

# Cheyenne Wells town

## Demographic and Economic Profile

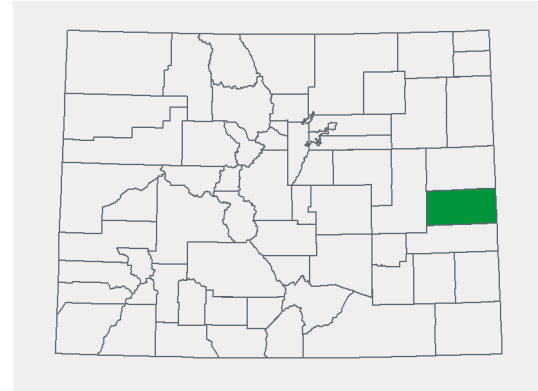


**COLORADO**  
Department of Local Affairs

### Community Quick Facts

Population (2014)	856
Population Change 2010 to 2014	11
Place Median HH Income (ACS 10-14)	\$40,521
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	1,225
County Cost of Living Index (State=100)	85.45, Very Low

Source: State Demography Office  
U.S. Census Bureau

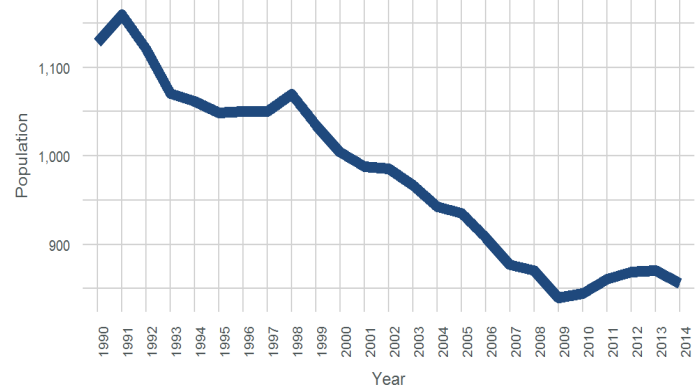


## Population

Population Estimates and Forecasts for the resident population are produced by the State Demography Office.

- Cheyenne Wells saw a sharp decline in population from 1991 through 2009.
- Since 2009, the population has remained relatively steady.
- The population declines are related to out migration and aging leading to a decrease in family households.

Cheyenne Wells Population, 1990 to 2014



### Population

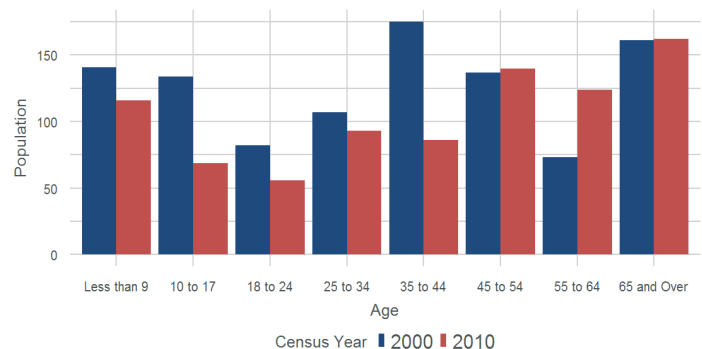
### Annual Average Growth Rate (%)

	Cheyenne Wells	Cheyenne	Colorado	Cheyenne Wells	Cheyenne	Colorado
1990	1,128	2,397	3,294,473			
1995	1,049	2,269	3,811,074	-1.4%	-1.1%	3.0%
2000	1,004	2,216	4,338,801	-0.9%	-0.5%	2.6%
2010	845	1,834	5,050,289	-1.7%	-1.9%	1.5%
2014	856	1,870	5,353,471	0.3%	0.5%	1.5%

### Population By Age

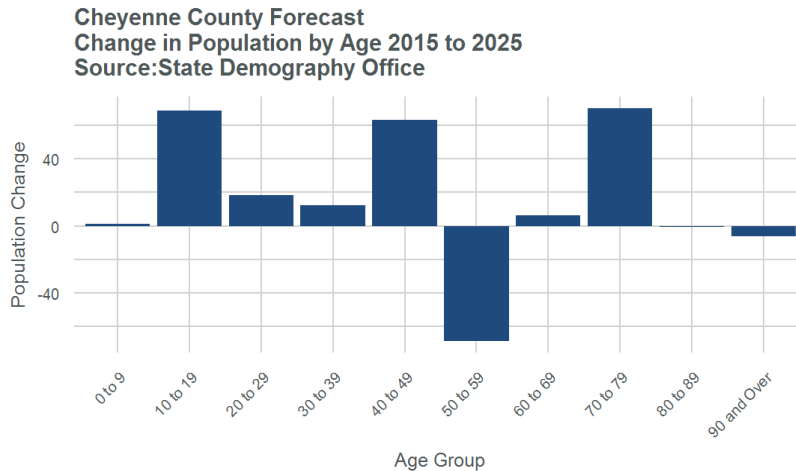
Cheyenne Wells' population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). The largest increase was in the 55 to 64 year old age group. Declines in the young adult and children age groups mean there are fewer families with children.

