



DESTINATION DENVER COLORADO · RELOCATION GUIDE

Moving to Frederick and Firestone, Colorado

The honest version: the trade-offs, the costs that surprise people, where buyers actually land, and how to plan a move from another state.

THE SHORT ANSWER

Frederick and Firestone are two neighboring towns of roughly 18,000 and 20,000 people in southwest Weld County, along I-25 about 30 to 40 minutes north of downtown Denver off-peak. Both started as coal-mining towns, both have a small historic core surrounded by subdivisions built mostly since 2000, and both are served by St. Vrain Valley Schools. They suit people who want newer homes, a small-town feel, state-park fishing and a reasonable drive to Denver, Boulder and Longmont. They suit people less well if they want rail transit or an older established neighborhood, or if they'd rather not dig into metro district taxes, nearby oil and gas wells, old mine workings and, in Firestone, a water supply contract that ends in 2028.

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Are Frederick and Firestone the right fit for you?

We're talking about two towns really close together, just off I-25 as you head north out of Denver. In 2024, Firestone was a rapidly growing community with lots of new construction and a cool little downtown, popular for its new development, its affordability and a lot of reasons to be outdoors. It's right off I-25, but tucked far enough away that you get that quiet suburb, small-town feel. Frederick, just next door, has a very cool historic little downtown and a lot of character. The two are close not only geographically but in the flow: people who live in one tend to enjoy the other.

Some history explains both towns. Frederick sits just south of Firestone, with Dacono south of Frederick; together they're the "Tri-Towns" of the Carbon Valley. Frederick incorporated in 1907, named by the daughters of landowner Frederick A. Clark, and drew coal miners from Italy, France, Greece and beyond; its last coal mine closed in 1960. Firestone, named for Ohio investor Jacob H. Firestone, incorporated in 1908; five mines operated there until all closed by 1947. Then the subdivisions arrived. Firestone grew from 1,908 people in 2000 to 10,147 in 2010, which the town calls the fastest growth in Colorado. Census estimates put Frederick at 18,241 and Firestone at 20,129 as of July 2025.

Why people choose Frederick and Firestone

- Newer homes in a small-town setting, with two historic downtowns
- St. Vrain Valley Schools; Frederick residents told me schools came first
- St. Vrain State Park, Frederick Recreation Area and the 12-mile Firestone Trail for fishing, hiking and biking
- I-25, Highway 52, Highway 119 and E-470 nearby, with Longmont about 20 minutes away
- Community events through the year, including Frederick's Miners Day

What gives people pause

- No rail transit, and none planned in either town
- Metro districts in many newer subdivisions add to the property tax bill
- Both towns sit in the Wattenberg oil and gas field, and much of the area is over old coal mines
- Firestone's wholesale water contract with Central Weld County Water District ends August 21, 2028
- Mailing addresses and ZIP codes don't always match town limits

Where are Frederick and Firestone, and how do you get around?

Both towns sit mostly east of I-25, with some pieces on the west side, between Erie and Longmont. Frederick is on I-25 and Highway 52; Firestone Boulevard is Highway 119 at Exit 240. Drive times below

are off-peak routing estimates from the middle of the two towns; rush hour on I-25 can add a lot.

- **Into Denver:** About 40 minutes and 28 miles to Union Station off-peak via I-25.
- **Into Boulder:** About 40 minutes. Longmont is closer, about 20 minutes.
- **Into the Tech Center:** About 50 minutes on I-25 off-peak. A long daily commute.
- **I-25 express lanes:** As of fall 2026, CDOT lists tolled express lanes open from downtown Denver to E-470 and from Berthoud to Fort Collins, with Mead to Berthoud under construction through 2028. The stretch past Frederick and Firestone isn't on CDOT's express-lane list.
- **Transit:** RTD's district takes in only a small portion of Weld County, and Firestone's transportation page lists no RTD routes. CDOT's Bustang North Line stops at the Firestone-Longmont Mobility Hub, with 269 parking spaces and 12 weekday trips each direction to Denver Union Station and Fort Collins (as of October 2026). Via Mobility and 60+ Ride serve eligible seniors.
- **Rail:** RTD's B Line (Northwest Rail) ends in Westminster, and the extension to Longmont still needs funding. Front Range Passenger Rail plans a Longmont station; starter service between Fort Collins and Denver is targeted for 2029, and a funding question is on the November 3, 2026 ballot. Neither town has a station planned.
- **The airport:** Frederick's community profile puts DIA about 28 minutes away via E-470 (toll). Rocky Mountain Metropolitan Airport is about 21 minutes, and Longmont's Vance Brand Airport and Erie Municipal Airport serve private planes.
- **The mountains:** Lyons and the foothills are west through Longmont.

