

## REGION 4 OVERVIEW

Region 4 is comprised of El Paso, Park, and Teller Counties. It accounts for 4.7% of Colorado's total land area.

The total population for the region is 570,433, or approximately 12.9% of the state's total population. Per capita income for El Paso and Park Counties is above the state average; Teller County is below the average.

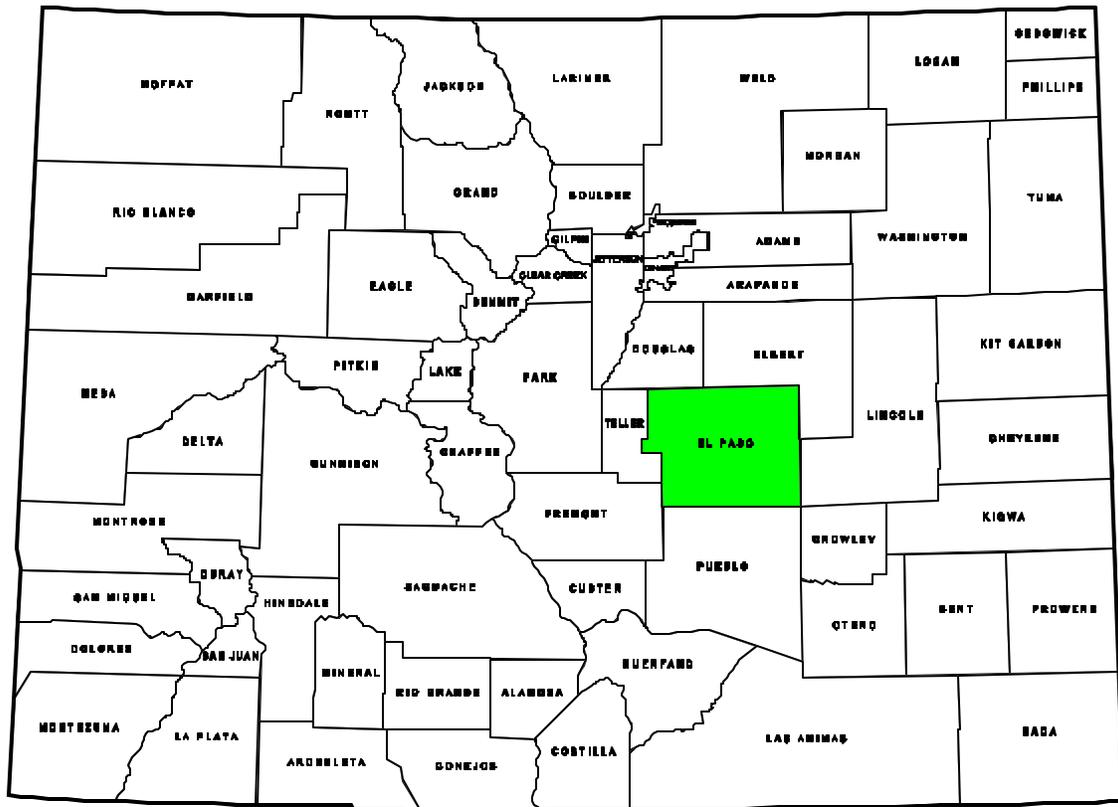
Colorado Springs is the only MSA in Region 4. The region's largest city is Colorado Springs. Several military bases are located in near the city, along with higher education institutions, large computer and electronic product manufacturing and telecommunications industries, and airport facilities. Cripple Creek is Teller County's largest city; the largest town in Park County is Fairplay.

Interstate 25 runs through El Paso County; state highway 94 runs east-west. The major highways in Teller County are state highway 67 (north-south) and U.S. highway 24 (east-west). U.S. highway 285 is the primary north-south artery in Park County; U.S. highway 24 runs east-west.

Portions of El Paso County are designated federal HubZones providing preferences in selling to the government. This advantage could generate economic growth for companies offering products and services purchased by Department of Defense and other federal agencies, or by federal prime contractors. The HubZone could be used to attract companies already doing business with the government to relocate to eligible areas of the region.

The region is economically diverse, with El Paso County the economic hub. Colorado Springs is a leader in technology-based employment in the state, especially in the areas of aerospace, defense, telecommunications, photonics, and computer hardware. These industries will fuel future growth in response to national and homeland security requirements. In the longer term, nanotechnology has the potential to support additional growth in these industries. Teller and Park Counties are more rural, with tourism, including gambling (in Teller County), outdoor recreation, and vacation homes, playing a larger role in their economies. The service industries are likely to grow in Teller and Park Counties due to the growth in the number of retirees, second-home owners, and others relocating to the region.

# EL PASO COUNTY



## EL PASO COUNTY RESOURCES

### Transportation

*Commercial Service Airports:* Colorado Springs Municipal Airport

*General Aviation Airports:* Calhan, Ellicot-Colorado Springs East

*Reliever Airports:* Colorado Springs-Meadow Lake

*Interstate Highway Miles:* 27.23

### Military Bases, Federal Facilities, and Prisons

*Military Base:* Cheyenne Mountain Complex-USAF, Fort Carson-USA, Falcon AFB-USAF, Peterson AFB-USAF, US Air Force Academy-USAF

*Federal Facilities:* Air Force Academy

*State Prisons:* none

### Higher Education (Main Campus)

*Four Year:* University of Colorado at Colorado Springs

*Two Year:* Pikes Peak Community College

*Private Acc.:* Colorado College, Colorado Technical University, U.S. Air Force Academy

### Ski Areas, Casinos, and National Parks

*Ski Areas:* none

*Casinos:* Greyhound track in Colorado Springs

*National Parks/Sites:* Pike's Peak, Garden of the Gods, Several Outdoor Destinations

### Natural Resources

*Oil Production (Barrels of Oil):* 0

*Gas Production (Million Cubic Feet):* 0

*Coal Production (Short Tons):* 0

*CO2 Production (Million Cubic Feet):* 0

*Wind Level Rating (5=Outstanding, 4=Good):* 4

*Biomass Energy Potential:* <2,500,001 mmbtu

EL PASO COUNTY OVERVIEW			
	El Paso County	Colorado	US
<b>People</b>			
Population, 2001 estimate	533,428	4,417,714	284.8 M
Population percent change, April 1, 2000-July 1, 2001	3.2%	2.7%	1.2%
Population, percent change, 1990 to 2000	30.2%	30.6%	13.1%
Persons under 18 years old, percent, 2000	27.6%	25.6%	25.7%
Persons 65 years old and over, percent, 2000	8.7%	9.7%	12.4%
White persons, percent, 2000	81.2%	82.8%	75.1%
Persons of Hispanic or Latino origin, percent, 2000	11.3%	17.1%	12.5%
Black or African American persons, percent, 2000	6.5%	3.8%	12.3%
American Indian and Alaska Native persons, percent, 2000	0.9%	1.0%	0.9%
Asian persons, percent, 2000	2.5%	2.2%	3.6%
Persons reporting some other race, percent, 2000	4.7%	7.2%	5.5%
High school graduates, percent of persons age 25+, 2000	91.3%	86.9%	80.4%
Bachelor's degree or higher, pct of persons age 25+, 2000	31.8%	32.7%	24.4%
Mean travel time to work, workers age 16+ (minutes), 2000	22.3	24.3	25.5
Homeownership rate, 2000	64.7%	67.3%	66.2%
Median value of owner-occupied housing units, 2000	\$147,100	\$166,600	\$119,600
Median household money income, 1999	\$46,844	\$47,203	\$41,994
Per capita money income, 1999	\$22,005	\$24,049	\$21,587
Persons below poverty, percent, 1999	8.0%	9.3%	12.4%
<b>Business</b>			
Federal funds and grants, 2001 (\$1,000)	4,337,105	24,344,658	1.8 B
<b>Geography</b>			
Land area, 2000 (square miles)	2,126	103,718	3.5 M
Persons per square mile, 2000	243.1	41.5	79.6
Note: *Hispanics may be of any race, so also are included in applicable race categories.			

