

# Limon town

## Demographic and Economic Profile

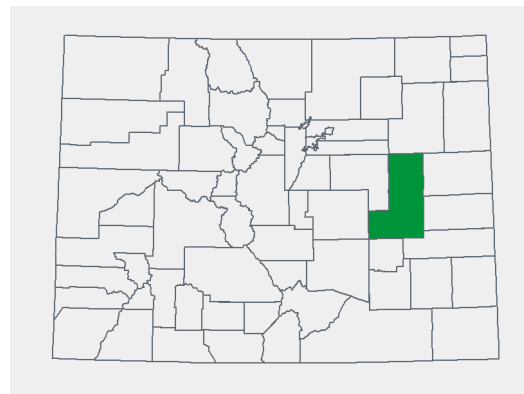


**COLORADO**  
Department of Local Affairs

### Community Quick Facts

Population (2014)	1,909
Population Change 2010 to 2014	26
Place Median HH Income (ACS 10-14)	\$39,773
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	2,940
County Cost of Living Index (State=100)	87.33, Very Low

Source: State Demography Office  
U.S. Census Bureau

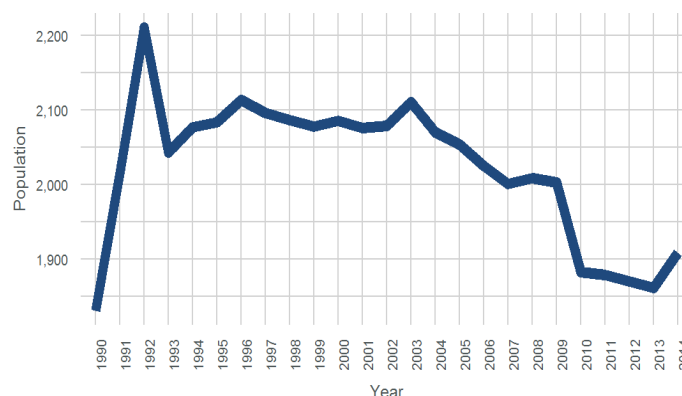


## Population

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

- After rapid growth in the early 1990s due to employment from the opening of the Limon Correctional Facility, Limon's population remained largely flat until 2003, when it began to decline.
- The declines in population were largely due to job losses resulting in out migration. Limon Correctional Facility is not within town limits, but has seen declining prison population in recent years.
- Limon's population increased in 2014 and is expected to grow again in 2015.

Limon Population, 1990 to 2014



### Population

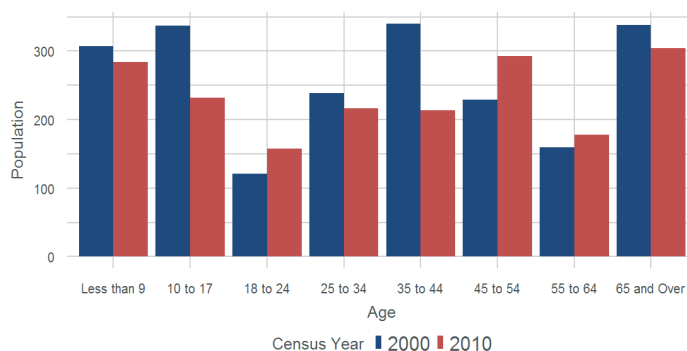
### Annual Average Growth Rate (%)

	Limon town	Lincoln	Colorado	Limon town	Lincoln	Colorado
1990	1,831	4,529	3,294,473			
1995	2,084	5,983	3,811,074	2.6%	5.7%	3.0%
2000	2,086	6,163	4,338,801	0.0%	0.6%	2.6%
2010	1,883	5,474	5,050,289	-1.0%	-1.2%	1.5%
2014	1,909	5,508	5,353,471	0.3%	0.2%	1.5%

### Population By Age

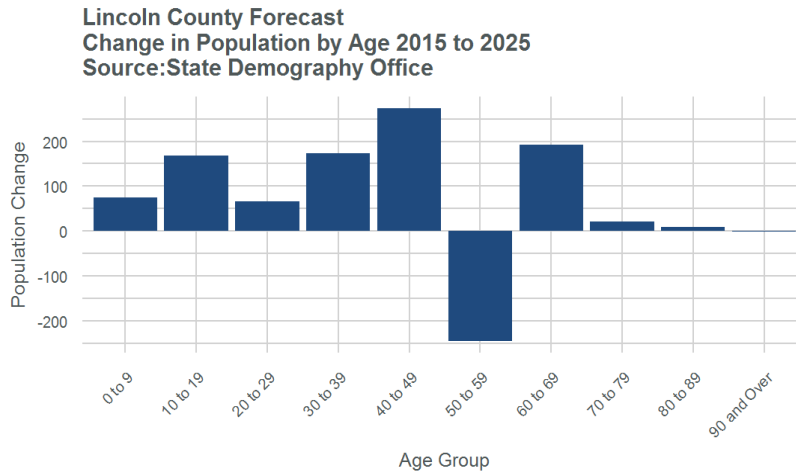
Limon's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). The largest increase was in the 45 to 54 year old age group; which, along with some small growth in the 18 to 24 and 55 to 64 age groups. Decreases in all other age groups are consistent with overall population decline.