What are Frederick and Firestone's neighborhoods like?

A word on addresses first. ZIP 80504 is primarily a Longmont ZIP that Firestone and Frederick addresses also use, and Evanston is an unincorporated pocket inside Frederick's limits. Confirm the town, the water provider and the metro district for any address.

Historic Frederick

The blocks around Fifth Street and Crist Park, where the Miners' Memorial Museum occupies the original town hall, a Colorado Historic Landmark. Older, smaller homes, with Georgia Boys BBQ and Mountain Cowboy Brewing nearby. These homes are town water customers.

Wyndham Hill and Frederick's newer subdivisions

Most of Frederick's housing is newer subdivisions. Wyndham Hill is a good example of how they're financed: Wyndham Hill's metropolitan districts, the first formed in 2004, fund streets, water, sewer and parks, repaid through property taxes. Expect a metro district and an HOA in most newer Frederick neighborhoods.

Frederick west of I-25

The town reaches across I-25, where Left Hand Water District, not the town, supplies water. It's closer to Longmont and Erie; check the address carefully for water and school boundaries.

Historic Firestone

The original town site around First Street and Grant Avenue, home to about 1,600 residents, which the town calls the heart of the community. Older, modest homes; the town's neighborhood plan calls for wider sidewalks, outdoor seating and small shops along First Street, plus infill housing.

Oak Meadows and central Firestone

The 2000s boom neighborhoods in the middle of town. Oak Meadows is where a 2017 house explosion on Twilight Avenue killed two people; federal investigators traced it to improperly abandoned gas flowlines most likely cut during home construction. It's why buyers here should look up nearby wells and lines.

Saddleback and Falcon Point

Built around Saddleback Golf Club. In 2022 state regulators rejected a 26-well drilling pad next to Falcon Point at Saddleback, the first major test of the state's 2,000-foot setback rule.

Barefoot Lakes

The big master-planned community on Firestone's north side, about 1,300 acres between Highway 66 and the St. Vrain River, planned for up to 5,000 homes and still building as of 2026. Barefoot Lakes gets its water from Little Thompson Water District, not the town.

What does it cost to own a home in Frederick and Firestone?

Know the whole monthly payment and the local homework.

- **Property tax** — Both towns are in Weld County. Look up any address with the Weld County Assessor for the current levies, including any metro district.
- **Metro districts** — Common in post-2000 subdivisions. The levy appears on the property tax bill, not the HOA statement. Look it up by address with the assessor and on the state's Colorado Special District map from the Department of Local Affairs.
- **HOA** — Expect one in most newer subdivisions; historic downtown blocks often have none.
- **Water and tap fees** — Frederick water comes mainly from Colorado-Big Thompson and Windy Gap supplies, treated by Central Weld County Water District at Carter Lake. Frederick requires developers to dedicate C-BT units or other water rights before building permits are issued, a cost built into new lots. Firestone is in a different spot: Central Weld canceled its wholesale contract with the town effective August 21, 2028, and the town's billing lawsuit was still pending as of the district's last update in September 2025. Firestone has been building its own supply, including a treatment plant in north Firestone, and its work plan aims for "water independence." Ask the town where your water comes from

after 2028 and what rates are expected. Firestone also declared Stage 1 drought watering restrictions for 2026.