ESTABLISHMENTS BY SIZE CLASS		
Size Class	Number	Percent
1-4 Employees	7,762	56.0%
5-9 Employees	2,488	17.9%
10-19 Employees	1,683	12.1%
20-49 Employees	1,172	8.5%
50-99 Employees	415	3.0%
100-249 Employees	248	1.8%
250-499 Employees	54	0.4%
500-999 Employees	22	0.2%
1,000+ Employees	18	0.1%
<b>Total</b>	<b>13,862</b>	<b>100.0%</b>

HOUSEHOLDS BY INCOME LEVELS		
Income Bracket	Number	Percent
<\$10,000	11,555	6.0%
\$10,000 to \$19,999	18,818	9.8%
\$20,000 to \$29,999	25,154	13.1%
\$30,000 to \$39,999	24,175	12.6%
\$40,000 to \$49,999	23,302	12.1%
\$50,000 to \$59,999	20,562	10.7%
\$60,000 to \$74,999	22,475	11.7%
\$75,000 to \$99,999	23,053	12.0%
\$100,000 to \$124,999	10,600	5.5%
\$125,000 to \$149,999	5,256	2.7%
\$150,000 to \$199,000	4,204	2.2%
\$200,000+	3,445	1.8%
<b>Total</b>	<b>192,599</b>	<b>100.2%</b>

OCCUPATIONS BY TYPE		
Occupation type	Number	Percent
Management, Professional, and Related	91,017	37.2%
Service	35,622	14.5%
Sales and Office	67,871	27.7%
Farming, Fishing, and Forestry	326	0.1%
Construction, Extraction, and Maintenance	23,880	9.8%
Production, Trans., and Material Moving	26,197	10.7%

WORKERS BY CLASS		
Worker Class	Number	Percent
Private	191,409	78.2%
Government	35,442	14.5%
Self Employed Non-Inc.	17,407	7.1%
Unpaid Family	655	0.3%

Source: U.S. Census Bureau - County Quickfacts, 2001 County Business Patterns, and 2000 Census Summary File 3.

COUNTY ASSETS			
	El Paso	Park	Teller
Commercial Airport	x		
General Aviation Airport	x		
Reliever Airport	x		
Interstate Highway	x		
State Prison			
Federal Facility	x		
Military Facility	x		
Two-year College/University	x		
Four-year College/University	x		
Private College/University	x		
>25% of Pop. with Bachelor Degree	x	x	x
>10,000 employees	x		
Companies w/ 500+ employees	x		
Manufacturing Shipments (1997)	x		
Ski Resorts			
Casinos	x		x
National Parks/Sites			x
Oil, Gas, CO <sub>2</sub> Production			
Coal Production			
Wind Energy	x		
Biomass Energy Potential			

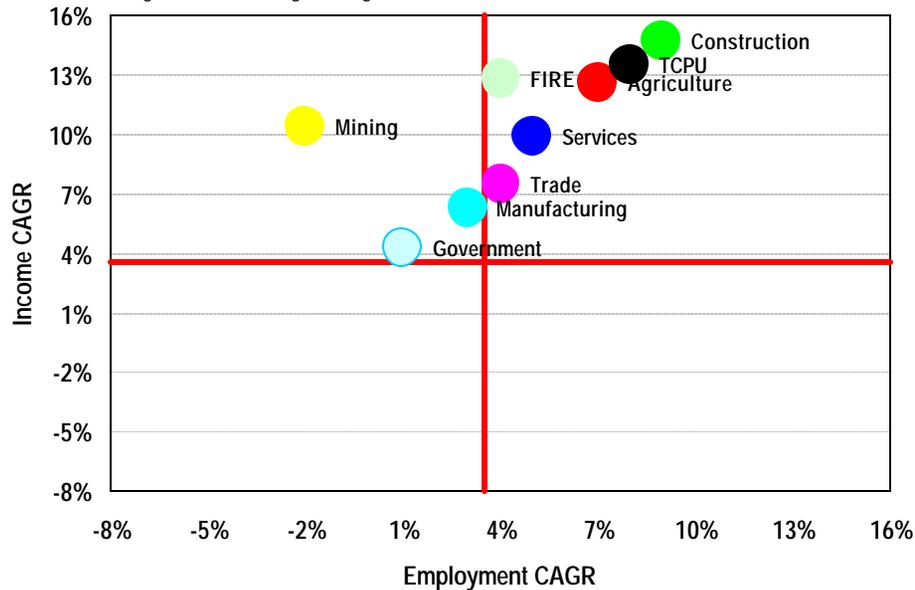
El Paso County Highlights	
Population	<ul style="list-style-type: none"> <li>El Paso County constitutes the southern portion of the "Front Range Corridor." Colorado Springs is a major city (pop. 500,000). Population grew by twice the national average over the last year and faster than the Colorado average.</li> </ul>
Income and Housing	<ul style="list-style-type: none"> <li>Household income is commensurate with averages along the Front Range. The income base is considered more stable with numerous state and federal government facilities as employers.</li> <li>Housing prices in El Paso County are on par with the state average.</li> </ul>
Occupation, Class of Work, Establishment Size	<ul style="list-style-type: none"> <li>Most employees are derived from professional, scientific, academic, or military activities. Colorado Springs has an eclectic mix of national sports centers, military training facilities and high-technology business. Rural areas contain the usual low-wage agriculture and ranching labor.</li> </ul>
Transportation Infrastructure	<ul style="list-style-type: none"> <li>I-25 runs through the county, and there are commercial, general aviation, and reliever airports present.</li> </ul>
State, Federal, or Military Facilities	<ul style="list-style-type: none"> <li>Between the Air Force Academy, NORAD, and the new Center for Homeland Security, El Paso has a dramatically strong military presence. The U.S. Olympic Training Center is also located in Colorado Springs.</li> </ul>
Education	<ul style="list-style-type: none"> <li>The University of Colorado, Colorado College, Pikes Peak Community College, and the Air Force Academy together make education a major component of the El Paso economy. Branches from several other colleges and universities are also located in the county.</li> </ul>
Attractions	<ul style="list-style-type: none"> <li>Pike's Peak is known as the highest road in America, the Garden of the Gods and other dramatic mountain parks make Colorado Springs an attraction for outdoor enthusiasts. Sand Dunes national park and Summit County ski areas are accessible to residents within two hours.</li> </ul>
Natural Resources	<ul style="list-style-type: none"> <li>El Paso has good potential for wind energy, but is not endowed with fossil fuels or particularly fertile soil.</li> </ul>

Historical Analysis of Employment and Income El Paso County													
Employment and Income (2001)				CAGR 1991 to 2001				Location Quotient (2001)					
Employment			Income			Employment		Income		Employment		Income	
		Share			Share								
Services	97,688	30.9%	Services	3,499,620	29.3%	Con.	9.3%	Con.	14.3%	Gov.	1.51	Gov.	1.77
Gov.	67,863	21.4%	Gov.	3,136,443	26.3%	TCPU	8.2%	Ag.	13.0%	Mfg.	1.26	Mfg.	1.25
Trade	60,996	19.3%	Mfg.	1,414,737	11.9%	Ag.	7.2%	TCPU	13.0%	Services	0.97	Services	0.97
Mfg.	29,963	9.5%	Trade	1,370,989	11.5%	FIRE	5.1%	FIRE	12.1%	Trade	0.89	Con.	0.90
Con.	20,803	6.6%	Con.	912,335	7.6%	Services	5.1%	OGM	10.0%	FIRE	0.85	Trade	0.80
FIRE	20,120	6.4%	FIRE	776,599	6.5%	Trade	4.1%	Services	10.0%	TCPU	0.83	FIRE	0.69
TCPU	15,177	4.8%	TCPU	748,741	6.3%	Mfg.	3.3%	Trade	7.2%	Con.	0.82	TCPU	0.63
Ag.	3,774	1.2%	Ag.	57,492	0.5%	Gov.	1.3%	Mfg.	6.2%	Ag.	0.40	Ag.	0.35
OGM	118	0.0%	OGM	17,903	0.2%	OGM	-2.0%	Gov.	4.1%	OGM	0.06	OGM	0.09

Source: DOLA – Colorado Employment by Sector.

