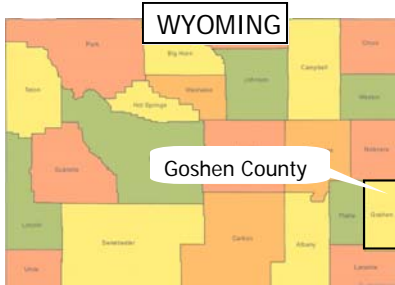


Goshen County, Wyoming

2010 Demographic Profile

LOCATION

Goshen County is located in Southeast Wyoming near the Nebraska Panhandle along the North Platte River. Its location is ideal for manufacturers looking for a cost-effective location to serve the Rocky Mountain Area and the Midwest.



Torrington, the county seat and population center, is just 85 miles north of Cheyenne, Wyoming, where various distribution centers are located.

The economy is diversified by manufacturing of agriculture products - sugar and ethanol - and wood composite products using straw and recycled plastics. The new correctional institution has created varied employment opportunities and new markets for local business and industry.

Goshen County boasts one of the lowest costs of living and the mildest climate in Wyoming.

DISTANCE TO METRO AREAS

from Torrington, Wyoming

Cheyenne, WY	85 miles
Denver, CO	184 miles
Billings, MT	422 miles
Rapid City, SD	209 miles
Omaha, NE	503 miles
Salt Lake City, UT	512 miles

CLIMATE

Average Number of Days of Sunshine	310
Average High Temperature for July	73° F
Average High Temperature for January	38° F
Average Rainfall	14"
Average Snowfall	34"

EMPLOYMENT

<u>Goshen County</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Labor Force	5,940	6,028	6,004	6,245
Employment	5,734	5,772	5,740	5,878
Unemployment	206	256	264	367
Unemployment Rate	3.5%	4.2%	4.4%	5.9%

Source: Wyoming Dept. of Employment, Labor Market Information

EMPLOYMENT BY INDUSTRY

<u>INDUSTRY</u>	<u>NUMBER</u>	<u>%</u>	<u>INDUSTRY</u>	<u>NUMBER</u>	<u>%</u>
Farm	889	11.5%	Arts/Entertainment/ Recreation	109	1.4%
Forestry/Fishing	<i>non-disclosed</i>		Real Estate/Rental/ Leasing	368	4.8%
Mining	<i>non-disclosed</i>		Prof/Technical Svcs	262	3.4%
Construction	628	8.1%	Admin./Waste Svcs	251	3.3%
Manufacturing	339	4.4%	Health/Social Svcs	<i>non-disclosed</i>	
Wholesale Trade	257	3.3%	Finance/Insurance	310	4.0%
Retail Trade	745	9.7%	Utilities	34	0.4%
Transportation/ Warehousing	203	2.6%	Other Services	453	6.2%
Information	60	0.8%			
Government	1,274	16.5%			

Source: Wyoming Dept. of A & I, Economic Analysis Division - 2008

LARGEST EMPLOYERS

<u>COMPANY</u>	<u>PRODUCT/SERVICE</u>	<u>EMPLOYEES</u>
Goshen Co. School Dist.	Education	463
WY Medium Correctional Institution	Prison	356
Banner Health	Health Care	300
Western Sugar Cooperative	Sugar Mfgr.	Full-time - 85 Seasonal - 280
Eastern Wyoming College	Education	223
St. Joseph's Children's Home	Youth/Family Svcs	150
City of Torrington	City Government	132
Goshen County	County Government	100
Diversified Services, Inc.	Services & training for people w/ disabilities	83
Torrington Livestock Markets	Livestock Market	56
Prison Health Services	Contract Health Care	50
Wyoming Ethanol	Ethanol	30
Natures Composites	Organic Building Products	17

July - 2010

POPULATION

<u>County & Places</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
County Total	11,995	12,040	12,050
Fort Laramie	228	229	229
LaGrange	326	327	327
Lingle	484	486	486
Torrington	5,437	5,457	5,462
Yoder	159	160	160
Unincorporated Area	5,361	5,381	5,386

Source: Wyoming Dept. of A & I, Economic Analysis Division

POPULATION CHARACTERISTICS

<u>ETHNIC DISTRIBUTION</u>	<u>POPULATION</u>	<u>PERCENTAGE</u>
White Alone	11,782	97.6%
Black Alone	29	0.2%
American Indian/Alaskan Native	128	1.1%
Asian Alone	21	0.2%
Hawaiian/Pacific Islander	17	0.2%
Two or More Races	95	0.8%
Hispanic Origin (Any Race)	1,103	9.1%

