

# Free Land Details

- There are 424.4 acres available, the value is estimated to be \$700 per acre. Currently the land is being used for agriculture.
- All of the property is located in the town's city limits.
- There are three water wells on the free land; the wells only purpose is to provide water to the town. Each well will require an easement for access.
- Town of Flagler owns the water and mineral rights; the ownership will remain with the town.
- Railroad runs along the south side of the property; there is no siding on the property, but a spur can be obtained by the property owner.
- There is no infrastructure on the property; it is the position of the town that each business will pay for their infrastructure.
- Current Mill Levies

County	School	Cemetery	Fire	Water	Town	Total
37.967	34.884	1.400	1.189	0.233	34.753	113.193/1000

Sources: Town of Flagler and Kit Carson County

# Flagler's Profile, Facts and Data

Housing	Data
Total Housing Units	336
Owner Occupied	185 (55.1%)
Renter Occupied	99 (29.5%)
Vacant Housing	52 (15.5%)
Medium Home Value	\$90,385
Average Home Value	\$118,886

Households	Data
Total Households	284
Family Households	154 (54.2%)
Average Household Size	2.05
Average Family Size	3

Income	Data
Medium Household Income	\$29,814
Average Household Income	\$45,308
Per Capita Income	\$22,189

Flagler's population as of July 2016 was 582. The elevation is 4,941 feet, Town of Flagler encompass a land area of 1.28 square miles. It is located in the Mountain time zone.

Sources: U.S. Census Bureau, 2010 census and Town of Flagler

# Weather Averages

Climate	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Temperature high	44°	46°	55°	63°	72°	83°	89°	87°	78°	67°	53°	43°
Temperature low	14°	16°	24°	32°	42°	52°	58°	57°	47°	35°	23°	15°
Precipitation	0.31	0.31	0.87	1.3	2.28	2.87	3.15	2.68	1.1	1.02	0.47	0.35
Snowfall	4"	4"	6"	5"	1"	0"	0"	0"	0"	2"	3"	5"
Wind Speed	11 mph	11	12.6	13.1	12.3	11.6	10.8	10.3	10.7	10.6	10.6	10.6

- Annual average high temperature.....65 degrees
- Annual average low temperature.....34.6 degrees
- Average annual rainfall.....16.71 inches
- Average annual snowfall.....30.00 inches

# Transportation

- Located on Interstate 70 allows Flagler’s residents to efficiently connect with all major cities in the U.S. There are an average of 9,900 vehicles that pass by Flagler on I-70 every day, 2,600 are combination trucks.
- Besides I-70 Flagler is serviced by the Kyle Railroad. Kyle Railroad interchanges with the Kansas and Oklahoma Railroad; Nebraska, Kansas and Colorado Railway and the BNSF Railway to the east and the Union Pacific in the west. It has a weight limit of 263,000 pounds per car.
- In 1 hour and 46 minutes (117 miles) you can be at Denver International Airport (DIA) which will let a person fly to any place in the world.
- Mileage from Flagler to major U.S. cities

Cities	Mileage		Cities	Mileage
Atlanta, GA	1280 miles		Miami, FL	1940 miles
Chicago, IL	882 miles		New Orleans, LA	1230 miles
Dallas, TX	758 miles		New York, NY	1673 miles
Houston, TX	996 miles		St. Louis, MO	728 miles
Kansas City, MO	480 miles		San Francisco, CA	1384 miles
Los Angles, CA	1140 miles		Seattle, WA	1446 miles

# Employment Pool

- Because of Flagler's location and the Interstate, the employment pool encompasses all of Kit Carson County and the three largest towns in Lincoln County; Arriba, Hugo and Limon.

Employee's Ages	Male	%	Female	%	Total
20-29	1181	23%	571	17%	1752
30-39	1149	21%	580	18%	1729
40-49	1176	22%	735	22%	1911
50-59	1064	20%	813	24%	1877
60-69	668	14%	615	19%	1283

Education	Kit Carson	Lincoln
Less than High School	15.3%	16.2%
High School or GED	38.5%	35%
Some College or AS degree	31.7%	33.5%
Bachelors Degree or more	13.3%	15.3%

# Programs for funding infrastructure and tax credits

- **Community Development Block Grant Program (CDBG)** Allocates annual grants to entitlement communities to develop viable communities by providing decent housing, a suitable living environment, and funding to expand economic opportunities, principally for low- and moderate-income persons. The application is applied for by the municipality and the funds can only be used for community owned assets.
- **Colorado Enterprise Zone Tax Credits and Incentives “Enhanced Zone Status.”** Colorado tax credits are available for new-job creation following their first year of completion. All participants must be pre-certified in the enterprise zone to qualify. Other credits are available for job training, employer-provided health care, ag-processing related jobs, new equipment purchases, rehabilitation of older vacant structures and investments into research and development.
- For more information you can contact Central Council of Governments/Prairie Development and Lincoln County Economic Development.