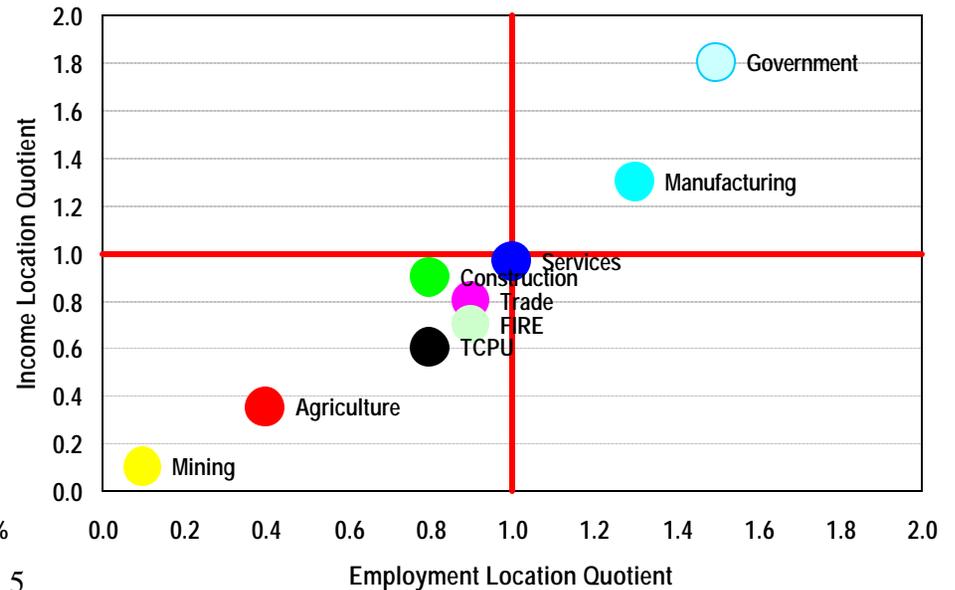
### El Paso County Industry Growth 1991-2001

The chart below illustrates growth of the nine major industry sectors from 1991-2001. Compound annual growth rates (CAGR) are used. From 1991-2001 total state employment grew at a CAGR of 3.6%, and the Denver/Boulder CPI grew at a CAGR of 3.5%. The chart is divided into quadrants based on these values. The upper right-hand quadrant includes industries in the county that had employment growth greater than the state average and income growth greater than the CPI.



### El Paso County Industry Concentration 2001

The chart below illustrates concentration of the nine major industry sectors in 2001. Location quotients (LQ) are used to measure the concentration of an industry in the county relative to the state. An LQ greater than 1 means the county has a high concentration in that industry. The chart is divided into quadrants. The upper right-hand quadrant includes industries with high employment concentration and income concentration.



<b>EL PASO COUNTY SECTOR BREAKDOWN</b>				
<b>Sector</b>	<b>Number of Workers</b>	<b>Total Production (M)</b>	<b>% of Production Exported</b>	<b>Value of Exports (M)</b>
<b>Top 10 Sectors by Employment</b>				
Federal Government - Defense	28,887	\$2,914.5	0%	\$0.0
Eating & Drinking	18,932	725.3	24	174.1
State & Local Government - Education	15,660	573.5	0	0.0
Computer and Data Processing Services	13,772	1,359.5	64	870.1
Miscellaneous Retail	13,399	428.2	12	51.4
Federal Government - Non-Defense	11,098	645.8	0	0.0
Real Estate	10,414	2,206.0	47	1,036.8
State & Local Government - Non-Education	9,647	497.4	0	0.0
Personnel Supply Services	9,170	220.0	17	37.4
Wholesale Trade	8,229	864.9	9	77.8
<b>Top Sectors by Production</b>				
Federal Government - Defense	28,887	\$2,914.5	0%	\$0.0
Real Estate	10,414	2,206.0	47	1,036.8
Communications Except Radio and TV	6,398	2,188.5	73	1,597.6
Computer and Data Processing Services	13,772	1,359.5	64	870.1
New Residential Structures	7,071	1,143.6	0	0.0
Semiconductors and Related Devices	4,627	1,110.1	74	821.5
Wholesale Trade	8,229	864.9	9	77.8
Religious Organizations	6,145	818.5	92	753.0
<b>Top Primary Sectors</b>				
Communications Except Radio and TV	6,398	\$2,188.5	73%	\$1,597.6
Computer and Data Processing Services	13,772	1,359.5	64	870.1
Semiconductors and Related Devices	4,627	1,110.1	74	821.5
Religious Organizations	6,145	818.5	92	753.0
Greeting Card Publishing	3,344	484.7	95	460.5
Computer Peripheral Equipment N.E.C.	2,480	440.1	100	440.1
Gas Production and Distribution	560	551.5	58	319.9
Computer Storage Devices	165	354.3	78	276.4
Instruments To Measure Electricity	1,850	389.5	55	214.2
Hardware N.E.C.	932	166.8	94	156.8

Source: Minnesota IMPLAN Group, Inc. (2000)

### Industry Summary

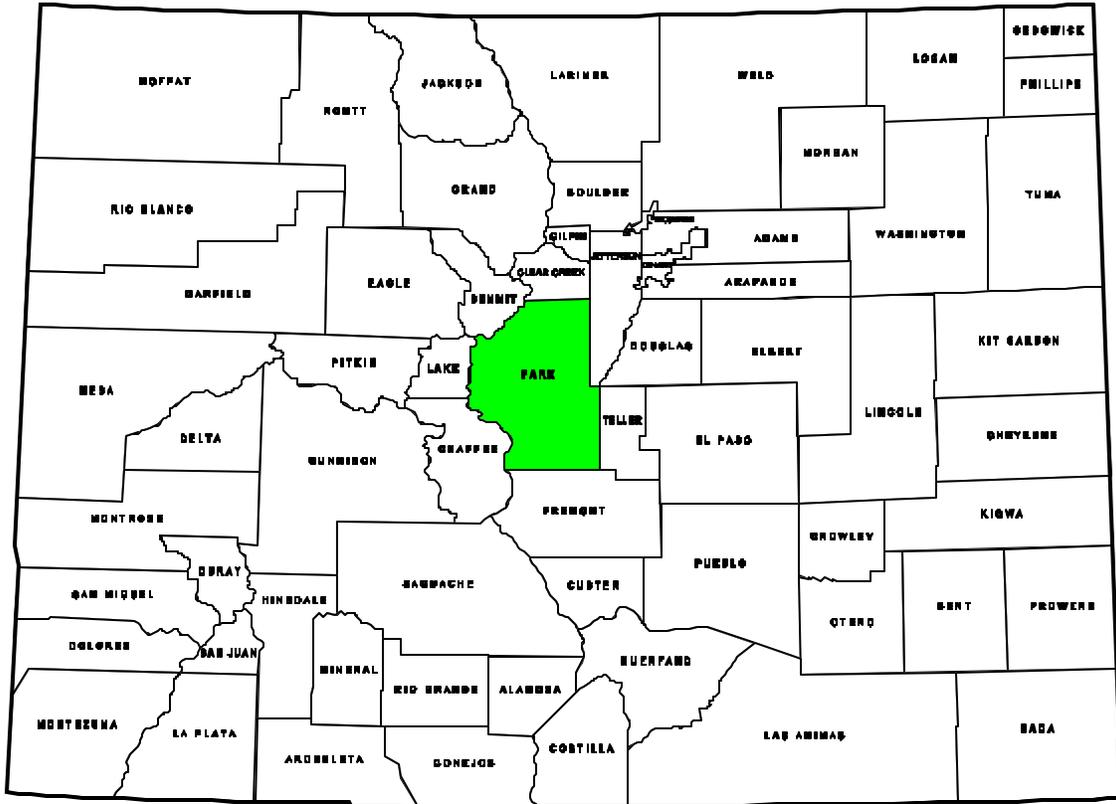
- The US Department of Defense dominates county employment by employing two times more than all of the schools and public universities combined.
- Private industry is heavily weighted in computer technology (computer and data processing, storage devices, measurement instruments). This led to robust growth from 1990-2001, but also suffered along with other technology centers.
- Public and private growth between 1991 to 2001 made new home construction the fastest growing industry in El Paso, leading to a surplus of housing similar to the situation in Denver.
- El Paso has also become a center for religious organization headquarters.

