

# INVEST IN COLORADO'S GREAT NORTHWEST

EST.

CRAIG

1908

*Colorado's*  
GREAT NORTHWEST



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# LOCATION OVERVIEW

Craig, Colorado is located in Colorado's Great Northwest, situated between interstate I-70 and I-80 and just 150 miles north of Grand Junction, Colorado, and 45 miles west of Steamboat Springs. The City of Craig is the county seat and is located in the southeast corner of the county at the intersection of U.S. Hwy 40 and Colorado Hwy 13. Craig is the commercial and industrial center of Northwest Colorado. Craig, Colorado is situated between two major interstates with large distribution channels running at each interstate.

Craig's location is prime for tourism, with direct routes to multiple National Parks, and many attractions only known to Northwest, Colorado. The location of Craig also provides a unique quality of life that many rural communities lack. Industry looking to locate to Craig has the added advantage of expanding infrastructure and lower costs of land availability.



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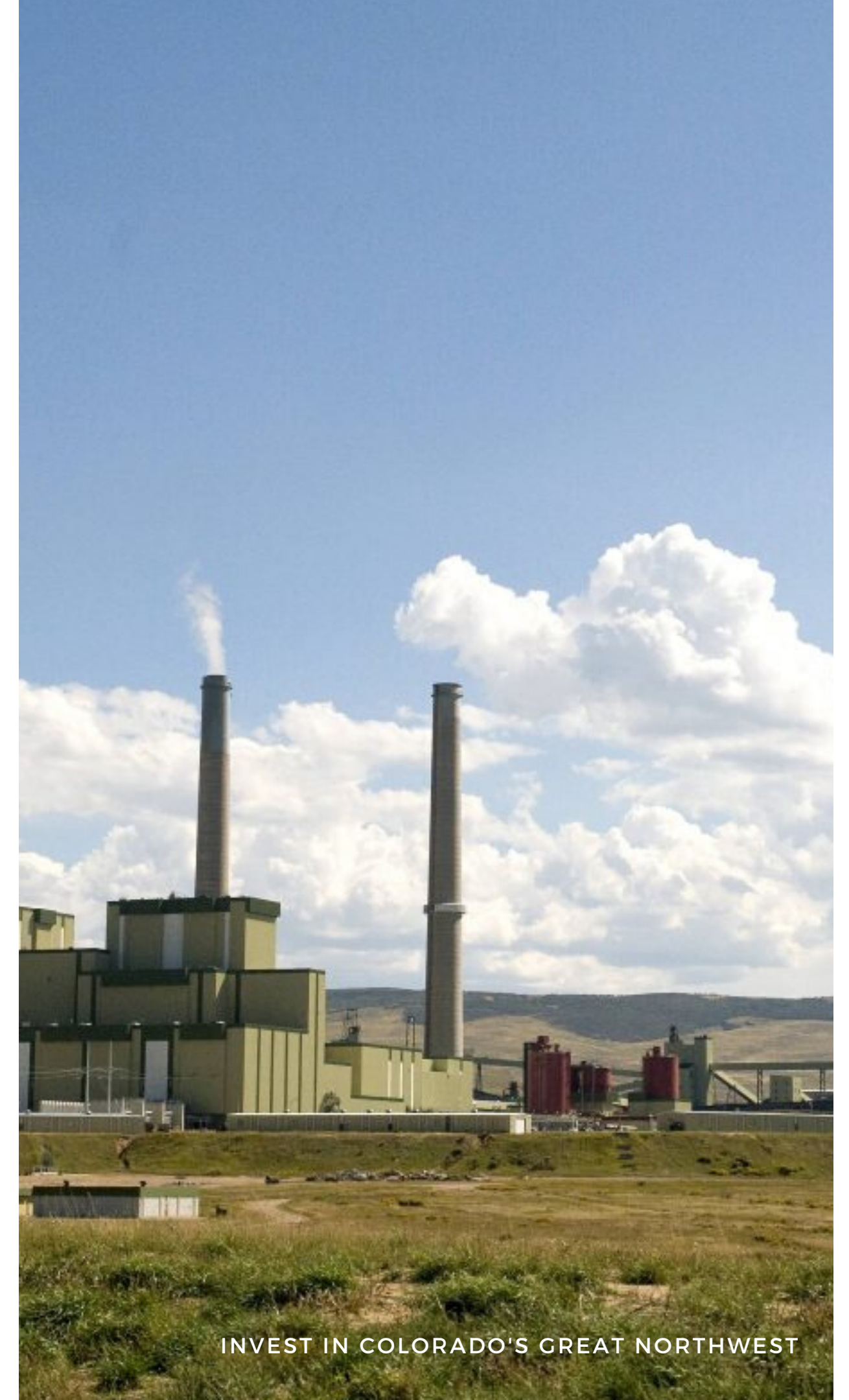
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THE NEXT STEPS IN THE  
FUTURE OF CRAIG,  
COLORADO AND THE  
REGION

