

WEST GREELEY

TWO RIVERS
MARKETPLACE

PERFECTLY PLACED



**COMMERCIAL
29 ACRES**

**1,073' FRONTAGE
83RD AVENUE**

**1,365' FRONTAGE
HWY 34 BUSINESS - 10TH STREET**

HWY 34 BUSINESS & 83RD AVENUE | GREELEY, CO 80634

- .5 - 2.0 Acre Pad Sites - Ready 2024. Fast Food, Drive Through Locations, Coffee Shop, Bank, Medical, Day Care, Gas Station.
- 12.5 Acre Center Development Opportunity. Restaurants, Brew Pubs, Movie Theaters, Game Centers, Bowling, Boutique Hotel.
- Acres of Dedicated Open Space/Onsite Retention.

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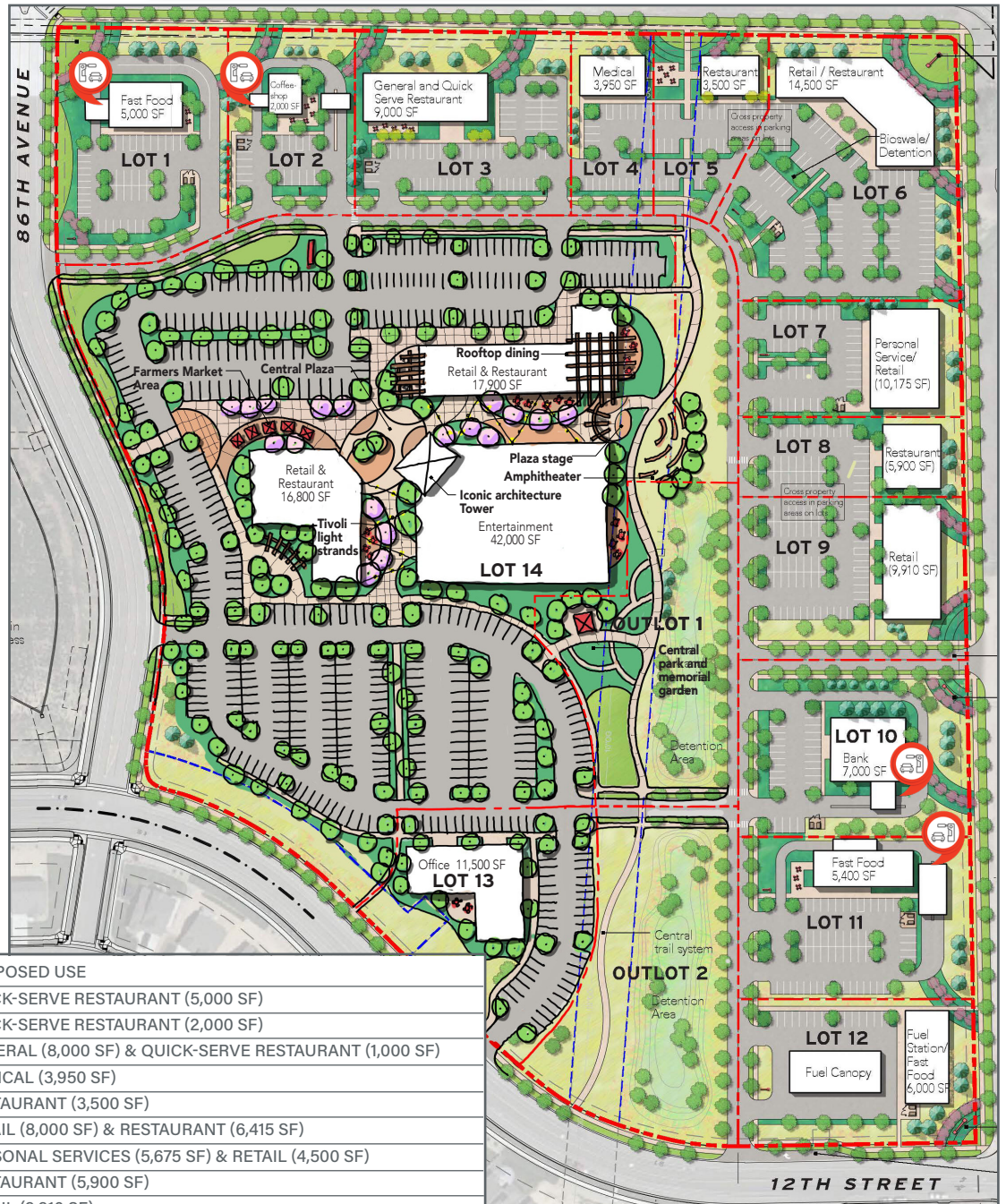
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	AREA (AC)	PROPOSED USE
LOT 1	1.35	QUICK-SERVE RESTAURANT (5,000 SF)
LOT 2	0.83	QUICK-SERVE RESTAURANT (2,000 SF)
LOT 3	1.36	GENERAL (8,000 SF) & QUICK-SERVE RESTAURANT (1,000 SF)
LOT 4	0.52	MEDICAL (3,950 SF)
LOT 5	0.61	RESTAURANT (3,500 SF)
LOT 6	1.93	RETAIL (8,000 SF) & RESTAURANT (6,415 SF)
LOT 7	0.89	PERSONAL SERVICES (5,675 SF) & RETAIL (4,500 SF)
LOT 8	0.62	RESTAURANT (5,900 SF)
LOT 9	1.28	RETAIL (9,910 SF)
LOT 10	1.40	BANK DRIVE-UP (7,000 SF)
LOT 11	1.30	QUICK-SERVE RESTAURANT (5,400 SF)
LOT 12	1.19	QUICK-SERVE RESTAURANT (500 SF) & FUEL STATION (5,500 SF)
LOT 13	1.47	OFFICE (11,500 SF)
LOT 14	10.55	ENTERTAINMENT (42,000 SF)