## EL PASO COUNTY - CURRENT, TARGET, AND EMERGING GROWTH INDUSTRIES\*

	Current	Target	Growth	Comments
<b>Agriculture</b>				El Paso County produces some winter wheat and hay, as well as cattle, with 1997 market value of crops sold \$12,580,000 and livestock and products sold \$17,750,000. The area has developed one farmer's market that provides specialty crop growers with higher revenues by selling vegetables, lamb, goat, and beef direct to urban consumers. According to the DOLA base industry study, 1.2% of the county's basic jobs are related to agribusiness. There are opportunities to build on the strengths of computer and electronic product manufacturing, fabricated metal products, printing and related support activities, miscellaneous manufacturing. Less than 5% of the total employees in computer manufacturing build computer storage products. About 30% of the state's computer manufacturing employees work in El Paso County. This critical mass of employees will determine growth in this sector. With a four-year university and highly educated workforce, the area has the potential to develop future growth in technology industries.
Animals	X			
Crops	X			
Dairy				
<b>Manufacturing</b>				With 12-15% of the existing photonics companies in Colorado already located in El Paso, there exists potential growth based upon the evolution of the industry in the state.
General	X			
Computer Hardware/Storage	X	X	X	
Photonics	X	X	X	The county produces some gold. Wind potential is rated "4" or "good," providing the opportunity for some renewable energy development.
<b>Energy and Environmental</b>				
Minerals, Gas/Petroleum	X			The transportation sector has a notable presence in the county, due to the county's central location on I-25 and its airports.
Renewable Energy			X	
Environmental Industries	X			With major aerospace companies already in Colorado Springs, and the defense industry nearby, the aerospace industry is poised to expand. About 55% of employees in the National Security NAICS sector work in El Paso County. Due to the critical mass of employees here, there appears to be strong growth potential.
<b>Transportation</b>				
Air	X			
Trucking	X			
Rail				Telecommunications is one of the county's primary export sectors in terms of workers and production.
General	X			
<b>Aerospace/Space</b>	X	X	X	There is already a large concentration of call centers in the county, and the industry is expected to be one of the county's fastest growing sectors. The telecommunications infrastructure that is needed for a major call center is in place, and the colleges and universities in the area provide a source of inexpensive labor. Colorado Springs was named 24 <sup>th</sup> in the nation in 2001 for software employment relative to overall population by the Software & Information Industry Association based in Washington D.C.
<b>Defense/Homeland Security</b>	X	X	X	
<b>Telecommunications</b>	X	X		A greyhound track, along with Pike's Peak, Garden of the Gods, and the Air Force Academy, offer a variety of recreational opportunities. According to the DOLA base industry study, 6.8% of the county's basic jobs are related to tourism.
<b>Biotechnology</b>	X			
<b>Nanotechnology</b>	X			During 2002 there was a total of 36 film projects produced in the county. Productions were filmed at various locations throughout the county, including Garden of the Gods, Pikes Peak and surrounding mountains, the Broadmoor, and the Olympic Training Center. These locations and many others draw visitors to the area, along with increase the potential for filming in the area.
<b>Services</b>				
Call Centers	X	X	X	
Financial				
Healthcare				
Research and Development	X	X	X	
<b>Software</b>	X	X	X	
<b>Tourism</b>	X	X		
<b>Film</b>	X	X	X	

\*Note: Definition of current target and emerging growth industry included in introduction to this section.

# PARK COUNTY



## PARK COUNTY RESOURCES

### Transportation

*Commercial Service Airports:* none

*General Aviation Airports:* none

*Reliever Airports:* none

*Interstate Highway Miles:* 0

### Military Bases, Federal Facilities, and Prisons

*Military Base:* none

*Federal Facilities:* none

*State Prisons:* none

### Higher Education (Main Campus)

*Four Year:* none

*Two Year:* none

*Private Acc.:* none

### Ski Areas, Casinos, and National Parks

*Ski Areas:* none

*Casinos/Gaming:* none

*National Parks/Sites:* none

### Natural Resources

*Oil Production (Barrels of Oil):* 0

*Gas Production (Million Cubic Feet):* 0

*Coal Production (Short Tons):* 0

*CO2 Production (Million Cubic Feet):* 0

*Wind Level Rating (5=Outstanding, 4=Good):* <4

*Biomass Energy Potential:* <2,500,001 mmbtu

<b>PARK COUNTY OVERVIEW</b>			
	<b>Park County</b>	<b>Colorado</b>	<b>US</b>
<b>People</b>			
Population, 2001 estimate	15,580	4,417,714	284.8 M
Population percent change, April 1, 2000-July 1, 2001	7.3%	2.7%	1.2%
Population, percent change, 1990 to 2000	102.4%	30.6%	13.1%
Persons under 18 years old, percent, 2000	23.5%	25.6%	25.7%
Persons 65 years old and over, percent, 2000	7.3%	9.7%	12.4%
White persons, percent, 2000	95.1%	82.8%	75.1%
Persons of Hispanic or Latino origin, percent, 2000*	4.3%	17.1%	12.5%
Black or African American persons, percent, 2000	0.5%	3.8%	12.3%
American Indian and Alaska Native persons, percent, 2000	0.9%	1.0%	0.9%
Asian persons, percent, 2000	0.4%	2.2%	3.6%
Persons reporting some other race, percent, 2000	1.2%	7.2%	5.5%
High school graduates, percent of persons age 25+, 2000	93.3%	86.9%	80.4%
Bachelor's degree or higher, pct of persons age 25+, 2000	30.3%	32.7%	24.4%
Mean travel time to work, workers age 16+ (minutes), 2000	44.8	24.3	25.5
Homeownership rate, 2000	87.6%	67.3%	66.2%
Median value of owner-occupied housing units, 2000	\$172,100	\$166,600	\$119,600
Median household money income, 1999	\$51,899	\$47,203	\$41,994
Per capita money income, 1999	\$25,019	\$24,049	\$21,587
Persons below poverty, percent, 1999	5.6%	9.3%	12.4%
<b>Business</b>			
Federal funds and grants, 2001 (\$1,000)	32,864	24,344,658	1.8 B
<b>Geography</b>			
Land area, 2000 (square miles)	2,201	103,718	3.5 M
Persons per square mile, 2000	6.6	41.5	79.6
Note: *Hispanics may be of any race, so also are included in applicable race categories.			

<b>ESTABLISHMENTS BY SIZE CLASS</b>		
<b>Size Class</b>	<b>Number</b>	<b>Percent</b>
1-4 Employees	333	80.8%
5-9 Employees	50	12.1%
10-19 Employees	21	5.1%
20-49 Employees	8	1.9%
50-99 Employees	0	0.0%
100-249 Employees	0	0.0%
250-499 Employees	0	0.0%
500-999 Employees	0	0.0%
1,000+ Employees	0	0.0%
<b>Total</b>	<b>412</b>	<b>99.9%</b>

<b>HOUSEHOLDS BY INCOME LEVELS</b>		
<b>Income Bracket</b>	<b>Number</b>	<b>Percent</b>
<\$10,000	268	4.5%
\$10,000 to \$19,999	430	7.3%
\$20,000 to \$29,999	579	9.8%
\$30,000 to \$39,999	865	14.6%
\$40,000 to \$49,999	604	10.2%
\$50,000 to \$59,999	767	12.9%
\$60,000 to \$74,999	809	13.7%
\$75,000 to \$99,999	849	14.3%
\$100,000 to \$124,999	366	6.2%
\$125,000 to \$149,999	194	3.3%
\$150,000 to \$199,000	90	1.5%
\$200,000+	104	1.8%
<b>Total</b>	<b>5,925</b>	<b>100.1%</b>

<b>OCCUPATIONS BY TYPE</b>		
<b>Occupation type</b>	<b>Number</b>	<b>Percent</b>
Management, Professional, and Related	2,623	33.2%
Service	1,044	13.2%
Sales and Office	2,084	26.4%
Farming, Fishing, and Forestry	46	0.6%
Construction, Extraction, and Maintenance	1,319	16.7%
Production, Trans., and Material Moving	786	9.9%

<b>WORKERS BY CLASS</b>		
<b>Worker Class</b>	<b>Number</b>	<b>Percent</b>
Private	5,747	72.7%
Government	1,127	14.3%
Self Employed Non-Inc.	1,001	12.7%
Unpaid Family	27	0.3%

Source: U.S. Census Bureau - County Quickfacts, 2001 County Business Patterns, and 2000 Census Summary File 3.