Cheyenne Wells Town Population by Age  
Source: U.S. Census Bureau



## Population By Age, Continued

Cheyenne County is expected to increase slowly between 2015 and 2025. Most of this growth is forecast in the prime working age adults (40-49) and those over 70 years of age. In-migration to the county will be driven by the need for replacement workers for older adults aging out of Cheyenne County's current labor force. Due to the forecast growth in working age adults, there is also a forecast growth in the number of older children and teens. This growth will not negate the need to evaluate aging services, but may alleviate some of the downward pressure aging can put on tax revenues

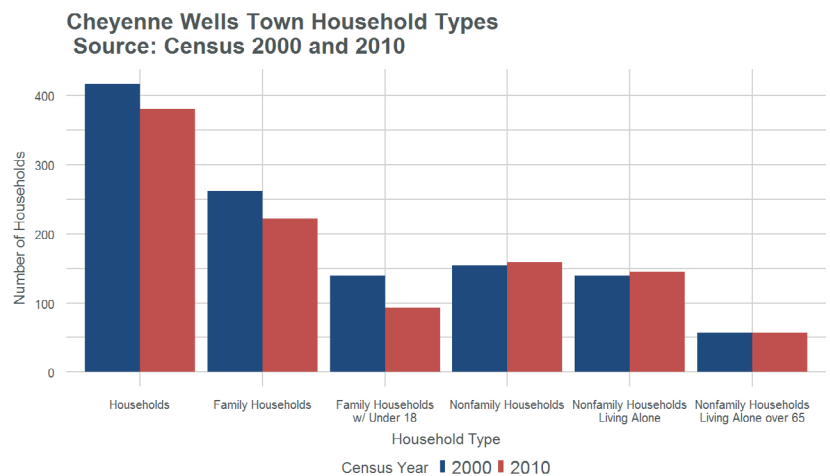


## Housing & Households

Cheyenne Wells Housing Units	2000	2010	2010 %
Total Housing Units	505	429	
Occupied Housing Units	417	381	88.8%
Owner-Occupied Units	301	276	72.4%
Renter-Occupied Units	116	105	27.6%
Vacant Housing Units	88	48	11.2%
For Seasonal	3	1	2.1%
All Other Vacant	85	47	97.9%

- The overall vacancy rate was only 11% in 2010.
- Most of the units are owner occupied (72%) but an active rental market exists as well.

- The number of households in Cheyenne Wells declined between 2000 and 2010.
- The decline was entirely of family households while non-family households and households living alone increased during the decade.
- The increase in nonfamily households was consistent with many other Colorado communities experiencing similar age growth.



# Race & Ethnicity

Cheyenne Wells town Population by Race/Ethnicity

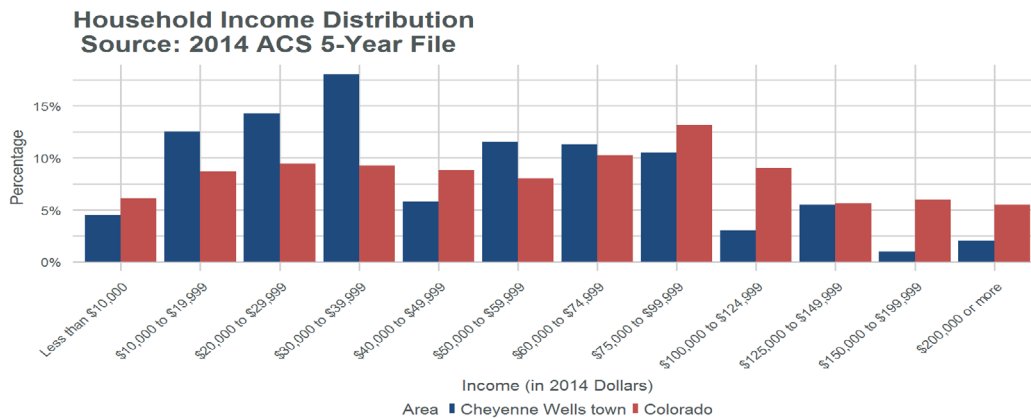
	2000	2010	2010 %	Colorado 2010 %
Total	1,010	846		
White	893	753	89%	70.0%
Black or African American	8	0	0%	3.8%
American Indian or Alaska Native	4	6	0.7%	0.6%
Asian	1	8	0.9%	2.7%
Native Hawaiian and Other	0	0	0%	0.1%
Some Other Race	0	0	0%	0.2%
Two or More	4	7	0.8%	2.0%
Hispanic	100	72	8.5%	20.7%

Source: U.S. Census 2010

- Cheyenne Wells is less diverse than the state as a whole.

