FREDERICK
COLORADO

COMMUNITY PROFILE

2024/2025

Built On What Matters

Frederick at a Glance

16,873
Frederick population

41,310
Carbon Valley population

5,614
Frederick households

13,842
Carbon Valley households

37
Median Age

$117,087
Median Household Income

133,933
Labor force within a 10-mile radius

6
Colleges and universities within 30 minutes

Educational Attainment (25+)

Some college, no Degree - 21.9%
Associate's Degree - 10.6%
Bachelor's Degree -24.1%
Master's or higher - 13.2%

Demographics Source: U.S. Census Bureau, Census 2010 Data, ESRI Business Analyst 2023 estimates; Town of Frederick, June 2024.

Photo: Tim Atkinson

Frederick, Colorado

The Town of Frederick is ideally located in the northern Front Range, halfway between Denver and Fort Collins. Frederick rests on two prime transportation corridors, Interstate 25 and Highway 52, which provide easy access to the nearby municipalities of Denver, Longmont, Boulder, and Fort Collins. This strategic location helps the Town access one of the strongest labor pools in the region.

Frederick boasts one of the fastest-growing populations in the State of Colorado. The Town is proud to be home to over 16,000 residents, who comprise a young, educated, and talented workforce. The Town of Frederick's priority is to ensure that growth results in a cohesive community that preserves a small-town atmosphere while embracing the amenities and opportunities accompanying new development.

Real Estate Overview

Space Type	Total Rentable Square Footage	Vacancy Rate	Estimated Space Available (Square Foot)*
Industrial/Flex	2,017,335	3.8%	76,671
Retail	230,377	0%	0
Office	67,968	1.5%	1,000

Real Estate Source: CoStar, Town of Frederick, June 2024.
*Includes available space that may not be vacant.

Transportation

The Town of Frederick is centrally located with quick and convenient access to the Denver Metro area and the entire northern Front Range.

Airports
- Denver International Airport (DEN) is a 28-minute drive from Frederick. DEN offers non-stop service to over 180 destinations, including London, England; Frankfurt, Germany; Tokyo, Japan; Reykjavik, Iceland; and Dublin, Ireland. As of 2024, DEN is the third busiest airport in the US and the sixth busiest in the world.
- Rocky Mountain Metropolitan Airport is a 21-minute drive from Frederick. Colorado's fourth busiest airport offers U.S. Customs and private charter services.

I-25 Improvements
- The addition of managed lanes on I-25 has expanded capacity into Frederick from the south. As CDOT continues to add infrastructure to the north, traffic flow, access and capacity to adjacent communities will continue to improve.
- The Intersection of I-25 and Highway 52 is one of the busiest intersections in northern Colorado, with I-25 alone seeing over 100k vehicle trips per day through the Town of Frederick.

Boulder
- The City of Boulder is only a 22 mile drive from Frederick. Boulder is home to the University of Colorado, numerous federal laboratories, and various industry sectors that support and complement Frederick's business community.

Public Transportation
- Frederick is conveniently located with nearby access to RTD's metro-wide bus system, including service to DEN. This includes access to FlexRide, a service providing nearby curb-to-curb transportation.
- Bustang, a regional transportation service, provides access from Ft. Collins to Denver with a stop at HWY 119 currently under construction and set to be completed by August 2024.
- In October 2021, the Town began to offer services through Via Mobility, which provides transportation services to the elderly and disabled living in the Town. This service helps residents maintain independence by transporting them to medical appointments, therapy, grocery stores, employment, and social events.

Northwest Parkway/E-470
- This beltway is a nine-minute drive away from Frederick. The toll route provides unobstructed and quick access to the Denver Metro area, including DEN.

Characteristics of the Local Economy

Frederick is privileged to host nearly 400 businesses, including small, family-owned companies, service providers, high-tech manufacturers, and national headquarters. The chart (right) summarizes the Town's daytime population by industry.