COUNTY ASSETS			
	Park	El Paso	Teller
Commercial Airport		x	
General Aviation Airport		x	
Reliever Airport		x	
Interstate Highway		x	
State Prison			
Federal Facility		x	
Military Facility		x	
Two-year College/University		x	
Four-year College/University		x	
Private College/University		x	
>25% of Pop. with Bachelor Degree	x	x	x
>10,000 employees		x	
Companies w/ 500+ employees		x	
Manufacturing Shipments (1997)		x	
Ski Resorts			
Casinos/Gaming		x	x
National Parks/Sites			x
Oil, Gas, CO <sub>2</sub> Production			
Coal Production			
Wind Energy			
Biomass Potential			

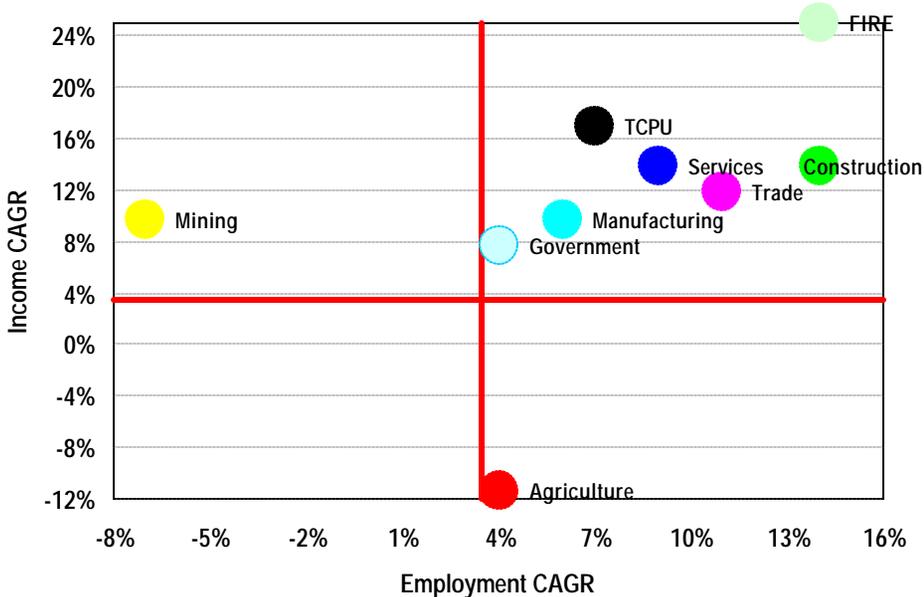
Park County Highlights	
Population	<ul style="list-style-type: none"> <li>Park County has experienced massive growth: population has grown 102% over the past decade. The population is high-income, predominately white, and highly-educated.</li> </ul>
Income and Housing	<ul style="list-style-type: none"> <li>Incomes are higher than the state and national averages, and notably high for a typical mountain-town county.</li> <li>Housing prices are also high – the median price home is \$6,000 more than the state average, and \$53,000 more than the national median.</li> </ul>
Occupation, Class of Work, Establishment Size	<ul style="list-style-type: none"> <li>About 98% of the establishments have fewer than 20 employees and semi-skilled type workers are employed in the tourism industry.</li> </ul>
Transportation Infrastructure	<ul style="list-style-type: none"> <li>Highways 9, 285, and 24 cross through Park County. There is an airport in Breckenridge, about 20 miles from Fairplay.</li> </ul>
State, Federal, or Military Facilities	<ul style="list-style-type: none"> <li>No major government facilities.</li> </ul>
Education	<ul style="list-style-type: none"> <li>Primary and secondary only.</li> </ul>
Attractions	<ul style="list-style-type: none"> <li>No named attractions exist in Park County; however, there are a number of local attractions. The county is near Summit County's numerous ski areas and Florissant NM in Teller County.</li> </ul>
Natural Resources	<ul style="list-style-type: none"> <li>No fossil resources, but there remain some gold seams in the mountains.</li> </ul>

HISTORICAL ANALYSIS OF EMPLOYMENT AND INCOME PARK COUNTY													
Employment and Income (2001)					CAGR 1991 to 2001				Location Quotient (2001)				
Employment			Income		Employment		Income		Employment		Income		
		Share		Share									
Gov.	808	28.1%	Gov.	\$25,605	25.2%	Con.	13.7%	FIRE	37.0%	Ag.	3.30	Con.	1.93
Services	539	18.7	Services	21,241	20.9	FIRE	13.6	TCPU	17.0	Con.	2.08	Gov.	1.70
Con.	482	16.8	Con.	16,704	16.4	Trade	10.5	Con.	13.9	Gov.	1.98	FIRE	1.66
Trade	473	16.5	FIRE	15,919	15.6	Services	8.8	Services	13.9	Trade	0.76	OGM	1.61
Ag.	281	9.8	Trade	11,418	11.2	TCPU	6.6	Trade	11.9	OGM	0.70	Trade	0.78
FIRE	130	4.5	TCPU	5,854	5.8	Mfg.	5.8	Mfg.	9.8	FIRE	0.61	Services	0.69
TCPU	87	3.0	OGM	2,785	2.7	Ag.	3.8	OGM	9.8	Services	0.59	TCPU	0.58
Mfg.	63	2.2	Mfg.	1,893	1.9	Gov.	3.8	Gov.	7.7	TCPU	0.52	Ag.	0.23
OGM	12	0.4	Ag.	332	0.3	OGM	-7.1	Ag.	-11.4	Mfg.	0.29	Mfg.	0.20

Source: DOLA – Colorado Employment by Sector.

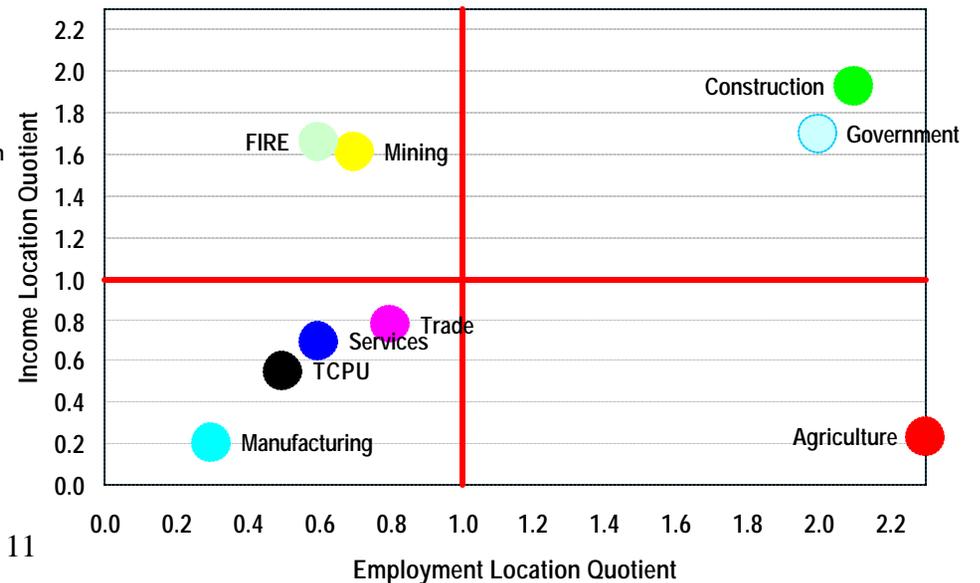
### Park County Industry Growth 1991-2001

The chart below illustrates growth of the nine major industry sectors from 1991-2001. Compound annual growth rates (CAGR) are used. From 1991-2001 total state employment grew at a CAGR of 3.6%, and the Denver/Boulder CPI grew at a CAGR of 3.5%. The chart is divided into quadrants based on these values. The upper right-hand quadrant includes industries in the county that had employment growth greater than the state average and income growth greater than the CPI.



### Park County Industry Concentration 2001

The chart below illustrates concentration of the nine major industry sectors in 2001. Location quotients (LQ) are used to measure the concentration of an industry in the county relative to the state. An LQ greater than 1 means the county has a high concentration in that industry. The chart is divided into quadrants. The upper right-hand quadrant includes industries with high employment concentration and income concentration.