# PRESENT SITUATION

## What's Happening Now

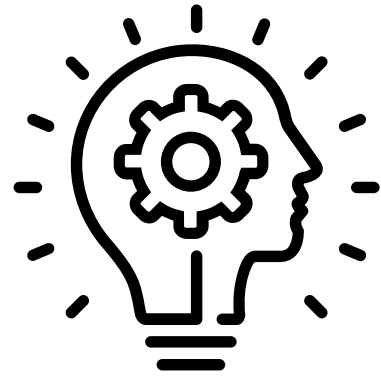
Like much of western Colorado, Craig is undergoing extensive changes in our economic landscape. Preparations for the future are underway including capital improvement projects, new industry development, and a forward look into a future without coal and energy reliance. Our workforce is comprised of hundreds of skilled workers in the trade industry including machinists, electricians, and professional services including data processing and IT. Anticipating changes in the economic landscape a focus has been put on identifying new industries that fit within the workforce and demographics of Northwestern Colorado where our outdoor recreation and opportunity runs unparalleled with anywhere else in the country.



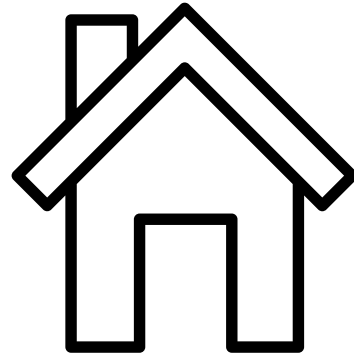
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## WHY CRAIG?

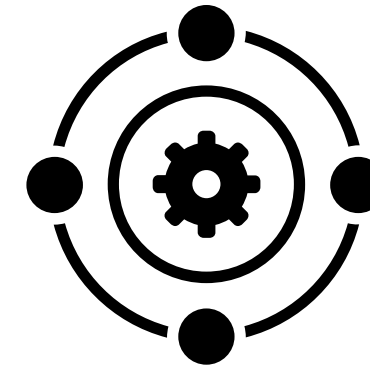
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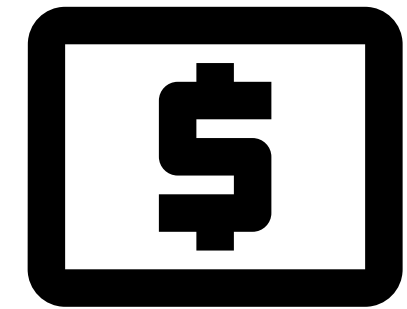
Innovation towards  
the future



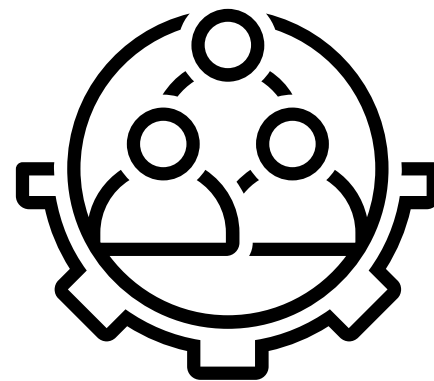
Low cost of housing and the cost of  
doing business.



Connectivity



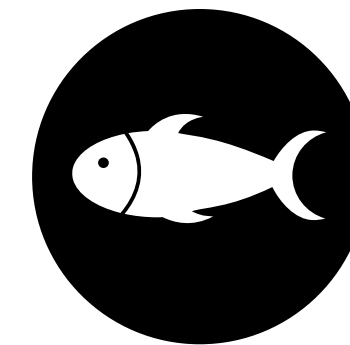
Custom  
Incentive Packages



Skilled and trained workforce



Location



Outdoor recreation and lifestyle

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There are many available properties located within the Opportunity Zone, including both vacant land and large warehouse structures previously used for department stores. All of the identified target markets have the potential for space that would work well within the Opportunity Zone. Costs vary in square footage, real estate tear sheets can be made available for interested prospects.

Housing costs for potential workforce is also available with the median sale price of a single family residence of \$173,963, and an income needed of \$54,531 to purchase a single family home within Moffat County. Housing prices have remained relatively flat in Craig compared to strong growth in housing statewide.