- **Sewer and utilities** — St. Vrain Sanitation District serves both towns. Frederick lists United Power for electricity and Black Hills Energy for gas.
- **Old coal mines** — Most of Frederick, Firestone and Dacono sit over old room-and-pillar mines, with workings often 50 to 150 feet deep, and standard homeowners policies exclude subsidence. Homes built before February 22, 1989 over historic coal mines can enroll in the state's Mine Subsidence Protection Program, and its map portal shows the mapped Tri-Towns areas. For newer homes, ask what the subdivision's geologic investigation found.
- **Oil and gas** — Frederick had more than 300 wells in town as of 2023. Since 2021, new drilling sites must generally sit 2,000 feet from homes and schools, with exceptions, but existing and plugged wells can be much closer. Check the state ECMC map for wells and flowlines.
- **Insurance** — Ask about hail coverage and deductibles. Frederick's history notes floods in 1957 and 2013; ask about flood zones near creeks and the St. Vrain River.
- **Sales tax** — Each town sets its own. Frederick voters will decide a proposed transportation sales and use tax on the November 3, 2026 ballot; check current rates with each town.

What kinds of homes are in Frederick and Firestone?

Mostly single-family homes from the 2000s onward: two-stories and ranches in subdivisions, with new construction still underway in Barefoot Lakes and elsewhere. The two historic cores have small, older homes, some from the mining era, and Historic Firestone's plan adds cottage homes, townhomes and senior housing. Mature, tree-lined streets are mostly limited to the two historic cores.

How do schools work in Frederick and Firestone?

St. Vrain Valley School District serves both towns, about 31,800 students in 54 schools (2023–24) across Boulder, Larimer and Weld counties. Firestone students typically attend Frederick or Mead High School. Schools in or near the towns include Centennial and Prairie Ridge elementaries and Coal Ridge Middle in Firestone, plus Legacy and Grand View elementaries and Thunder Valley PK-8 with Frederick addresses. Carbon Valley Academy is a PK-8 charter in Frederick, and the town of Firestone lists a charter academy on Twilight Avenue. The district runs more than 70 focus programs, including P-TECH.

Open enrollment runs December 1 to 15 for the following year, space-available, and the district doesn't provide transportation for open-enrolled students; charters apply separately. Use the district's boundary map and check the specific address, not the town.

What is there to do in Frederick and Firestone?

Parks, trails and open space

Frederick counts 26 developed parks and 594 acres of open space. The 129-acre Frederick Recreation Area wraps Milavec Lake with a 1.26-mile loop trail, fishing, non-motorized boating, a dog park and a skate park; Bulrush Wetland Park is for bird watching. Firestone has more than 35 parks, the Mountain Shadows Bike Park and Pump Track, Saddleback Golf Club and the Firestone Trail. St. Vrain State Park, annexed into Firestone, has about 689 acres of land and 228 acres of water, stocked ponds with 15 fish species, a boat ramp on Blue Heron Reservoir and 87 campsites. As of October 2026, full-hookup sites 42–87 are unavailable while the south campground road is closed, and some pond trails are closed possibly into December 2026. Carbon Valley Parks and Recreation District runs the recreation center and programs.

Events

Frederick's 2026 calendar includes Frederick in Flight balloons in June, Chainsaws and Chuckwagons carving in July, Miners Day in September with a parade, burro race and fireworks, and the Festival of Lights in December. Firestone hosts 4th at Firestone, summer Food and Flick nights, Art and Music in September and the Carbon Valley Holiday Festival.

Frederick residents told me how close-knit the community is, with a lot of downtown events and things for families. The word "safe" came up quite a bit in both towns. Whenever I say that word, I tell people to do their own due diligence.

Three places to start

- **St. Vrain State Park** — Bring a fishing rod and walk the ponds.
- **Downtown Frederick and Crist Park** — See the Miners' Memorial Museum, then eat on Fifth Street.
- **The Firestone Trail** — Ride the old coal railroad bed through town.

Who are the big employers in and near Frederick and Firestone?

