

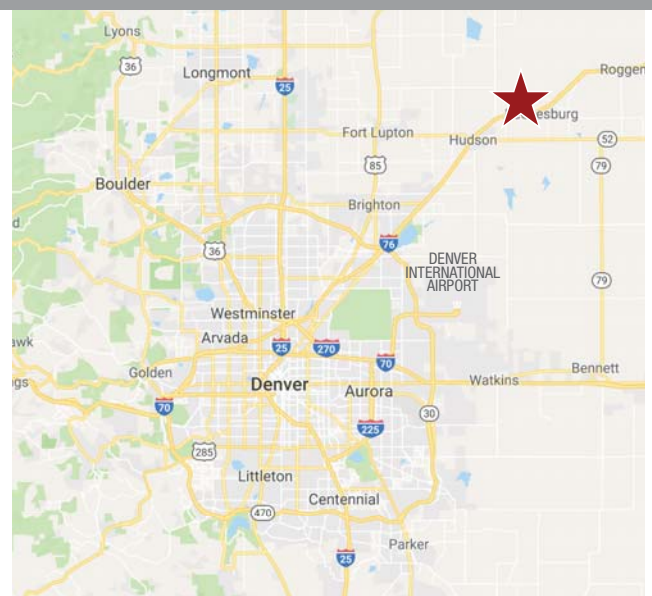
Retail Pads For Sale

350 Market Street • Keenesburg, Colorado 80643



Property:

Located in Weld County along the growing I-76 corridor, approximately 25 miles Southeast of Greeley and approximately 30 miles Northeast of Denver is the 100-year-old town of Keenesburg, CO. The flourishing town is rich in community involvement and heavily driven by the deep agricultural roots and vibrant oil and gas economy. New residential developments are flourishing in Keenesburg, with over 1,300 homes planned or in development. The site has ultimate freeway exposure and interchange access in a growing market.



Call For Details

DAX GERGEN

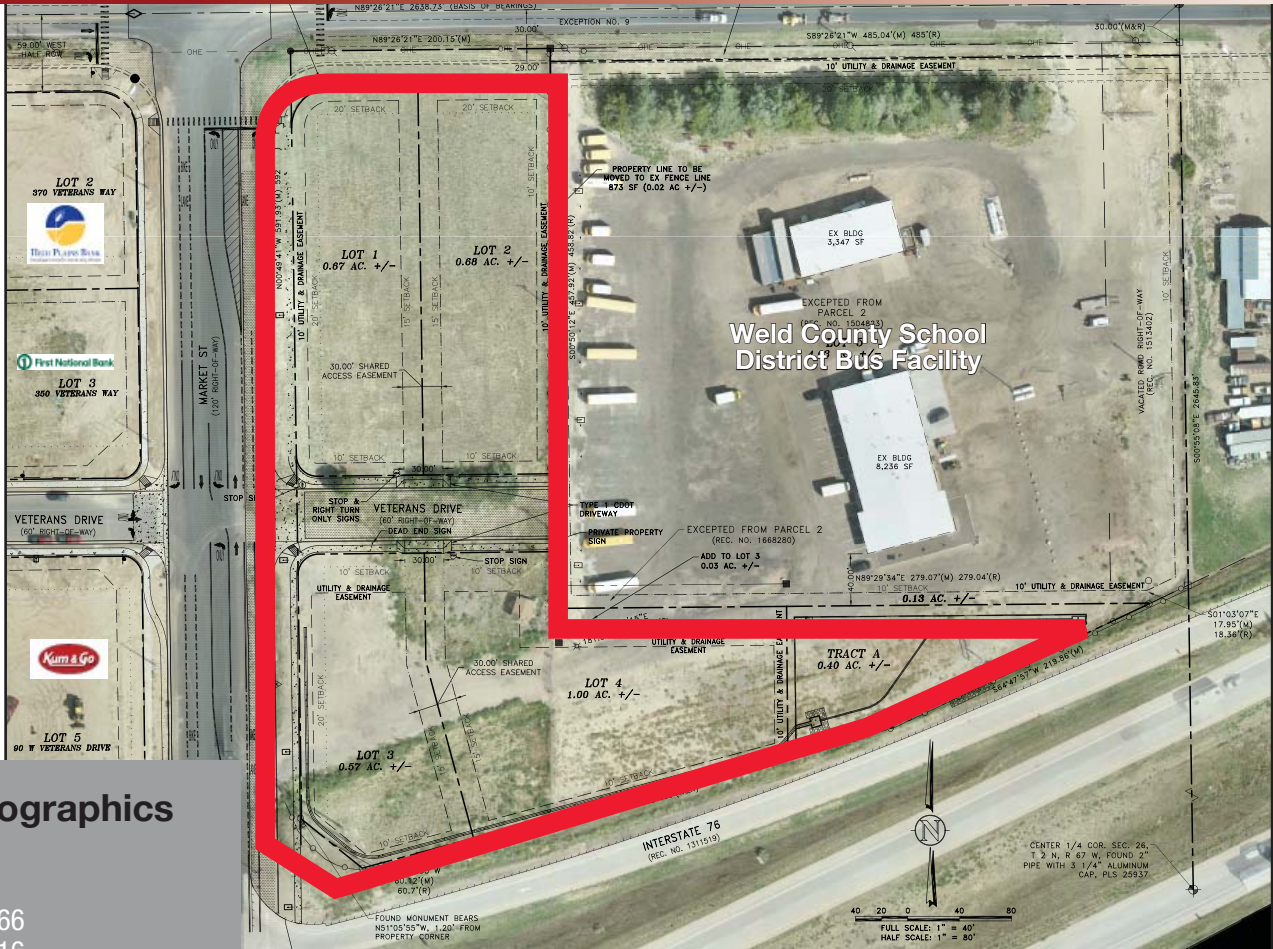
303.788.7000 (O) • 303.903.5552 (C)