Limon Town Population by Age  
Source: U.S. Census Bureau



## Population By Age, Continued

Lincoln County is expected to increase slowly to about 6,700 in 2030. Most of this growth is forecast in the prime working age adults (30-49) and those 60 to 69 years old. In-migration to the county will be driven by the need for replacement workers for older adults aging out of Lincoln County's current labor force. Due to the forecast growth in working age adults, there is also a forecast growth in the number of children.

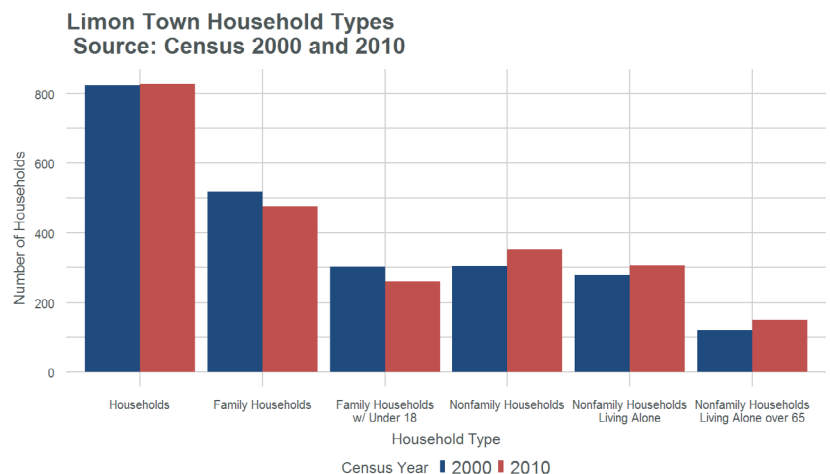


## Housing & Households

Limon town Housing Units	2000	2010	2010 %
Total Housing Units	934	963	
Occupied Housing Units	823	828	86.0%
Owner-Occupied Units	523	482	58.2%
Renter-Occupied Units	300	346	41.8%
Vacant Housing Units	111	135	14.0%
For Seasonal	9	8	5.9%
All Other Vacant	102	127	94.1%

- The overall vacancy rate was 14% in 2010.
- The vacancy rate is relatively high compared to other similar communities
- Most of the units are owner occupied (58.2%) and an active rental market exists as well.

- There was a small increase in households between 2000 and 2010.
- This increase is almost entirely due to growth in non-family households, especially those living alone over age 65.
- This growth in older households and those living alone offset declines in family households due to aging.



# Race & Ethnicity

Limon town Population by Race/Ethnicity

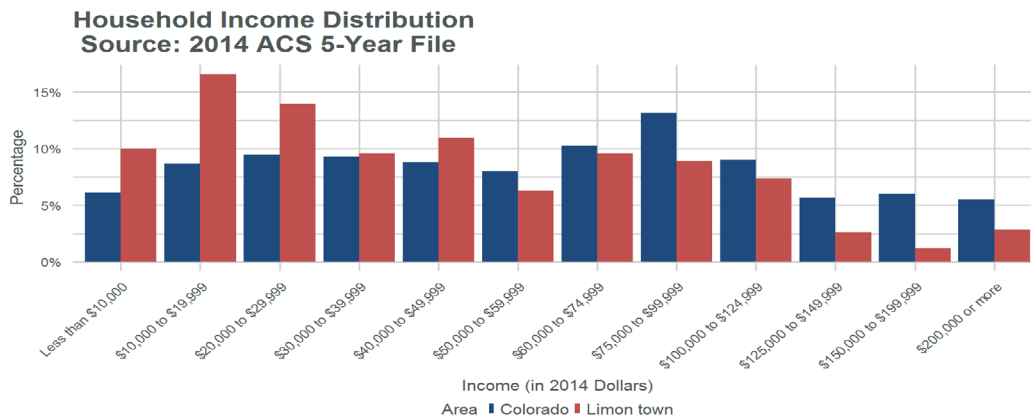
	2000	2010	2010 %	Colorado 2010 %
Total	2,071	1,880		
White	1,869	1,636	87%	70.0%
Black or African American	5	15	0.8%	3.8%
American Indian or Alaska Native	15	12	0.6%	0.6%
Asian	9	15	0.8%	2.7%
Native Hawaiian and Other	0	1	0.1%	0.1%
Some Other Race	0	3	0.2%	0.2%
Two or More	24	22	1.2%	2.0%
Hispanic	149	176	9.4%	20.7%

Source: U.S. Census 2010

- Limon is less diverse than the state as a whole and became slightly more diverse over the past decade.
- The Hispanic population increased by 18% while the White population decreased by 12% from 2000 to 2010; the overall growth rate was -9%.