<b>PARK COUNTY SECTOR BREAKDOWN</b>				
<b>Sector</b>	<b>Number of Workers</b>	<b>Total Production (M)</b>	<b>% of Production Exported</b>	<b>Value of Exports (M)</b>
<b>Top 10 Sectors by Employment</b>				
Real Estate	452	\$109.8	79%	\$86.7
State & Local Government - Education	413	11.2	0	0.0
Eating & Drinking	311	9.9	0	0.0
New Residential Structures	306	47.2	0	0.0
Accounting, Auditing and Bookkeeping	273	8.3	70	5.8
Maintenance and Repair, Other Facilities	268	15.5	64	9.9
Hotels and Lodging Places	253	11.5	66	7.6
State & Local Government - Non-Education	239	11.1	0	0.0
Miscellaneous Retail	200	6.6	0	0.0
New Industrial and Commercial Buildings	200	22.9	0	0.0
<b>Top Sectors by Production</b>				
Real Estate	452	\$109.8	79%	\$86.7
New Residential Structures	306	47.2	0	0.0
New Industrial and Commercial Buildings	200	22.9	0	0.0
Maintenance and Repair, Other Facilities	268	15.5	64	9.9
New Government Facilities	94	14.1	70	9.9
Wholesale Trade	123	13.5	9	1.2
Hotels and Lodging Places	253	11.5	66	7.6
<b>Top Primary Sectors</b>				
Real Estate	452	\$109.8	79%	\$86.7
Hotels and Lodging Places	253	11.5	66	7.6
Accounting, Auditing and Bookkeeping	273	8.3	70	5.8
Manufacturing Industries, N.E.C.	56	4.6	87	4.0
Range Fed Cattle	47	1.9	79	1.5
Dairy Farm Products	9	1.1	100	1.1
Gold Ores	6	1.8	56	1.0
Ranch Fed Cattle	23	1.0	90	0.9
Miscellaneous Plastics Products	5	0.8	100	0.8

Source: Minnesota IMPLAN Group, Inc. (2000)

### Industry Summary

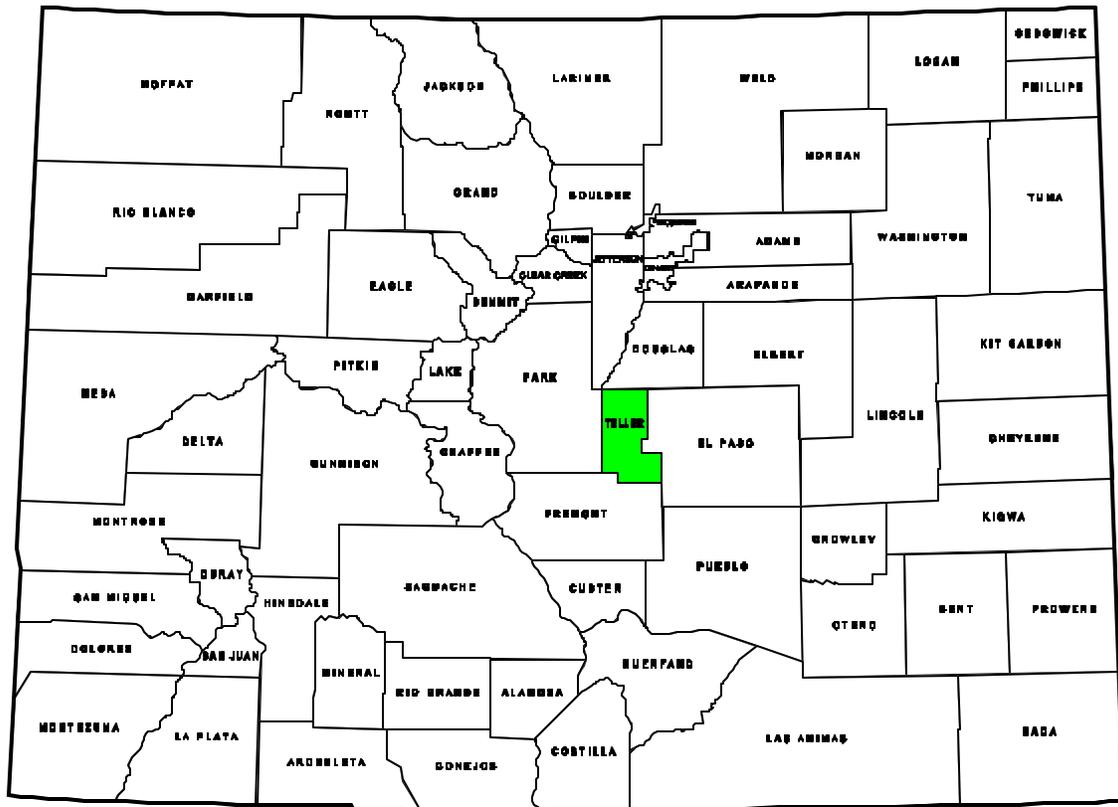
- Park County has experienced unprecedented growth over the past decade – the population doubled between 1991-2000. This growth, largely an influx of re-locating state and national retirees and vacation homes, has driven the Park County economy.
- Construction and real estate have been lucrative industries in this county over the past decade.
- Meanwhile, mining and ranching, two traditional core industries have been in decline.
- Tourism and related services are becoming important employers in the county, but most of the population living there is highly-educated and high-income. This new demographic reflects a population with two homes, or with telecommuting possibilities. Several of these new residents come from Denver and the Front Range.

## PARK COUNTY - CURRENT, TARGET, AND EMERGING GROWTH INDUSTRIES\*

	Current	Target	Growth	Comments
<b>Agriculture</b>				Population growth has fueled growth in the construction industry. A significant portion of this growth contributes to jobs outside the county. The DOLA base industry study indicates that 54% of workers commute to jobs outside the county.
Animals	X			
Crops	X			
Dairy				Park County produces some hay and cattle. Total market value of agricultural products sold in 1997 was \$3,622,000. According to the DOLA base industry study, 5.7% of the county's basic jobs are related to agribusiness.
<b>Manufacturing</b>				
General	X			A limited number of firms could support additional niche manufacturing.
Computer Hardware/Storage				
Photonics				
<b>Energy and Environmental</b>				Extension of broadband services from the MNT hub in the county could provide modest growth opportunities for a variety of businesses.
Minerals, Gas/Petroleum				
Renewable Energy				Cluster industries such as biotechnology, aerospace, defense, software, computer storage, and nanotechnology have a minimal presence in Park County, and it is unlikely that these industries will increase in the next decade.
Environmental Industries				
<b>Transportation</b>				A growing number of retirees and vacation homes in the county could drive an increase in health-care services.
Air				
Trucking				
Rail				
General				Although there are no attractions in the county, it is close to Breckenridge, Keystone, and Arapahoe ski areas. Pike National Forest offers a variety of outdoor recreational activities. The DOLA base industry study indicates that 10.6% of the county's basic jobs are related to tourism.
<b>Aerospace/Space</b>				
<b>Defense/Homeland Security</b>				One film project was done in the county during 2002. There is a chance of slight growth in the future.
<b>Telecommunications</b>				
<b>Biotechnology</b>				
<b>Nanotechnology</b>				
<b>Services</b>				
Call Centers				
Financial				
Healthcare				
Research and Development				
<b>Software</b>				
<b>Tourism</b>	X	X		
<b>Film</b>	X			

\*Note: Definition of current target and emerging growth industry included in introduction to this section.