Top Private Employers

Employer	2024 Employment
Mark Young Construction, Inc	250
Agilent Technologies	225
Western States Contracting	200
Otter Products	173
FCI Constructors	150
Star Precision, A Maysteel Company	148
Raptor Materials	120
Metal Sales Manufacturing	94
McDonald Farms	85
Hirsh Precision Products	74

Source: Town of Frederick Economic Development Office, June 2024

Employee Breakdown

Total Employees: 4,994

Key

Color	Industry	Percent
	Agriculture, Mining, Utilities, and Construction	20.5%
	Manufacturing	13.2%
	Retail Trade	12.1%
	Health, Education, and Social Services	12.1%
	Transportation, Warehousing, and Wholesale	12.2%
	Professional, Technical, and Information Services	9.6%
	Accommodation, Food, Recreation and Entertainment	7.7%
	Administration, Personnel, and Other Support Services	6.9%
	Public Administration	2.7%
	Finance, Insurance, and Real Estate	2.4%
	Unclassified	0.6%

Source: Data Axle 2024; Town of Frederick Economic Development Office, June 2024

Key Employers by Industry

Manufacturing
Aqua Hot (HQ)
Front Range Tooling (HQ)
Hirsh Precision Products (HQ)
Metal Sales Manufacturing
Otter Products
Star Precision, A Maysteel Company

Biosciences
Agilent Technologies
Medical Systems of Denver
Summit Biomedical

Aerospace
Meadowlark Optics (HQ)

R&D
HS Design, Inc. - a SteriPack Co. (HQ)

Energy/Utilities
Black Hills Energy
Red Deer Ironworks USA LLC
Smith Power Products
Tri-State Generation
Urban Mining Resources LLC

Wholesale
Alpine Lumber
Baker Steel Erectors
B&M Roofing
Erie Coffee Roasters

Construction
FCI Constructors (HQ)
Golden Triangle Construction (HQ)
Mark Young Construction (HQ)
Raptor Materials (HQ)

Health
Centura Health

Photo Credit: Lora Bong

Community

Continuously recognized as one of the safest communities in Colorado, Frederick is a great place to live, work, and play. Captivating mountain views, open space, trails, parks, and a golf course capitalize on Colorado's lifestyle.

Frederick fosters a sense of culture and community through its award-winning community events. In addition, the Town is home to a well-educated workforce, excellent public schools, and convenient access to several colleges and universities.

With two distinct gateways, Frederick will have one of the region's largest concentrations of commercial and retail development, including space for large department stores to boutique shopping in the historic downtown, as well as restaurants and entertainment.

Photo credit: Lora Bong

Government and Business License

Located in Weld County and incorporated in 1907, Frederick's council-manager form of government is consistently recognized for excellence in management and delivery of services to businesses and residents. As a result, Frederick enjoys some of the highest bond ratings in the state, including AA, with the leading national rating agencies.

All Frederick businesses must have a business license to operate in the Town. Licenses are available for a flat fee ranging from $25-$350. For information, call 720.382.5500 or visit the Town website at FrederickCO.gov/Business License.
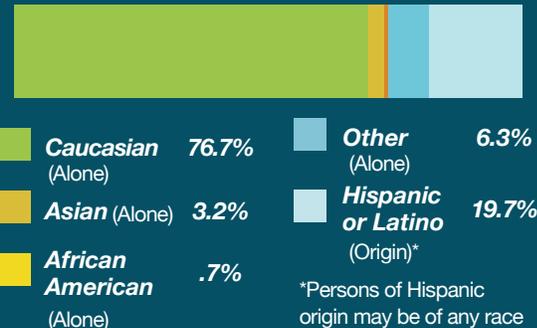
15.96 square miles
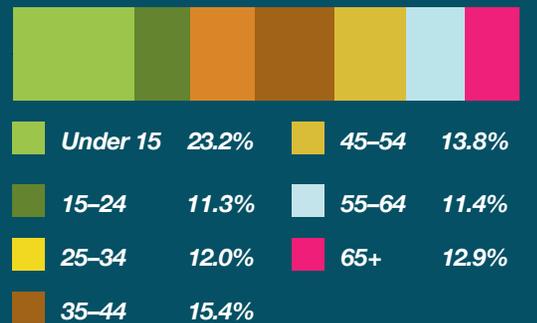Size of the Town of Frederick

594 Acres of open space

26 Developed parks

21 Miles of trails

Golf Courses within 5 mile radius - 2

Population by Race

Caucasian (Alone)	76.7%	Other (Alone)	6.3%
Asian (Alone)	3.2%	Hispanic or Latino (Origin)*	19.7%
African American (Alone)	.7%		

*Persons of Hispanic origin may be of any race

Age Distribution

Under 15	23.2%	45–54	13.8%
15–24	11.3%	55–64	11.4%
25–34	12.0%	65+	12.9%
35–44	15.4%		