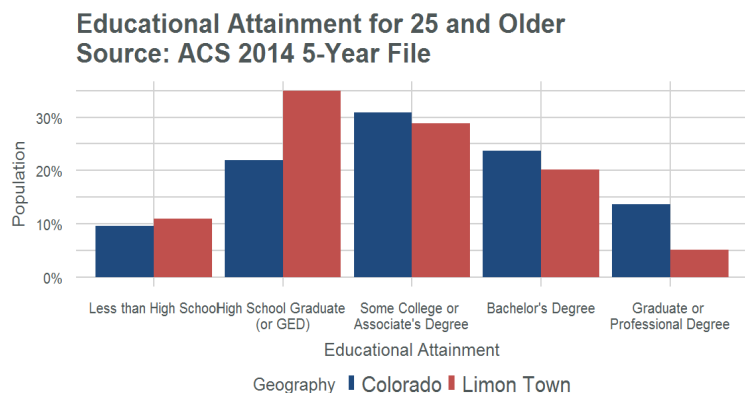
# Income

The graph below compares Limon's income distribution to the state. Limon has a lower median household income than the state, \$39,773 vs. \$59,448. Limon has a larger share of people earning between less than \$10,000 and \$49,999 than the state. The lower incomes are likely influenced by significant aging and transition to fixed incomes as well as the high share of jobs in retail trade and accommodation and food services.



# Education

Limon has a lower share of its population with some college or higher compared to the state. The largest share of the population has a High School Degree or GED. The share of the population with less than a high school degree is also slightly greater than the state.

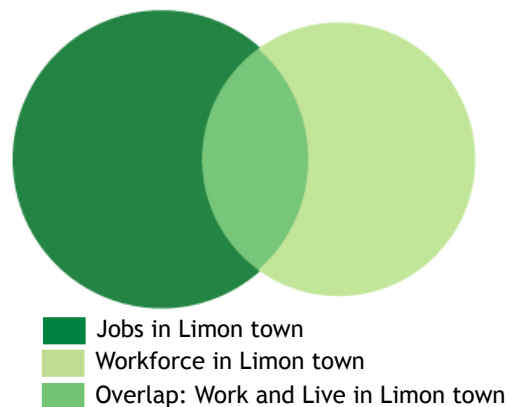


# Commuting

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 graph to the side breaks the data by job and by resident worker. The dark 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 25% of the jobs are held by residents and 75% of the jobs are held by people who live outside the town. Considering Limon's labor force, about 29% work in town and 71% are employed outside of the city limits.

Limon town Commuting Patterns, 2014



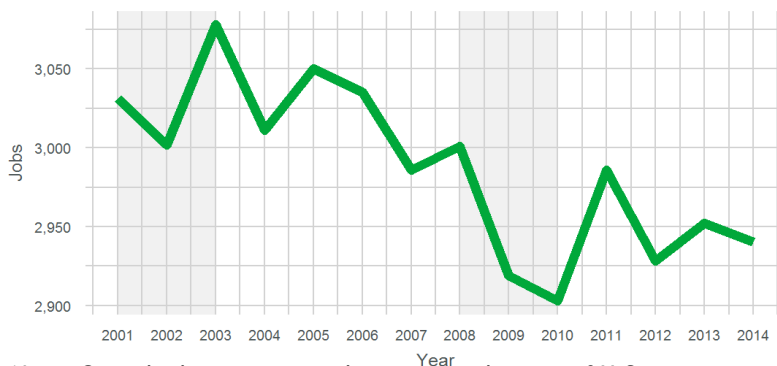
Source: LEHD On the Map, 2016

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 2,940 in 2014. Lincoln remains about 60 jobs below its 2008 peak. Industries that employed more people in 2014 than in 2008 include health services, agriculture, construction, and government. Conversely, manufacturing, transportation and warehousing, admin and waste and other services have fewer workers than in 2008. Limon is home to about half of all jobs in Lincoln County.