# TELLER COUNTY



## TELLER COUNTY RESOURCES

### Transportation

*Commercial Service Airports:* none

*General Aviation Airports:* none

*Reliever Airports:* none

*Interstate Highway Miles:* 0

### Military Bases, Federal Facilities, and Prisons

*Military Base:* none

*Federal Facilities:* none

*State Prisons:* none

### Higher Education (Main Campus)

*Four Year:* none

*Two Year:* none

*Private Acc.:* none

### Ski Areas, Casinos, and National Parks

*Ski Areas:* none

*Casinos/Gaming:* Casinos in Cripple Creek

*National Parks/Sites:* Florissant Fossil Beds NM

### Natural Resources

*Oil Production (Barrels of Oil):* 0

*Gas Production (Million Cubic Feet):* 0

*Coal Production (Short Tons):* 0

*CO2 Production (Million Cubic Feet):* 0

*Wind Level Rating (5=Outstanding, 4=Good):* <4

*Biomass Energy Potential:* <2,500,001 mmbtu

<b>TELLER COUNTY OVERVIEW</b>			
	<b>Teller County</b>	<b>Colorado</b>	<b>US</b>
<b>People</b>			
Population, 2001 estimate	21,425	4,417,714	284.8 M
Population percent change, April 1, 2000-July 1, 2001	4.2%	2.7%	1.2%
Population, percent change, 1990 to 2000	64.9%	30.6%	13.1%
Persons under 18 years old, percent, 2000	25.9%	25.6%	25.7%
Persons 65 years old and over, percent, 2000	7.5%	9.7%	12.4%
White persons, percent, 2000	94.9%	82.8%	75.1%
Persons of Hispanic or Latino origin, percent, 2000*	3.5%	17.1%	12.5%
Black or African American persons, percent, 2000	0.5%	3.8%	12.3%
American Indian and Alaska Native persons, percent, 2000	1.0%	1.0%	0.9%
Asian persons, percent, 2000	0.6%	2.2%	3.6%
Persons reporting some other race, percent, 2000	0.9%	7.2%	5.5%
High school graduates, percent of persons age 25+, 2000	94.0%	86.9%	80.4%
Bachelor's degree or higher, pct of persons age 25+, 2000	31.7%	32.7%	24.4%
Mean travel time to work, workers age 16+ (minutes), 2000	30.1	24.3	25.5
Homeownership rate, 2000	80.9%	67.3%	66.2%
Median value of owner-occupied housing units, 2000	\$162,000	\$166,600	\$119,600
Median household money income, 1999	\$50,165	\$47,203	\$41,994
Per capita money income, 1999	\$23,412	\$24,049	\$21,587
Persons below poverty, percent, 1999	5.4%	9.3%	12.4%
<b>Business</b>			
Federal funds and grants, 2001 (\$1,000)	60,480	24,344,658	1.8 B
<b>Geography</b>			
Land area, 2000 (square miles)	557	103,718	3.5 M
Persons per square mile, 2000	36.9	41.5	79.6
Note: *Hispanics may be of any race, so also are included in applicable race categories.			

<b>ESTABLISHMENTS BY SIZE CLASS</b>		
<b>Size Class</b>	<b>Number</b>	<b>Percent</b>
1-4 Employees	427	67.7%
5-9 Employees	109	17.3%
10-19 Employees	44	7.0%
20-49 Employees	33	5.2%
50-99 Employees	10	1.6%
100-249 Employees	5	0.8%
250-499 Employees	3	0.5%
500-999 Employees	0	0.0%
1,000+ Employees	0	0.0%
<b>Total</b>	<b>631</b>	<b>100.1%</b>

<b>HOUSEHOLDS BY INCOME LEVELS</b>		
<b>Income Bracket</b>	<b>Number</b>	<b>Percent</b>
<\$10,000	299	3.7%
\$10,000 to \$19,999	616	7.7%
\$20,000 to \$29,999	1,052	13.2%
\$30,000 to \$39,999	1,011	12.7%
\$40,000 to \$49,999	996	12.5%
\$50,000 to \$59,999	785	9.8%
\$60,000 to \$74,999	1,064	13.3%
\$75,000 to \$99,999	1,130	14.2%
\$100,000 to \$124,999	496	6.2%
\$125,000 to \$149,999	241	3.0%
\$150,000 to \$199,000	167	2.1%
\$200,000+	123	1.5%
<b>Total</b>	<b>7,980</b>	<b>99.9%</b>

<b>OCCUPATIONS BY TYPE</b>		
<b>Occupation type</b>	<b>Number</b>	<b>Percent</b>
Management, Professional, and Related	4,020	36.6%
Service	1,536	14.0%
Sales and Office	2,791	25.4%
Farming, Fishing, and Forestry	20	0.2%
Construction, Extraction, and Maintenance	1,629	14.8%
Production, Trans., and Material Moving	984	9.0%

<b>WORKERS BY CLASS</b>		
<b>Worker Class</b>	<b>Number</b>	<b>Percent</b>
Private	8,235	75.0%
Government	1,664	15.2%
Self Employed Non-Inc.	1,023	9.3%
Unpaid Family	58	0.5%

Source: U.S. Census Bureau - County Quickfacts, 2001 County Business Patterns, and 2000 Census Summary File 3.

COUNTY ASSETS			
	Teller	El Paso	Park
Commercial Airport		*	
General Aviation Airport		*	
Reliever Airport		*	
Interstate Highway		*	
State Prison			
Federal Facility		*	
Military Facility		*	
Two-year College/University		*	
Four-year College/University		*	
Private College/University		*	
>25% of Pop. with Bachelor Degree	*	*	*
>10,000 employees		*	
Companies w/ 500+ employees		*	
Manufacturing Shipments (1997)		*	
Ski Resorts			
Casinos/Gaming	*	*	
National Parks/Sites	*		
Oil, Gas, CO <sub>2</sub> Production			
Coal Production			
Wind Energy		*	
Biomass Energy Potential			

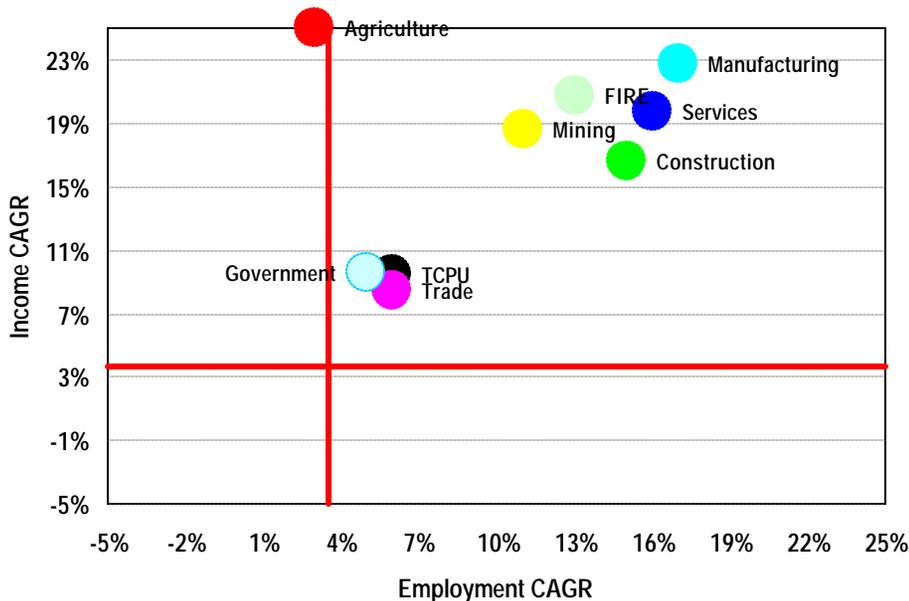
Teller County Highlights
<p>Population</p> <ul style="list-style-type: none"> <li>Teller County has experienced massive population growth over the past decade, with a 65% increase in population. Many of these new residents live in unincorporated woodlands outside Cripple Creek and Victor.</li> </ul> <p>Income and Housing</p> <ul style="list-style-type: none"> <li>Median income and housing are in-line with the state, but the averages hide a major dual distribution. There are poor service workers and wealthy semi-retirees living and working in the county and nearby Front Range. 25% of the households earn 20-40K, while 28% earn between \$60-\$100K. Only 21% are "middle class".</li> </ul> <p>Occupation, Class of Work, Establishment Size</p> <ul style="list-style-type: none"> <li>Occupations in the county are semi-skilled, commensurate with tourism and the gaming industry or construction.</li> </ul> <p>Transportation Infrastructure</p> <ul style="list-style-type: none"> <li>No major highways or airports exist in T eller County, but air and land transport are available nearby in Colorado Springs.</li> </ul> <p>State, Federal, or Military Facilities</p> <ul style="list-style-type: none"> <li>No major government facilities.</li> </ul> <p>Education</p> <ul style="list-style-type: none"> <li>Primary and secondary education only.</li> </ul> <p>Attractions</p> <ul style="list-style-type: none"> <li>Cripple Creek has a casino and some substantial outdoor recreation opportunities, and the Florissant Fossil Beds National Monument.</li> </ul> <p>Natural Resources</p> <ul style="list-style-type: none"> <li>There are no significant fossil fuel resources in Teller.</li> </ul>

HISTORICAL ANALYSIS OF EMPLOYMENT AND INCOME TELLER COUNTY													
Employment and Income (2001)						CAGR 1991 to 2001				Location Quotient (2001)			
Employment			Income			Employment		Income		Employment		Income	
		Share			Share								Share
Services	3,297	38.9%	Services	\$101,168	38.5%	Mfg.	16.7%	Ag.	37.0%	OGM	5.69	OGM	4.81
Trade	1,492	17.6	Gov.	41,408	15.8	Services	15.8	Mfg.	22.8	FIRE	1.32	Services	1.27
Gov.	1,196	14.1	Trade	28,434	10.8	Con.	15.1	FIRE	20.7	Services	1.22	Con.	1.19
FIRE	839	9.9	Con.	26,513	10.1	FIRE	12.6	Services	19.8	Gov.	0.99	Gov.	1.06
Con.	614	7.2	FIRE	21,995	8.4	OGM	10.7	OGM	18.6	Con.	0.90	FIRE	0.89
Mfg.	310	3.7	OGM	21,528	8.2	TCPU	5.6	Con.	16.6	Trade	0.82	Trade	0.75
OGM	303	3.6	Mfg.	11,746	4.5	Trade	5.6	Gov.	9.6	Ag.	0.67	Ag.	0.54
TCPU	267	3.1	TCPU	7,704	2.9	Gov.	4.5	TCPU	9.5	TCPU	0.54	Mfg.	0.47
Ag.	167	2.0	Ag.	1,977	0.8	Ag.	2.5	Trade	9.5	Mfg.	0.49	TCPU	0.29

Source: DOLA – Colorado Employment by Sector.