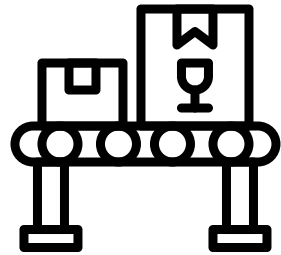
# INDUSTRIES

Industries in Craig include a long history of agriculture and energy, with continually changing economic landscapes, the community and county alike are looking toward the future of a diversified industry mix including sustainable energy, hemp manufacturing, and agriculture production.

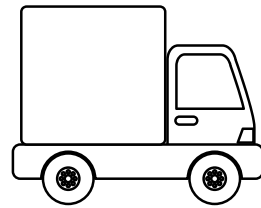
Extractive industries have always been the foundation of the regional economy. Agriculture, mining, oil and gas, and utilities (dominated by electrical energy generation) made up 20 percent of the region's employment for a large majority of the community's history. Currently the largest employer within the City and County is government including local and state offices providing services for the entire region. Healthcare is a continually growing industry within the City of Craig, and expansions with the regional hospital provide a large employment base for workers in the city, county, and region. Looking toward the future the City of Craig is focused on diversifying the community tax base and growing the local economy. Criteria for their selection include: 1) role as an anchor employment sector; 2) potential for economic impact; 3) growth trends locally and industry-wide; 4) local industry or resource presence; and 5) competitive factors.

## TARGET INDUSTRIES

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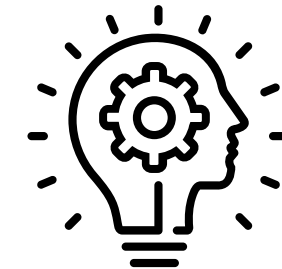
**Small manufacturing**



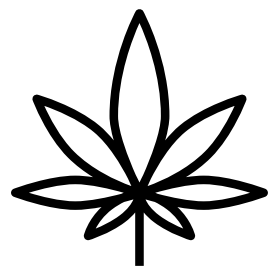
**Logistics and Distribution**



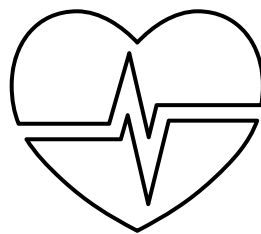
**Agriculture Production**



**Remote companies  
and workers**



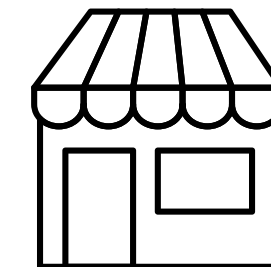
**Hemp Manufacturing**



**Healthcare**



**Tourism  
Ag-Tourism**



**Small artisan and  
boutique startups**

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# TRANSPORTATION/FREIGHT

The County's infrastructure is developed to a degree better than similar rural counties across the nation. Continual support and expansion of infrastructure is most notable for the City of Craig, including the soon to be developed broadband connectivity which is currently in development. Information on transportation and utilities is provided below:

## Transportation

The City of Craig is accessed by two-lane high-ways. The most significant of these is US High-Way 40, which runs east and west between the larger cities of Steamboat Springs and Vernal, UT. Anecdotally, the route is used by seasonal visitors traveling between Rocky Mountain National Park and Dinosaur National Monument. Most north and south traffic uses Colorado 13, running north from Interstate 70 in Rifle to Creston, WY, where it reaches Interstate 80. These two highways intersect in Craig. Craig is 17 miles from Yampa Valley Regional Airport, with its 10,000 foot runway the airport supports several commercial flights throughout the year for easy travel for professionals as well as distribution with daily freight flights. The Craig-Moffat County Airport has a single paved runway and no scheduled commercial service, but supports general Aviation aircraft with availability to expand for more utilization is a large economic goal for the City of Craig, the airport has the potential use for a multitude of industries. Rail service is available from Craig east to the Union Pacific mainline from Denver, through the Moffat Tunnel, and following the Colorado River to Dotsero.

## Public and Private Utilities

Power service is provided through Yampa Valley Electric which services the entire valley. Commercial availability is a strong advantage to industries looking to locate to the area. The City of Craig owns and operates their municipal water and sanitary services, which has capacity for a population growth of 10,000 new residents and a substantial availability to commercial producers.