Most residents commute. Frederick's 2024 community profile lists its top private employers as Mark Young Construction, Agilent Technologies, Western States Contracting, Otter Products and FCI Constructors. Firestone's work plan lists bringing primary employment to town as a three-to-five-year goal. Longmont, about 20 minutes away, is the nearest job center, led by St. Vrain Valley Schools, the City of Longmont and Seagate Technology, with two hospitals also in the top ten (2020). Boulder and Denver draw the rest.

How do Frederick and Firestone compare with nearby areas?

- **Frederick and Firestone vs. Erie** — Erie, just south across I-25, split between Boulder and Weld counties, is larger at about 38,600 people (2024 estimate), with the same coal-mining roots.
- **Frederick and Firestone vs. Longmont** — Longmont is a city of about 100,000 with RTD bus service, its own municipal fiber network and a planned passenger rail stop; it has more older, established neighborhoods.
- **Frederick and Firestone vs. Dacono** — The third Tri-Town, just south of Frederick, smaller at about 6,300 people in 2020, with the same mine and oil-field homework.
- **Frederick and Firestone vs. Johnstown** — Farther north in Larimer and Weld counties near Loveland and Greeley, mostly Weld RE-5J schools, and closer to Loveland and Greeley jobs.

A lender's take on Frederick and Firestone

Family-friendly, good schools, lots of outdoor activities, lots of community events. That's what I heard from people who live in Frederick and Firestone. When people talked about Frederick, schools came to the top of the conversation; they were very, very impressed with them.

The thing that really brings people's attention to Frederick and Firestone, and over to Longmont, is that you still have quick access down to Denver if you need it.

The homework here goes a step past a typical Denver suburb. Confirm the water provider for the exact address, and in Firestone, where that water comes from after August 2028. Pull the metro district levy from the Weld County tax bill. Then check what's under and around the lot: wells and flowlines on the state's ECMC map, and old coal workings, since standard homeowners policies exclude subsidence.

Buying in Frederick and Firestone: what to do first

1. **Get pre-approved** before you tour, especially for new construction with a builder's timeline.
2. **Confirm the town, water provider and metro district** for the exact address. ZIP codes don't settle it.
3. **Price the whole payment** with the Weld County tax bill, any metro district levy, HOA dues and insurance.
4. **Check what's under and around the lot:** wells and flowlines on the ECMC map, and mine maps through the state's subsidence program.
5. **Confirm the school** with St. Vrain's boundary map and drive I-25 at rush hour from the neighborhood.
6. **Veterans:** a VA loan works on a new build in Barefoot Lakes or an older house in a historic downtown. If the home has a metro district or sits near a well or pipeline, flag it early so the appraisal and underwriting aren't a surprise.

Frequently asked questions

Are Frederick and Firestone in the same county?

Yes. Both are in southwest Weld County, and with Dacono they make up the "Tri-Towns" of the Carbon Valley. Frederick incorporated in 1907 and Firestone in 1908.

How far are Frederick and Firestone from Denver?

About 30 to 40 minutes to downtown Denver off-peak via I-25, longer at rush hour. Longmont is about 20 minutes away and Boulder about 40.

Do Frederick and Firestone have light rail or RTD service?

No rail serves either town, and Firestone's transportation page lists no RTD routes. CDOT's Bustang North Line stops at the Firestone-Longmont Mobility Hub at I-25 and Highway 119, with trips to Denver Union Station and Fort Collins.

What school district serves Frederick and Firestone?

St. Vrain Valley School District serves both towns. Firestone students typically attend Frederick or Mead High School; check the district's boundary map for the specific address.

Are homes in Frederick and Firestone built over old coal mines?

Many are. Most of Frederick, Firestone and Dacono sit over abandoned room-and-pillar coal mines, and standard homeowners policies exclude subsidence. Homes built before February 22, 1989 over historic coal mines can enroll in Colorado's Mine Subsidence Protection Program.

What is happening with Firestone's water?