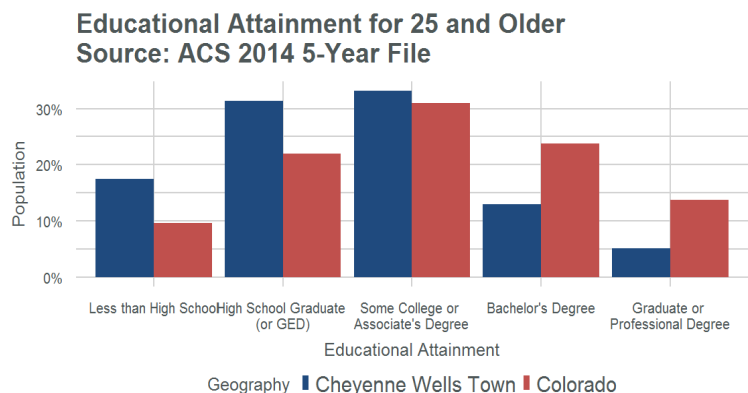
# Income

The graph below compares Cheyenne Well's income distribution to the state. Cheyenne Wells has a lower median household income than the state, \$40,521 vs. \$59,448. Cheyenne Wells has a larger share of people earning less than \$40,000 than the state. The income distribution is likely influenced by lower wage jobs for residents and residents on fixed incomes.



# Education

Cheyenne Wells has a lower share of its population with a bachelor's degree or higher compared to the state and county. The largest share of the population has some college or associate's degree. The share of residents who have graduated from high school is higher than the state, but the population of high school drop outs is also.

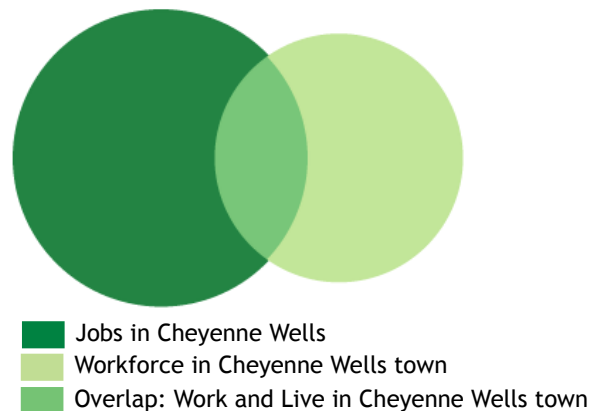


# Commuting

Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure.

The large green circle represents the jobs, the light green the labor force and where they intersect is where the local jobs are filled by the local labor force. About 20% of the jobs are held by residents and 80% of the jobs are held by people who live outside the city. Considering Cheyenne Wells' labor force, about 28% work in town and 72% are employed outside of the city limits.

Cheyenne Wells Commuting Patterns, 2014



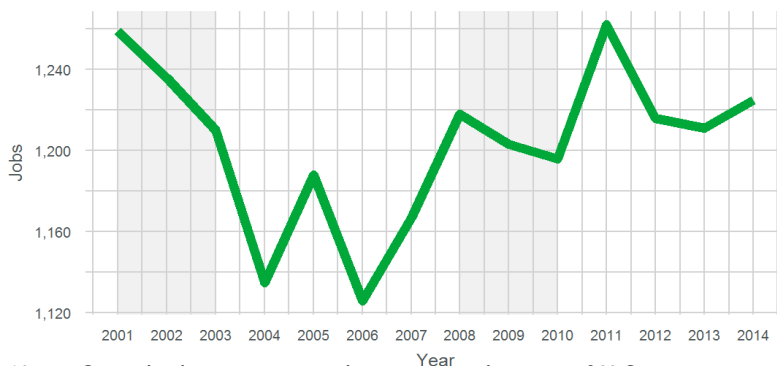
Source: LEHD On the Map, 2016

Note: Data does not include agricultural and self-employed jobs and uses administrative boundaries only.

# Jobs & the Economy

Total employment in the county was estimated to be 1,225 in 2014. Cheyenne County has lost 37 jobs since 2011. As shown in the time series at right, 14 jobs were gained in 2014. The largest shares of job gains have been in agriculture followed by accommodation and food services, and administrative and waste services.

Cheyenne County Total Estimated Jobs, 2001 to 2014  
Source: State Demography Office



Note: Grey shading represents beginning to bottom of U.S. recessions.