dax@compasscbre.com



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2020 Demographics

Population

Radius

3 Mi.	2,066
5 Mi.	2,716
10 Mi.	9,896

Avg. Household Income

Radius

3 Mi.	\$109,235
5 Mi.	\$110,569
10 Mi.	\$116,487

Daytime Workers

Radius

3 Mi.	1,173
5 Mi.	1,559
10 Mi.	5,939

Source: Alteryx

Traffic Counts

- * I-76 W. of Market 19,942 vpd
 - * I-76 E. of Market 14,000 vpd
 - * Market Street S of I-76 4,400 vpd
- * Source: DRCOG & CDOT 8/2019

Premier retail pads with excellent freeway visibility and access. 20' monument signage allowed.

Permitted Uses

Motel/Hotel, Fast Foot, Sit Down Restaurant & Bar, Coffee Shop, Dollor Store, Pizza Parlor, Lube/Oil Shop, and many other service uses

Parcels

LOT 1 - 1.58 AC
LOT 2 - 1.27 AC

Zoned

CH (Highway Commercial)

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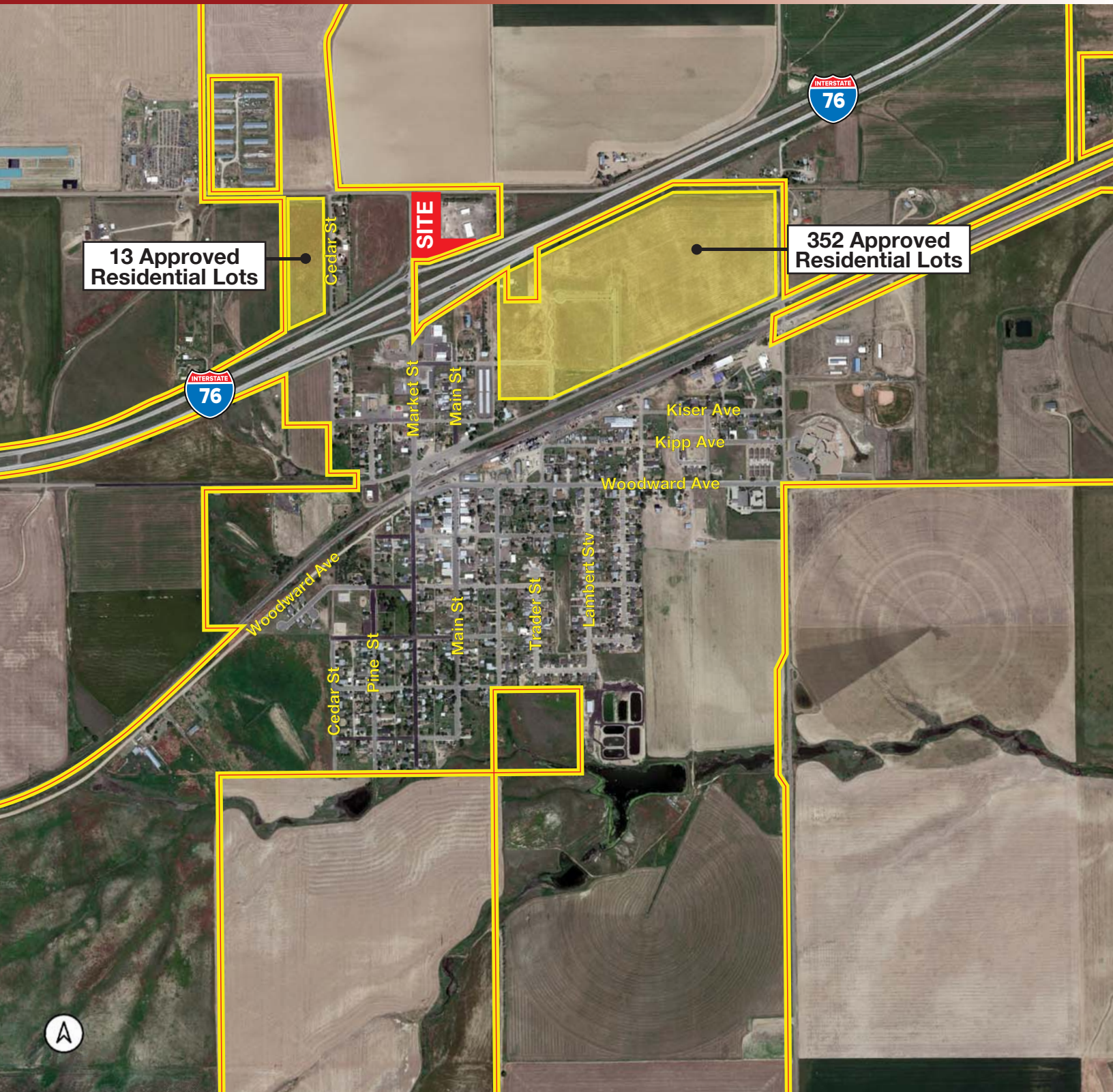
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SITE

KEENESBURG

BNSF LOGISTICS CENTER HUDSON
430 AC.

HUDSON

LOCKBUIE

BRIGHTON

DENVER INTERNATIONAL AIRPORT

Highlights:

- Weld County is Colorado's leading producer of cattle, grain and super beets, and is the richest agricultural county in the United States east of the Rocky Mountains, and the fourth richest overall nationally.
- Over 1,300 homes currently planned or under construction in the town limits of Keenesburg.
- Weld County ranks #1 in Colorado with more oil and gas wells at approximately 23,000.
- 430 Acre BNSF Logistics center under construction 8 miles south of site. Up to 225 Employees.
- BNSF Logistics Center Video <https://youtu.be/IEsglQOUb-o>
- 30 Minutes From DIA.
- No county sales tax.
- Weld County was recently ranked #3 in the U.S. for job growth.

Highlights:

Hudson - 8 Miles
Brighton - 18 Miles
Greeley - 25 Miles
Thornton - 25 Miles
DIA - 25 Miles
Denver - 30 Miles
Bennett I-70 - 32 Miles
Downtown Denver - 39 Miles
Fort Morgan - 41 Miles

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