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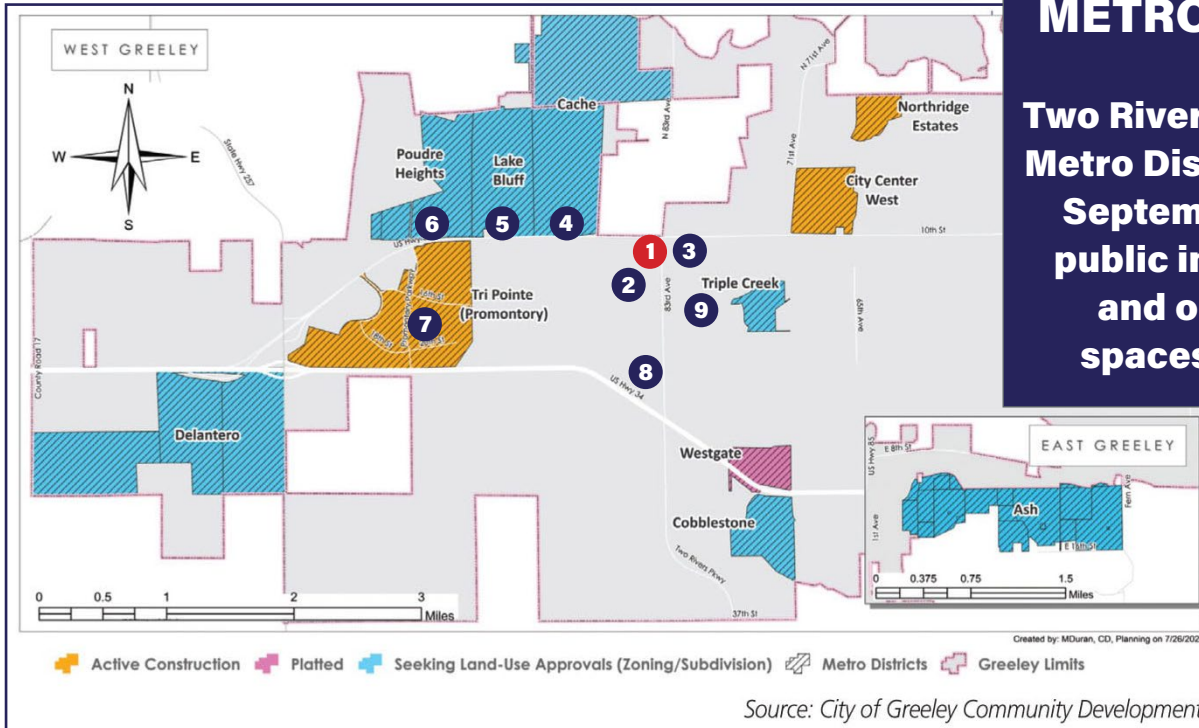
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METRO DISTRICT