Central Weld County Water District canceled its wholesale water contract with the Town of Firestone effective August 21, 2028, and a billing lawsuit was still pending as of the district's last update in September 2025. Ask the town about its supply plan after 2028; Barefoot Lakes is served by Little Thompson Water District instead.

Do newer homes in Frederick and Firestone have metro districts?

Many do. Metro districts fund streets, water lines and parks in newer subdivisions and are repaid through property taxes. Look up any address with the Weld County Assessor and the state's Colorado Special District map.

Sources

Guide reviewed October 25, 2026, and reviewed again twice a year.

- Frederick, Colorado (incorporation, naming, coal history, Tri-Towns, Evanston, schools)
- Firestone, Colorado (incorporation, naming, area, schools, Firestone Trail, 2017 explosion)

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- U.S. Census Bureau QuickFacts: Firestone town, Colorado (July 2025 estimate)
- Town of Frederick: 2024/2025 Community Profile (employers, utilities, parks, airports)
- Town of Frederick: Our History, Our Future, Our Brand (Miners Day, floods, downtown)
- Town of Frederick: Events (2026 calendar)
- Town of Frederick: Living in Frederick
- Town of Frederick: Frederick Recreation Area
- Town of Frederick: Outdoor Adventures
- Town of Frederick: Miners' Memorial Museum
- Town of Frederick: Water Supply (sources, service areas)
- Town of Frederick: Water Dedication Requirements
- Town of Frederick: Planning Around Oil and Gas (Wattenberg Field, Chapter 9)
- Town of Frederick: Proposed Transportation Sales and Use Tax (Nov. 2026 ballot)
- Town of Firestone: History of Firestone (mines, growth, Firestone Trail)
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- Town of Firestone: Living in Firestone (St. Vrain State Park, special districts)
- Town of Firestone: Schools
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- Town of Firestone: St. Vrain Water Treatment Plant
- Town of Firestone: Stage 1 Drought and Watering Restrictions (2026, Barefoot Lakes water provider)
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- Wyndham Hill Metropolitan Districts
- Colorado Department of Local Affairs: Colorado Special District map
- Colorado Division of Property Taxation: Weld County Assessor
- BizWest: Builders gear up at Barefoot Lakes in Firestone
- ZIP Code 80504 (Longmont primary, Firestone and Frederick aliases)
- St. Vrain Valley School District (enrollment, schools, counties)
- St. Vrain Valley Schools (focus programs, P-TECH)
- St. Vrain Valley Schools: Open Enrollment
- St. Vrain Valley Schools: Maps and Boundaries
- Colorado Department of Education SchoolView: Carbon Valley Academy enrollment 2025-26
- Longmont Leader: SVVSD extends Carbon Valley Academy renewal term
- SchoolDigger: Schools in Frederick, CO (school names and grades only)
- Colorado Parks and Wildlife: St. Vrain State Park
- Carbon Valley Parks and Recreation District
- CDOT: Bustang North Line
- CDOT: Express Lanes (corridor status)
- CDOT: North I-25 Mead to Berthoud
- RTD: About RTD (service area)
- B Line (RTD) (Northwest Rail status)
- Front Range Passenger Rail District (Nov. 2026 ballot question)
- Colorado Connector: Front Range Passenger Rail starter service (first trains by 2029)
- OSRM routing estimates (off-peak drive times from central Frederick/Firestone to Union Station, downtown Boulder, downtown Longmont and the Tech Center)
- Erie, Colorado (population, counties, coal history, airport)
- Longmont, Colorado (population, employers, NextLight, transit, Vance Brand Airport)
- Dacono, Colorado
- Johnstown, Colorado
- 2013 Colorado floods
- Destination Denver Colorado: The Best Towns of N. Colorado / Longmont Loveland Fort Collins Greeley & MORE! (Aug. 2024)

A note from Jimmy

I'm a mortgage loan originator with the Everetts Lending Team at Edge Home Finance, licensed across Colorado, and I make these guides because the first thing most people need isn't a loan; it's a straight answer about where they're going. When you're ready to talk numbers, or you just want a second opinion on a neighborhood, reach out.

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