# Services and Utilities

- Both Fed-Ex and UPS services the community; Monday – Friday with deliveries and pickups.
- Electrical service is provided by K.C. Electric Association. They have the capabilities of supplying a single or three phase service. Two mega-watts are available; at 480 volts they can provide up to 2500 amps per service. Electric line extensions are the responsibility of the customer.
- Natural Gas service, comes from Black Hill Energy.
- Telephone, Internet and TV; can be provided by Eastern Slope Rural Telephone. They offer several internet packages, lowest speed is 4 MBps the highest is 15 MBps.
- Town of Flagler is responsible for water, waste water and trash service.
  - Fortunately the leaders in the community understood the importance of having high quality water and have secured enough to sustain a lot of growth.
  - Waste water; the sewer plant has been refurbished to meet new Colorado waste water standards, its size was also increased, it is currently running at 50 percent of capacity.
  - Trash; Flagler has its own equipment and is able to cater their service to meet the customer's needs.

Sources: K.C. Electric Association, Black Hills Energy, Eastern Slope Rural Telephone and Town of Flagler

# Health, fire and law enforcement

- Flagler's fully staffed Family Practice Clinic is affiliated with Lincoln Community Hospital. There are also dental and chiropractic offices in Flagler. There are two hospitals, both are less than one hour away. Lincoln Community Hospital in Hugo and Kit Carson County Memorial Hospital in Burlington; both provide Flight For Life that can have patients to a front range hospital in less than an hour.
- Flagler's volunteer ambulance service is run by experienced EMT's. They are well trained and have equipment that equals many large cities ambulance crews.
- Flagler's volunteer fire department provides fire protection for Flagler and the surrounding area. Their protection class rating is six.
- Kit Carson County's Sheriff department enforces the laws. The department has an officer stationed in Flagler.



# Recreation

- Flagler has four parks; Town, Lavington, Town Hall and Shiny Rail. Town Park has playground equipment, a sheltered picnic area and historical monuments to enjoy. Lavington and the Town Hall Park each offers a shaded picnic area. Shiny Rail besides a picnic area and a playground it has a sanded volleyball court. All of the parks are open to the public.
- Flagler's Recreation Department sponsors various summer activities including youth baseball, co-ed softball and swimming.
- Flagler Library has a great selection of books and allows access to the internet through it's business section.
- An indoor swimming pool is located at the school and is open to the public May through August.
- Moss land Memorial Golf Course is a nine holes course that is open year around, weather permitting.
- Flagler Theatre was recently remolded and retro-fitted with a new projection and sound system; weekly it features the latest movies.
- For the hunter and fishermen there are several opportunities in the area to enjoy your sport.

# Education

- Arriba/Flagler Consolidated School District #20 provides a Pre-school to 12<sup>th</sup> grade curriculum that prepares students for college and the workforce. Fiber Optics gives its students access to college level courses from Morgan Community College and Northeastern Junior College; many of the students graduate with dual enrollment college credits. If a student wishes they can obtain an Associates Degree with this technology.
- Along with its college prep curriculum the district has excellent vocational programs in agriculture and business.
- A long time ago the decision was made to make technology available for its students and the district invested heavily into technology. The district is reaffirming its commitment and is initiating a 1 to 1 initiative to provide all students with access to technology in their classroom setting.
- With the districts no-cut policy, every student can participate in athletics and other extracurricular activities that are offered.
- Teacher-student ratio for K-12 is one teacher for every twelve students. Average class size is 13 students.
- The district received a rating of “Accredited” on the last performance framework prepared by Colorado Department of Education. The district was three points short of being rated “Accredited with Distinction,” Colorado’s highest rating. The district has achieved a graduation rate of 100 percent nearly every year.

# Directory

	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip code</b>	<b>Phone</b>	<b>Web site</b>
Arriba Flagler School	421 Julian Ave.	Flagler	CO	80815	719-765-4684	<a href="http://www.af20.net">www.af20.net</a>
Town of Flagler	311 Main Ave.	Flagler	CO	80815	719-765-4571	<a href="http://www.flaglercolorado.com">www.flaglercolorado.com</a>
Eastern Slope Rural Telephone	403 3 <sup>rd</sup> Ave.	Hugo	CO	80821	719-743-2441	<a href="http://www.esrta.com">www.esrta.com</a>
K. C. Electric Assn.	422 3 <sup>rd</sup> Ave.	Hugo	CO	80821	719-743-2431	<a href="http://www.kcelectric.coop">www.kcelectric.coop</a>
Black Hill Energy	625 Ninth St.	Rapid City	SD	57701	888-890-5554	<a href="http://www.blackhillsenergy.com">www.blackhillsenergy.com</a>
Kyle Railroad	38 Railroad	Phillipsburg	KS	67661	785-628-7706	<a href="http://www.gwrr.com">www.gwrr.com</a>
ECCOG & Prairie Development Corp.	128 Colorado Ave.	Stratton	CO	80836	719-348-5562	<a href="http://www.prairiedevelopment.com">www.prairiedevelopment.com</a>
Kit Carson County Commissioners	251 16 <sup>th</sup> St.	Burlington	CO	80807	719-346-8133	<a href="http://www.kitcarsoncounty.org">www.kitcarsoncounty.org</a>
Lincoln County Development Troy McCue	790 Main St.	Limon	CO	80828	719-775-9070	<a href="http://www.lincolncountyed.org">www.lincolncountyed.org</a>