AGE DISTRIBUTION

Under 14	2,089	17.3%
14-24	1,745	14.5%
25-44	2,567	21.3%
45-64	1,841	15.3%
65 and Over	2,235	18.5%

Median Age: 44.0

Source: U.S. Census Bureau - 2008

INCOME

TOTAL GOSHEN COUNTY PERSONAL INCOME	\$430,574,000
MEDIAN HOUSEHOLD INCOME	\$40,744
PER CAPITA INCOME	
Goshen County	\$35,412
Wyoming	\$48,580
U.S. Average - Mean	\$40,166

Source: Wyoming Department of A & I, Economic Analysis Division - 2008

AVERAGE ANNUAL WAGES

Agriculture, Forestry, Fishing & Hunting	\$23,972
Mining	Non-Disclosed
Construction	\$32,604
Manufacturing	\$30,784
Wholesale Trade	\$36,244
Retail Trade	\$20,748
Information	\$21,268
Finance & Insurance	\$33,072
Real Estate & Rental & Leasing	\$19,864
Professional & Technical Services	\$37,700
Administrative & Waste Services	\$19,500
Health Care & Social Assistance	\$27,300
Accommodation & Food Service	\$10,244
Other Services, except Public Administration	\$19,188
Average—All Industries	\$28,184

Source: Wyoming Dept. of Employment, Labor Market Information - 2009

RETAIL SALES

	<u>FY2007</u>	<u>FY2008</u>	<u>FY2009</u>
Fort Laramie	\$2,473,314	\$2,891,124	\$3,276,020
LaGrange	\$3,378,629	\$3,947,333	\$4,473,960
Lingle	\$5,190,057	\$6,063,676	\$6,872,640
Torrington	\$59,707,143	\$69,628,590	\$79,078,260
Yoder	\$1,719,848	\$2,009,333	\$2,277,400
Remainder/Cty	\$59,955,905	\$69,606,343	\$78,644,180
TOTAL	\$132,424,896	\$154,146,399	\$174,622,460

Source: Wyoming Department of Revenue

HOUSING

AVERAGE RENT

Apartment	\$467/month
House	\$471/month
Mobile Home Lot	\$170/month

Source: Wyoming Housing Database Partnership - 2nd quarter 2009

TYPICAL LOT COST RANGE	City \$14,000 - \$40,000
	Rural \$1,300 - \$12,600/acre

AVERAGE COST/SF FOR NEW HOME	\$80-\$200
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TOTAL HOUSING UNITS	5,996
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PERSONS PER HOUSEHOLD	2.38
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TRANSPORTATION

HIGHWAYS

- US Hwy 85 (runs north and south) and US Hwy 26 (runs east and west) intersect in Torrington
- I-25 is 45 miles west of Goshen County
- I-80 is 71 miles south of Goshen County

RAILROAD

Burlington Northern/Santa Fe and Union Pacific

AIR

Torrington Municipal Airport (TOR)

- Class B2 public airport located 1 mile east of the City of Torrington
- 7,500-foot paved runway accessible in all weather conditions via two GPS and two NDB approaches providing for instrument descents to 420 ft AGL
- Jet A and 100LL are available 24 hours daily 7 days per week
- Transient hanger space available

AGRICULTURE

Goshen County's principle industry is agriculture. Sugar beets, potatoes, beans, corn, wheat and other grains, and alfalfa are all grown in the area. More than 20,000 cattle are raised in Goshen County, which makes it the state's leading beef producer. The largest cattle auction in Wyoming is located in Torrington, a regional trade center.

HEALTH CARE

- Community Hospital
25-bed critical access hospital
- Banner Medical Clinic
Family Practice, Internal Medicine and Surgery
- Goshen Care Center
75-bed long-term-care facility
- Goshen County Regional Alzheimer's Unit
28-bed long-term-care facility
- Evergreen Court
23-bed boarding home
- 11 doctors
- 2 chiropractors
- 5 dentists
- 4 optometrists
- 6 physical therapists

SCHOOLS

- 8 elementary and junior high/middle schools with a 12:1 student teacher ratio
- 3 high schools with a 12:1 student teacher ratio
- 1 private Christian elementary school
- 7 pre-schools
- 15 home based child care centers

Eastern Wyoming College is a public community college with open enrollment located in Torrington. The College is accredited by The Higher Learning Commission; Member: North Central Association, the American Veterinary Medical Association, and the American Welding Society. The 2009 enrollment at EWC was 1,696 students with a student to faculty ratio of 11:1. The College features more than 40 programs of study, designed for transferring to colleges and universities or preparing students to enter the workforce. The College's outreach areas span 16,000 square miles throughout eastern Wyoming. EWC also offers a wide variety of customized training opportunities to business and industry.