Share of Jobs by Industry, 2014

	Cheyenne Wells	Cheyenne
Agriculture	4%	32%
Mining	16%	9%
Utilities	1%	0%
Construction	0%	2%
Manufacturing	3%	1%
Wholesale trade	7%	3%
Retail Trade	10%	6%
Transportation and warehousing	6%	4%
Information	1%	1%
Finance activities	6%	5%
Real estate	0%	1%
Professional and business services	0%	1%
Management of companies and enterprise	2%	1%
Admin and waste	1%	2%
Education	0%	0%
Health Services	1%	0%
Arts, Entertainment, and Recreation	0%	0%
Accommodation and food	3%	3%
Other services, except public administration	0%	4%
Government	40%	24%

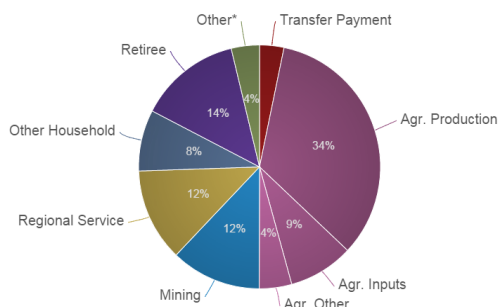
## Economic Industry Mix

Cheyenne Wells has a similar industry mix to Cheyenne County, except it has less agriculture jobs and more in government, as seen in the chart at left. The largest industries by employment share of jobs are Government, Mining, Retail Trade, and Wholesale Trade. The larger share of jobs in Government than the county is commonly seen in towns that serve as the county seat.

## Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Cheyenne. The chart shows the important share of economic activity driven by agriculture. Mining, regional services, and retirees are also very important to the economy. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation. Examples of which in Cheyenne County include wholesale trade and transportation and warehousing.

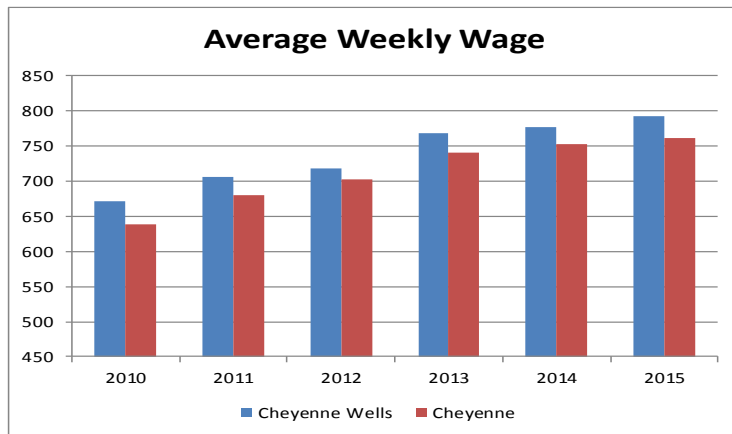
Cheyenne Base Industries, 2014



Source: State Demography Office

## Average Wage Trends

- Average weekly wages in Cheyenne Wells increased 18% from 2010 to 2015.
- Cheyenne County saw wage growth of 19% over the same five year period.
- Weekly wages of \$792 in Cheyenne Wells in 2015 were only 76% of the \$1,042 statewide average; the weekly wage was 104% of the \$761 Cheyenne County average.



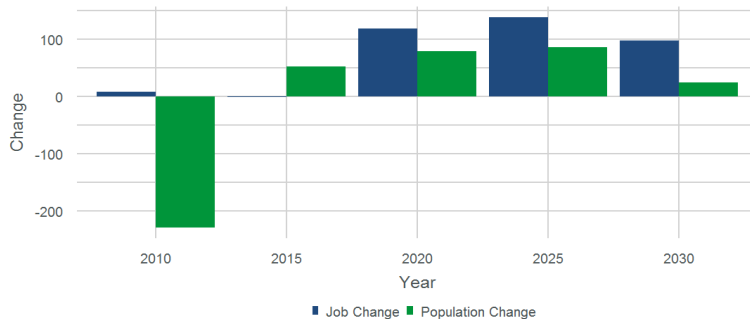
Source: Department of Labor and Employment (QCEW)

## Population and Economic Forecast

The rates of growth of both population and jobs can differ somewhat because of changes in the labor market, i.e., labor force participation rates, age, unemployment rates, multiple job holding, and/or commuting. In addition, macroeconomic conditions such as business cycle fluctuations and faster or slower periods of U.S. and Colorado economic growth can affect overall job growth in a region.

- Job and population growth are both expected to be moderate from 2015 to 2030.
- Growth in the number of jobs is expected to be larger than the growth in the population as commuters from other counties will continue to fill many of the jobs.
- The county might consider how to attract and retain more prime working age households (age 30 to 44) while balancing the needs of the current population.

Cheyenne County  
Forecast Change in Population and Jobs 2010 to 2030  
Source: State Demography Office



	Total Jobs	Population
2010	1,196	1,811
2015	1,195	1,863
2020	1,314	1,942
2025	1,453	2,028
2030	1,551	2,053