Employed Resident Population

Occupation	Population
Professional and Related Occupations	23.2%
Sales and Office	21.2%
Management, Business and Financial Operations	20.3%
Service	12.1%
Production, Transportation and Material Moving	14.6%
Construction, Extraction and Maintenance	8.3%
Other	.3%

Source: U.S. Census Bureau, Census 2020; ESRI 2024 Forecasts

Taxes

Frederick Taxes

Town Property Tax: 6.55 Mills

Contact the Weld County Assessor's Office for exact mill rates and tax calculations at Weldgov.com

Town Sales/Use Tax: 3.5%

Total Town, County and State sales tax is 6.4%

Lodging Tax: 4.0%

Colorado Taxes

Income tax rate: Corporate and Individual – 4.63%

State tax on equipment used for: Biotech, R&D and Manufacturing – **None**

Source: Town of Frederick; FrederickCO.gov, Colorado Department of Revenue at TaxColorado.com, 2024

Telecommunications

Frederick has high-speed telecommunication infrastructure in place for business and home use.

Major service providers include:

- DSL –
    CenturyLink
- High Speed Cable Internet –
    Comcast
- Wireless data –
    Verizon, AT&T, T-Mobile
- Fiber optic network –
    CenturyLink and Comcast

Source: Town of Frederick, May 2024

Education

Elementary and Secondary Education

Frederick is served by the St. Vrain Valley School District. Advantages of education in Frederick and the St. Vrain Valley School District include lower student-teacher ratios, gifted and talented programs, P-Tech programs, and a diverse curriculum that challenges educators to meet the needs of the students. More information can be found online at SVVSD.org.

Higher Education

Major universities, colleges and professional schools in Denver Metro and northern Colorado are a quick and easy commute from Frederick.

School	Commute Time	Website
University of Colorado, Boulder	30-35 minutes	colorado.edu
Colorado State University	45 minutes	colostate.edu
University of Northern Colorado	40-45 minutes	unco.edu
University of Colorado Anschutz Campus	40-45 minutes	cuanschutz.edu
Regis University	30-35 minutes	regis.edu
Front Range Community College	25 minutes	frontrange.edu
University of Colorado, Denver	35 minutes	ucdenver.edu
University of Denver	40 minutes	du.edu
Metropolitan State University of Denver	35 minutes	msudenver.edu
Aims Community College	15 minutes	aims.edu

Workforce Development

The Colorado FIRST Customized Training Program is a statewide job-training program that provides funding to companies relocating or expanding to Colorado. ChooseColorado.com

The Employment Services of Weld County offers assistance to businesses and individuals to help fill job vacancies. ESWC.org

Housing & Utilities

Frederick's residential communities include a variety of housing and neighborhoods, from starter homes to luxury, executive homes. Many Frederick neighborhoods are nestled in and around parks, trails, the golf course, or open space.

2024 Housing Prices	
Single-Family Homes	
Average Sales Price	$569,819
Units Sold	109
Average Days on Market	92

Source: RE/MAX Alliance, June 2024

Photo: Tim Atkinson

Water and Sewer Rates

The Town of Frederick provides water and stormwater service throughout the east side of I-25 and Left Hand Water District provides service on the west side of I-25. Water supply is also provided by Central Weld County Water District. Sewer service is provided by the St. Vrain Sanitation District.

Commercial Water Rates

A multi-tiered rate structure ($2.59 to $7.67 per 1,000 gallons, depending on consumption levels) is in effect, with the breakpoint dependent on the meter size. A monthly base cost is also assessed based on meter size.

Commercial Storm Water Rates

A monthly fee of $39.58 or $52.38 per acre is assessed on industrial and commercial land, respectively.

Raw Water System

The Town's 2021 Municipal Water Efficiency Plan (WEP) provides an update to the Town's 2011 Water Conservation Plan and will work in conjunction with other ongoing planning efforts currently being implemented by the Town. As part of these efforts, the Town is committed to reducing the water demand of future projects throughout the town, while at the same time recognizing the inherent need for water capacity that comes along with future development opportunities.

For additional questions regarding raw water systems, contact the Engineering Department at 720.382.5603.

Source: Town of Frederick Engineering Department, June 2024

Electricity and Gas Service

The Town of Frederick is serviced by United Power for electric service and Black Hills Energy for gas. For electric rate information, contact United Power at UnitedPower.com and for gas rate information, contact Black Hills Energy at BlackHillsEnergy.com.

Photo: Tim Atkinson

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