Frontier School of the Bible is a private, non-denominational bible college located in LaGrange and offers programs in religious training. Students can earn a 1-year certificate, a 3-year Associate of Arts degree or a 4-year Bachelor of Arts degree.

FINANCE

6 Banks with total combined assets of \$344 billion

GOVERNMENT

COUNTY	Board of Commissioners
COUNTY SEAT	Torrington
MUNICIPAL	Mayor/Council

COMMUNITY FACILITIES

- 33 churches
- 8 motels, 236 total rooms
- 4 convention facilities, capacity 900
- 8 RV parks (full hook-up-134, other-46)
- 3 libraries
- 11 parks

UTILITIES & COMMUNICATION

ELECTRIC

Wyrulec
PO Box 359 - 500 Main Street
Lingle, WY 82223 (307) 837-2225

City of Torrington
PO Box 250 - 2017 East A Street
Torrington, WY 82240 (307) 532-5666

Town of Lingle
PO Box 448 - 220 Main Street
Lingle, WY 82223 (307) 837-2422

Town of Fort Laramie
PO Box 177 - 100 E Bliss Street
Fort Laramie, WY 82212 (307) 837-2711

NATURAL GAS

Source Gas, Inc.
PO Box 310 - 2001 E. 15th
Scottsbluff, NE 69363 (308) 630-9785

WATER

Provided by each municipality and special districts

SOLID WASTE

Torrington Disposal Service
PO Box 696 - 1008 Main Street
Torrington, WY 82240 (307) 532-7515

TELEPHONE

CenturyLink
2806 Avenue D
Scottsbluff, NE 69361 (308) 635-8298

Union Wireless Dealer — Leithead's Appliance Center
1936 Main Street
Torrington, WY 82240 (307) 532-4108

Verizon Wireless Dealer — Northern Exposure/Radio Shack
1913 Main Street
Torrington, WY 82240 (307) 532-7150

COMMUNITY CONTACTS

TORRINGTON

Population: 5,462
Mayor - Leroy Schafer
PO Box 250
2017 East A Street
Torrington, WY 82240
(307) 532-5666
www.city-of-torrington.org

FORT LARAMIE

Population: 229
Mayor - Richard Monger
PO Box 177
100 E Bliss Street
Fort Laramie, WY 82212
(307) 837-2711

LAGRANGE

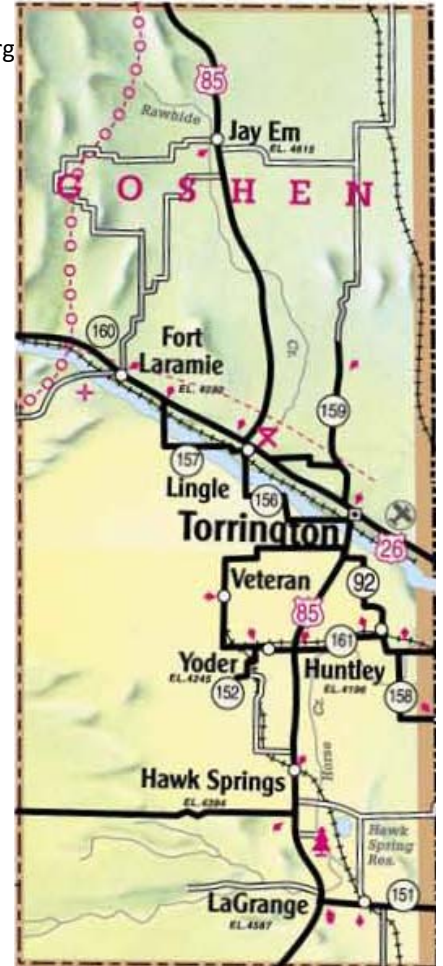
Population: 327
Mayor - Mark Marshall
PO Box 185
200 C Street
LaGrange, WY 82221
(307) 834-2466
www.lagrangewyo.com

LINGLE

Population: 486
Mayor - Russell Walter
PO Box 448
220 Main Street
Lingle, WY 82223
(307) 837-2422
www.townoflingle.org

YODER

Population: 160
Mayor - Norman Feagler
321 Main
Yoder, WY 82244
(307) 532-4304



117 West 22nd Avenue
PO Box 580
Torrington, WY 82240
Phone (307) 532-5162
Fax (307) 532-7641
progress@goshenwyo.com

www.goshenwyo.com

GOSHEN COUNTY ECONOMIC DEVELOPMENT CORP.

◆ Business Development ◆ Community Enhancement