

GATEWAY TO

TWO RIVERS MARKETPLACE

WEST GREELEY



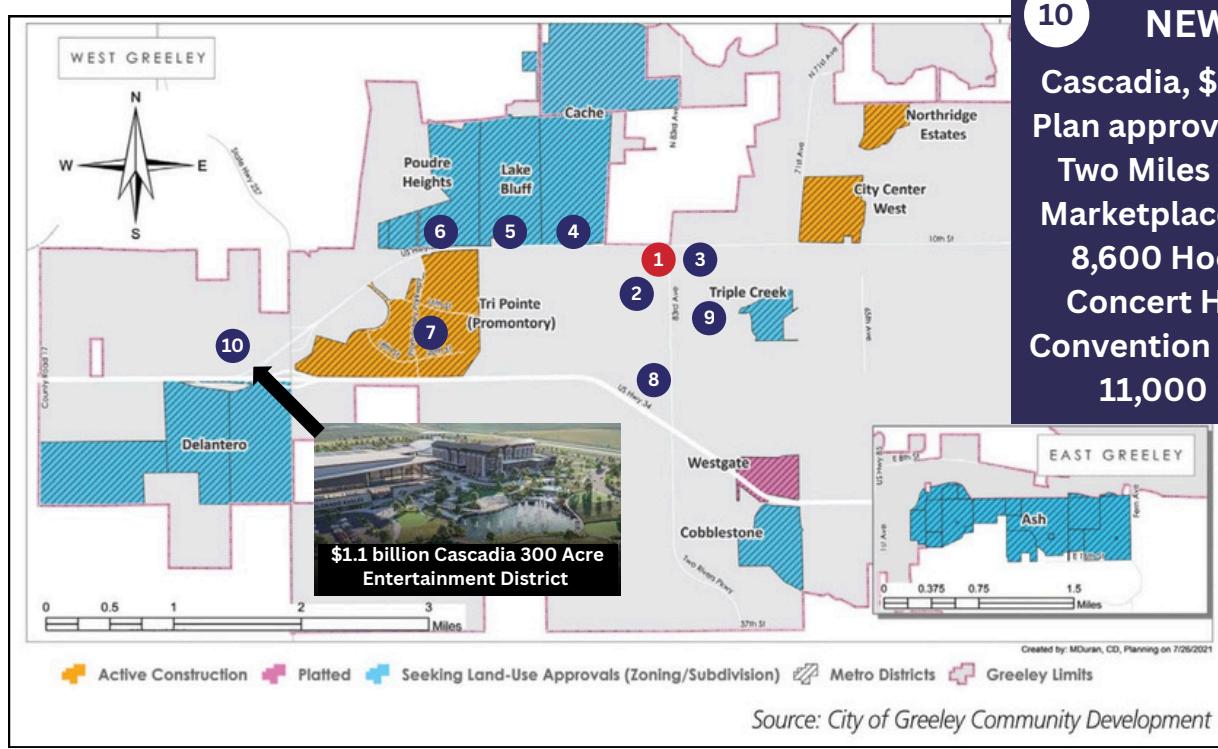
**4th Fastest-Growing Metro Area in the Country
Growing 30% from 2010 - 2020**

- Two Rivers Marketplace - The Gateway to West Greeley - Fast Growing Residential Corridor. Over 25,000 Cars Per Day.
- .5 - 3.5 Acre Pad Sites. Highway and 83rd Lots Ready for Construction. 11 Drive Thru Locations. High Visibility Sites.
- Fast Food, Grocery, Coffee Shop, Bank, Urgent Care, Day Care, Dental, Car Wash, Pickleball, Hotel - So Much More.

BRADFORD G. PECH, SIOR®
REMAX COMMERCIAL ALLIANCE
CELL: (303) 748-7919
BRADPECH@GMAIL.COM

BILL STRUBLE, REALTOR®
REMAX ALLIANCE
CELL: (303) 520-6855
BILLSTRUBLE@REMAX.NET

RE/MAX
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METRO DISTRICT
Two Rivers Marketplace approved for public infrastructure and onsite open space/retention.

West Greeley's Dynamic Growth

- 1 Two Rivers Marketplace - 29 Acres Commercial with .5 - 2 Acre Pad Sites and 12.5 Acre Core Retail, Restaurant, Entertainment Development - 2024.
- 2 The Trails at Sheeps Draw - 400 Homes, 550 Apartments Adjacent to Two Rivers Marketplace.
- 3 Boomerang - 177 Single Family Units.
- 4 The Cache - 788 Acres, 3,741 Residential Units.
- 5 Lake Bluff - 793 Acres, 3,000 Dwelling Units.
- 6 Poudre Heights, 100 Acres, 1,185 Residential Units.
- 7 Promontory - 25 Acres Multifamily, 403 Residential Units.
- 8 Mountain Shadows. Existing Residential Community with 233 homes.
- 9 Boomerang Ranch. Existing Residential Community with 143 homes and 48 townhomes.

TRAFFIC: Highway 34 Business at 83rd - 25,000 Cars/Day CDOT 2023

	1 Mile	3 Mile	5 Mile
2024 - 2029 Growth	18.22%	18.27%	18.23%
2024 Population	3,457	26,621	79,129
2029 Population	4,087	31,484	93,556
Households - 2029	1,292	11,691	34,695

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Notes: Concept lot plans are illustrative. Developer of each lot shall ensure that plan meets all City of Greeley Development Code and Two Rivers Marketplace Design Guideline requirements. These traffic drawings are current projections as provided by the city and may be adjusted as they finalize these expansion plans. 11th St. Road extension thru center core to be built in future phase.

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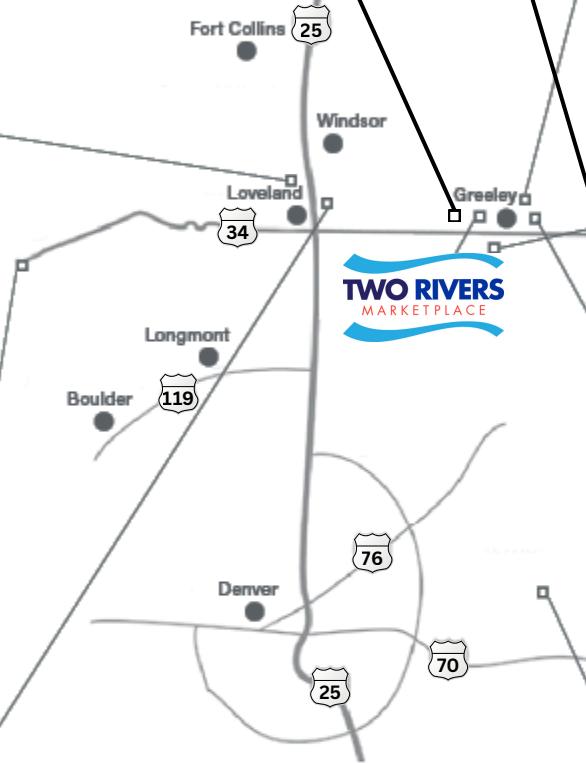
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GREELEY-WELD COUNTY



Greeley-Weld County Airport - Greeley is investing in expansion to position as Colorado's third major airport, complement to DIA and Colo. Springs.
Coming Soon - Eagles Arena, Cascadia, \$1.1 billion new development in West Greeley.



Gateway to
West Greeley
4th Fastest Growing
3.5% Per Year
Growth Rate



**TWO RIVERS
MARKETPLACE**