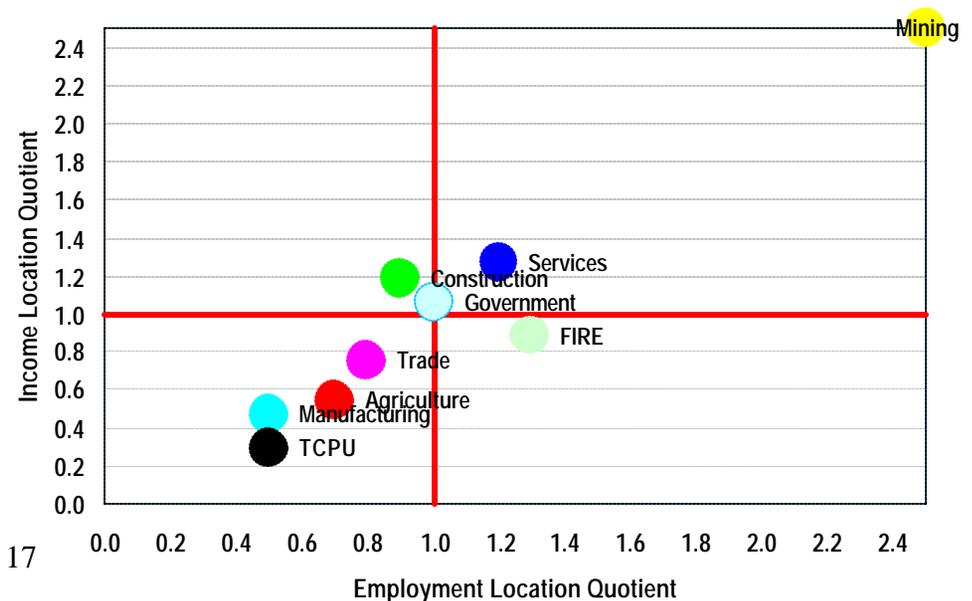
### Teller County Industry Growth 1991-2001

The chart below illustrates growth of the nine major industry sectors from 1991-2001. Compound annual growth rates (CAGR) are used. From 1991-2001 total state employment grew at a CAGR of 3.6%, and the Denver/Boulder CPI grew at a CAGR of 3.5%. The chart is divided into quadrants based on these values. The upper right-hand quadrant includes industries in the county that had employment growth greater than the state average and income growth greater than the CPI.



### Teller County Industry Concentration 2001

The chart below illustrates concentration of the nine major industry sectors in 2001. Location quotients (LQ) are used to measure the concentration of an industry in the county relative to the state. An LQ greater than 1 means the county has a high concentration in that industry. The chart is divided into quadrants. The upper right-hand quadrant includes industries with high employment concentration and income concentration.



<b>TELLER COUNTY SECTOR BREAKDOWN</b>				
<b>Sector</b>	<b>Number of Workers</b>	<b>Total Production (M)</b>	<b>% of Production Exported</b>	<b>Value of Exports (M)</b>
<b>Top 10 Sectors by Employment</b>				
Amusement and Recreation Services	2,739	\$118.0	97%	\$114.5
Real Estate	633	116.9	70	81.8
Eating & Drinking	610	19.6	0	0.0
State & Local Government - Education	537	18.4	0	0.0
State & Local Government - Non-Education	416	17.6	0	0.0
Food Stores	336	14.0	34	4.8
Hotels and Lodging Places	327	12.4	52	6.4
New Residential Structures	299	45.4	0	0.0
Miscellaneous Retail	299	7.5	0	0.0
Gold Ores	282	66.0	49	32.3
<b>Top Sectors by Production</b>				
Amusement and Recreation Services	2,739	118.0	97	114.5
Real Estate	633	116.9	70	81.8
Gold Ores	282	66.0	49	32.3
New Residential Structures	299	45.4	0	0.0
Banking	158	26.1	21	5.5
New Industrial and Commercial Buildings	195	21.8	0	0.0
Eating & Drinking	610	19.6	0	0.0
<b>Top Primary Sectors</b>				
Amusement and Recreation Services	2,739	\$118.0	97%	\$114.5
Real Estate	633	116.9	70	81.8
Sporting and Athletic Goods, N.E.C.	73	13.0	92	12.0
Porcelain Electrical Supplies	95	11.1	98	10.9
Plastics Materials and Resins	13	7.7	90	6.9
Hotels and Lodging Places	327	12.4	52	6.4
Natural Gas & Crude Petroleum	26	7.4	77	5.7
Paints and Allied Products	8	2.1	100	2.1
Industrial and Fluid Valves	9	2.0	90	1.8

Source: Minnesota IMPLAN Group, Inc. (2000)

### Industry Summary

- Teller County has experienced substantial population and economic growth over the past decade. The county is now working to maintain a high quality of life along with high growth. Many long-term residents currently enjoy high rates of return on real estate and property holdings.
- The industrial landscape is dominated by the recreation and gaming industry. This industry alone accounts for 2,400 jobs in a county of 21,000. Surrounding tourism services are also major employers, although all industries have grown substantially faster than the state average.
- Real estate is a major industry in the county as long as the population continues to grow.
- Interestingly, gold mining is still a major industry in the county.
- Teller County has substantial natural amenities and a positive outlook for growth as a neighboring Front Range county.

## TELLER COUNTY - CURRENT, TARGET, AND EMERGING GROWTH INDUSTRIES\*

	Current	Target	Growth	Comments
<b>Agriculture</b>				
Animals	X			Teller County produces a small amount of hay and cattle generating a total of \$1,277,000 from agricultural products sold in 1997. The area has developed a farmer's market providing specialty crop growers with higher revenues by selling direct to consumers. According to the DOLA base industry study, 1.2% of the county's basic jobs are related to agribusiness.
Crops	X			
Dairy				
<b>Manufacturing</b>				
General	X			There are current jobs in nonmetallic product manufacturing.
Computer Hardware/Storage				Teller County produces silver.
Photonics				
<b>Energy and Environmental</b>				
Minerals, Gas/Petroleum	X			Cluster industries such as biotechnology, aerospace, defense, software, computer storage, and nanotechnology have a minimal presence in Teller County, and it is unlikely that these industries will increase in the next decade.
Renewable Energy				Extension of broadband services from the MNT hub in the county could provide modest growth opportunities for a variety of businesses.
Environmental Industries				
<b>Transportation</b>				
Air				Call centers have a very small presence in Teller County. This area is not expected to become a large call center market.
Trucking				
Rail				The growing population will increase the demand for health-care services.
General				
<b>Aerospace/Space</b>				The casinos in Cripple Creek and the surrounding mountains offer a variety of recreational opportunities. Florissant Fossil Beds National Monument is also located in the county. The DOLA base industry study indicates that 40% of the county's basic jobs are related to tourism.
<b>Defense/Homeland Security</b>				
<b>Telecommunications</b>				Three projects were filmed in the county during 2002.
<b>Biotechnology</b>				
<b>Nanotechnology</b>				
<b>Services</b>				
Call Centers	X			The growing population will increase the demand for health-care services.
Financial				
Healthcare	X			The growing population will increase the demand for health-care services.
Research and Development				
<b>Software</b>				The growing population will increase the demand for health-care services.
<b>Tourism</b>	X	X		
<b>Film</b>	X	X		

\*Note: Definition of current target and emerging growth industry included in introduction to this section.