Lincoln 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

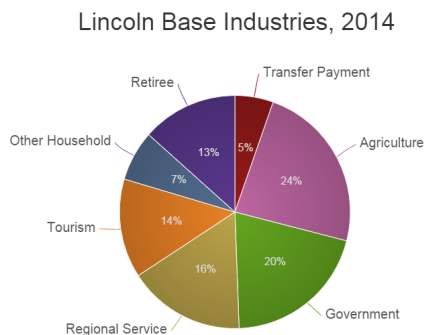
	Limon	Lincoln
Agriculture	1%	21%
Mining	0%	1%
Utilities	4%	1%
Construction	6%	7%
Manufacturing	1%	3%
Wholesale trade	1%	8%
Retail Trade	25%	8%
Transportation and warehousing	1%	2%
Information	0%	1%
Finance activities	3%	3%
Real estate	1%	2%
Professional and business services	1%	2%
Management of companies and enterprise	0%	0%
Admin and waste	0%	5%
Education	0%	0%
Health Services	13%	5%
Arts, Entertainment, and Recreation	0%	0%
Accommodation and food	22%	7%
Other services, except public administration	2%	6%
Government	19%	18%

## Economic Industry Mix

Limon industry mix is different than Lincoln County with the exception of Government, Construction, and Financial Activities, as seen in the chart below. The largest industries by employment share of jobs are retail trade, accommodations and food services, and health services. Limon's considerably larger share of jobs in retail trade and accommodation and food reflect the town's proximity to I-70; these industries also benefit from friends and family who come to visit inmates.

## Economic Base Analysis

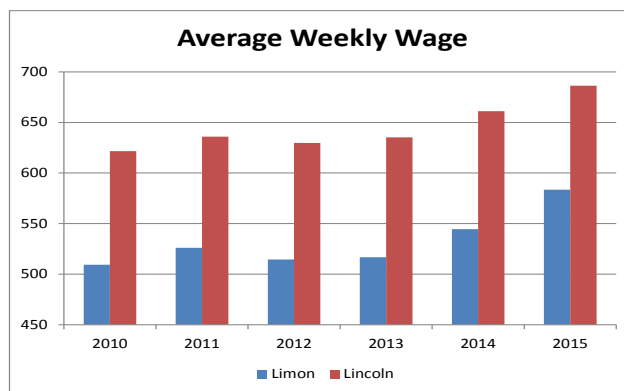
The Base Industries chart shows which industries drive the economy in Lincoln. The chart shows the important share of economic activity driven by agriculture and government to the economy. Government includes local government (public administration and hospital/nursing home) and state or federal employment in the area. It also shows the significance of retiree spending and regional services. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation.



Source: State Demography Office

## Average Wage Trends

- Average weekly wages in Limon increased 15% from 2010 to 2015.
- Lincoln County saw wage growth of 10% over the same five year period.
- Weekly wages of \$584 in Limon in 2015 were only 56% of the \$1,042 statewide average; the weekly wage was 85% of the \$686 Lincoln average.

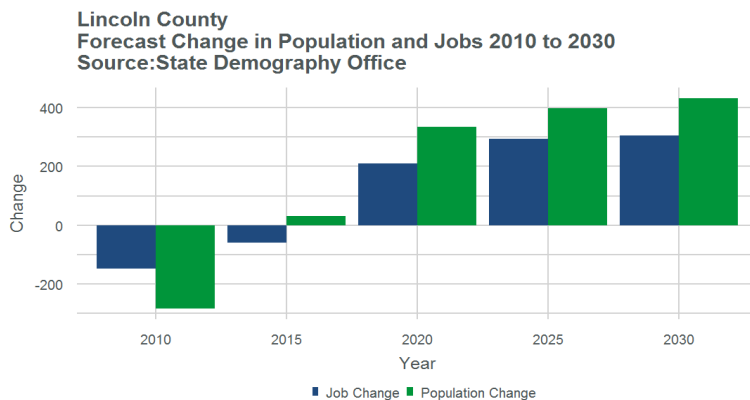


Source: Department of Labor and Employment (QCEW)

## 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.

- Population growth is forecast to exceed job growth for the period from 2015 to 2020 and continue through 2030.
- This is driven in part by the aging of the population and the labor force in particular. Population growth occurs as people move into jobs vacated when a person ages out of the labor force. This drives population growth, but not necessarily new jobs and occurs mostly after 2025.
- Continued growth in employment and population may require additional housing and community services. Additionally, an aging population may require increased need for accessible housing and other aging services.



	Total Jobs	Population
2010	2,903	5,502
2015	2,845	5,532
2020	3,055	5,868
2025	3,350	6,265
2030	3,654	6,698