is ranked third among Colorado counties for value of crops and livestock produced. The major crops grown in the County include corn, sugar beets, hay, silage, wheat, potatoes, onions, pinto beans, alfalfa, barley, nursery and greenhouse crops, field seeds, grass seeds, turf, and sunflowers. The dairy and beef industry also have a large presence in the County.

## COMMUNITY FACILITIES

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- 64 churches
- 17 motels/hotels, 350+ total rooms
- 162 civic clubs/organizations
- 2 museums
- 2 public libraries
- 7 recreation/fitness centers
- City intramural sports
- 16 parks
- 3 lakes
- 2 City owned Swimming Pools



## Morgan County Economic Development Corporation

Morgan County Administration Building  
231 Ensign Street, # B-102  
Fort Morgan, Colorado 80701  
(970) 542-3527 or Toll Free (800)-522-4333  
Fax: (970) 542-3528  
E-Mail: [mcedc@morgancountyinfocom](mailto:mcedc@morgancountyinfocom)

Visit our website: [www.morgancountyinfo.com](http://www.morgancountyinfo.com)

**Providing information & resources to new and expanding businesses!**

## UTILITIES & COMMUNICATION

### ELECTRIC

**Morgan County Rural Electric Association** Web: [www.mcrea.org](http://www.mcrea.org)

20169 Highway 34, Fort Morgan, CO 80701  
(970) 867-5688

E-mail: [mcrea@mcrea.org](mailto:mcrea@mcrea.org)

Communities Served: Town of Wiggins, Morgan County, Hy-Plains Industrial Park

**Xcel Energy** Web: [www.xcelenergy.com](http://www.xcelenergy.com)

2655 North 63rd Street, Boulder, CO 80301  
(303) 938-2285

E-mail: [Tom.Ashburn@xcelenergy.com](mailto:Tom.Ashburn@xcelenergy.com)

Communities Served: City of Brush, Town of Log Lane Village

**City of Fort Morgan** Web: [www.cityoffortmorgan.com](http://www.cityoffortmorgan.com)

710 East Railroad Avenue, Fort Morgan, CO 80701  
(970) 867-4310

### NATURAL GAS

**Xcel Energy** Web: [www.xcelenergy.com](http://www.xcelenergy.com)

2655 North 63rd Street, Boulder, CO 80301  
(303) 938-2285

E-mail: [Tom.Ashburn@xcelenergy.com](mailto:Tom.Ashburn@xcelenergy.com)

Communities Served: City of Brush, Town of Log Lane Village

**City of Fort Morgan** Web: [www.cityoffortmorgan.com](http://www.cityoffortmorgan.com)

710 East Railroad Avenue, Fort Morgan, CO 80701  
(970) 867-4310

Communities Served: City of Fort Morgan

### WATER

**Morgan County Quality Water District**

17586 Morgan County Road 20, Fort Morgan, CO 80701  
(970) 867-3054

**City of Brush** Web: [www.brushcolo.com](http://www.brushcolo.com)

P. O. Box 363, Brush, CO 80723  
(970) 842-5001

E-mail: [brush@brushcolo.com](mailto:brush@brushcolo.com)

**City of Fort Morgan** Web: [www.cityoffortmorgan.com](http://www.cityoffortmorgan.com)

710 East Railroad Avenue, Fort Morgan, CO 80701  
(970) 867-4310

**Town of Hillrose**

P. O. Box 1, Hillrose, CO 80733  
(970) 847-3761

E-mail: [townhillrose@aginformatoin.com](mailto:townhillrose@aginformatoin.com)

**Town of Log Lane Village**

P. O. Box 920, Log Lane Village, CO 80705  
(970) 867-8027

E-mail: [loglane@bresnan.net](mailto:loglane@bresnan.net)

**Town of Wiggins** Web: [www.townofwiggins.org](http://www.townofwiggins.org)

304 Central Avenue, Wiggins, CO 80654  
(970) 483-6161

### SOLID WASTE

**City of Brush** Web: [www.brushcolo.com](http://www.brushcolo.com)

PO Box 363, Brush, CO 80723  
(970) 842-5001

E-mail: [brush@brushcolo.com](mailto:brush@brushcolo.com)

**City of Fort Morgan** Web: [www.cityoffortmorgan.com](http://www.cityoffortmorgan.com)

710 East Railroad Avenue, Fort Morgan, CO 80701  
(970) 867-4310

**Morgan County Landfill**

21448 Morgan County Road 22, Fort Morgan, CO 80701  
(970) 867-9713

Communities Served: Morgan County

**Waste Management**

18211 Iris Drive, Sterling, CO 80751  
(970) 522-3061

Communities Served: Morgan County, Town of Hillrose, Town of Log Lane Village, and Town of Wiggins

### TELEPHONE

**Qwest Communications**

260 East Horsetooth Road, Fort Collins, CO 80525  
1-800-603-6000, for business customers  
1-800-244-1111, for residential customers

Communities Served: Morgan County, City of Brush, City of Fort Morgan, Town of Hillrose and Town of Log Lane Village

**Wiggins Telephone Association**

414 Main Street, Wiggins, CO 80654  
(970) 483-7343

Communities Served: Town of Wiggins and surrounding areas

**Viaero Wireless (formerly Cellular One)**

1120 West Platte Avenue, Fort Morgan, CO 80701  
(970) 867-6767

Web: [www.viaero.com](http://www.viaero.com)

**Verizon Wireless**

1028 Main Street, Fort Morgan, CO 80701  
(970) 542-0860

### INTERNET & CABLE T.V.

**The Wizard On-Line (Internet)**

109 West Beaver Avenue, Fort Morgan, CO 80701  
(970) 867-7896

E-mail: [admin@twol.com](mailto:admin@twol.com)

**Fiberlink Connection, LLC (Internet & In-State Long Distance)**

617 Main Street, Fort Morgan, CO 80701  
(970) 867-0879

E-mail: [customerservice@fclci.ne](mailto:customerservice@fclci.ne)

**Kentec / Page West (Internet)**

210 Main Street, Fort Morgan, CO 80701  
(970) 867-7172

**Bresnan Communications (Internet & Cable T.V.)**

324 E. Railroad Avenue, Fort Morgan, CO 80701  
(970) 867-8511