# OPPORTUNITY THROUGH PROXIMITY

One of the biggest opportunities of Northwest Colorado is the proximity to well known areas such as Steamboat Springs, where thousands of people visit each year for tourism and outdoor recreation. Craig is also located at the midway point for two major metropolitan areas, Denver, Colorado and Salt Lake City, Utah. Proximity to both of these cities increases direct to market ability with connections to every major hub in the US and around the world.

While Craig, Colorado is a rural location, you can be within 3 hours to Grand Junction, Colorado and less than 4 hours away from the major metropolitan areas such as Denver. For companies and industries looking for space and open lands without sacrificing metro connection, Craig has an abundance of options.

# WORKFORCE BY THE NUMBERS

**ABOVE \$50,000**

Average yearly income

**OVER 28,000**

Available labor shed

Craig has a strong workforce with transferable skills, unlike many rural communities Craig has an available labor shed of 50,000 workers within a 90 mile radius. Skills available within the workforce includes electricians, operators, and mechanical professions. A workforce shortage within the US is continually noted in many economic development discussions, while many employers note that hiring professionals is difficult, they're continually filling open positions. An anticipated restructure within the primary industries means an influx of available workers within the next 5 years with transferable skills to manufacturing, and extraction.



# OUTDOOR RECREATION

With nearly two million acres of public land, Northwest Colorado is an outdoor enthusiast's paradise. A large big game population and a remarkably high success rate make Moffat County the best place for Colorado trophy hunting, being aptly named the "Elk Hunting Capital of The World." Outdoor recreation doesn't stop at hunting, activities include fishing, hiking, camping, and rafting, all right out your back door.

For a more fast paced adventure, Moffat County holds some of the wildest, wide-open terrain in Colorado. With nearly 2 million acres of public land and over 2,000 miles of city and county roads, Moffat provides numerous destinations for motocross, ATV's and snowmobiles. All county roads are open to registered OHV travel. With multiple trails and options for 4X4 and OHV activities, the potential for tourism companies looking to move into the area are plentiful.

The Yampa River also boasts many recreational and business opportunities and runs along the south side of the community. A short drive away from the city limits you'll find tourist attractions such as wild horses, Dinosaur National Monument, and hot springs all of which attracts individuals from around the world.



# IMPROVEMENT PROJECTS AND CAPITAL INVESTMENT

Large scale improvement projects have recently taken place in which close to \$100,000 have been added to boost the local economy through beautification projects. Many downtown businesses have taken advantage of these improvements, and are already seeing a return on the investment. Many small, local businesses are constantly adding to their staff creating more jobs and investment into the local economy.

## PERMITTING

Permitting in the City of Craig, is a seamless process, where City staff works with new and expanding companies throughout the entire process.

Permitting information can be found at the City of Craig's website:

<http://www.ci.craig.co.us/departments/building>



# INCENTIVES

Craig offers lower tap and permitting fees than many areas within the region, and custom incentive packages built specifically for incoming and expanding businesses looking to locate to the Craig area. To explore incentive options, or to begin the conversation on a custom incentive package, visit the link below and contact the City Manager's office.

**Enhanced Enterprise Zone:** The Enhanced Rural Enterprise Zone (EREZ) program provides greater financial incentives to businesses to promote and encourage new job creation in designated economically lagging rural Enterprise Zone counties.

**The Location Neutral Employment Program:** the Location Neutral Employment Program encourages companies to hire remote workers in Colorado's rural areas in addition to hiring a core employment base at a physical location in one of Colorado's urban areas.

**Rural Jumpstart Program:** The Rural Jump-Start Zone program (based on Senate Bill 15-282) is a tax relief program for new businesses and new hires who locate into certain designated areas called Jump-Start zones.

**<https://www.ci.craig.co.us/residents/incentives.php>**



# ABOUT THE OPPORTUNITY ZONE

Moffat County's Opportunity Zone is located in the boundary lines of the Great Divide Road, down to 1st Street, and over to Ranney Street where it continues until Great Divide Road meets Hwy 13. The Opportunity Zone includes a variety of buildings that could be used for warehousing and distribution and light manufacturing as well as smaller buildings for retail, services, and artisan manufacturing. Current Opportunity Zone Projects are underway including a "food hall" concept known as The Warehouse, which will house 3 restaurants, a bar, co-working space, and a coffee shop.

The location of the Opportunity Zone is on the western area of the community which has just recently began to see capital improvement projects, movement in businesses, and updates to buildings.

Our local staff can connect you with business owners, vacant properties, and more to showcase the potential within the Opportunity Zone.

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## OPPORTUNITY ZONE





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# CITY OF CRAIG CITY MANAGER'S OFFICE

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