Two Rivers Marketplace Metro District approved September 2022 for public infrastructure and onsite open spaces/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 Counts & Demographics

Source: CDOT 2022

On Highway 34 Business at 83rd - 22,259 Cars/Day

	1 Mile	3 Miles	5 Miles
2022 Population	3,988	25,984	73,899
2027 Population (projected)	4,931	31,331	88,232
2022 Average HH Income	\$119,713	\$114,355	\$97,096

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Greeley Is One Of The Fastest Growing Cities In The Country

- Major Access Point Between Denver and Fort Collins
- Pro-Growth City and County - And Ample Space to Grow
- More Attractive Home Pricing - Access to Quality of Life
- The Great Outdoors at Your Fingertips - Nature, Trails, Sports
- Diverse, Inclusive Community - Projected to Double in 30 Years
- 34 is the Average Age with 83% High School or Higher Education

50% Increase

2010 - 2020
Metro Greeley
from 252,825 to
328,981

Greeley metropolitan statistical
area (MSA) 2020 Census Data

**Ranks
5th of 500**

2019 Boomtown
in America

SmartAsset 2019 Survey

**Forbes
Ranks #8**

Best Places for
Job Growth -
Greeley, CO

Forbes Magazine 2019

Top 20%

Metro Areas for
2021 Economic
Strength

Metropolitan Areas
Rankings 2021

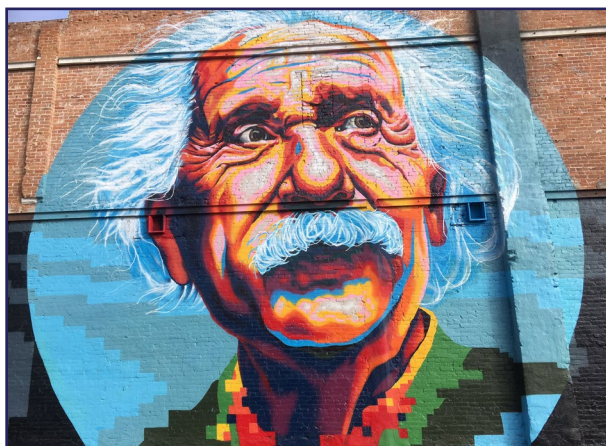
**Top 10
Booming
College
Towns**

CardRates 2018 Top 10
Booming College Towns



Impressive Craft Beer Scene

The city, which has an impressive craft beer scene that's helping spur area employment, is expected to double its population in the next 30 years, reported by Cardrates.com 2018.



Einstein Mural by Armando Silvia and Zack Kiess, Greeley, CO



Uptown Trees Mobile. Greeley Creative District

University Town With Dynamic Arts Culture

The University North Colorado has some of the best jazz and classical music programs in the country. With 12,500 students, more than 10% enrolled in theater, music and visual arts, noted Becky Safarik Assistant City Manger in 5280 Magazine, Sept. 2021.

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Northern Colorado Regional Airport



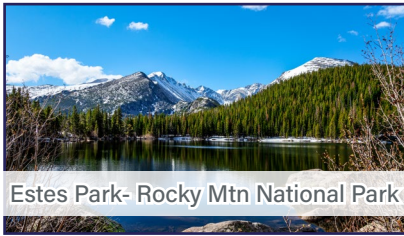
University of Northern Colorado



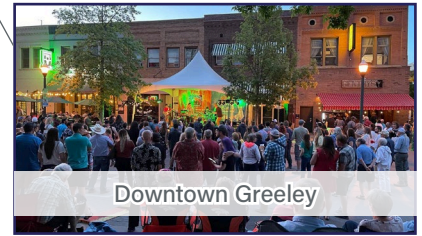
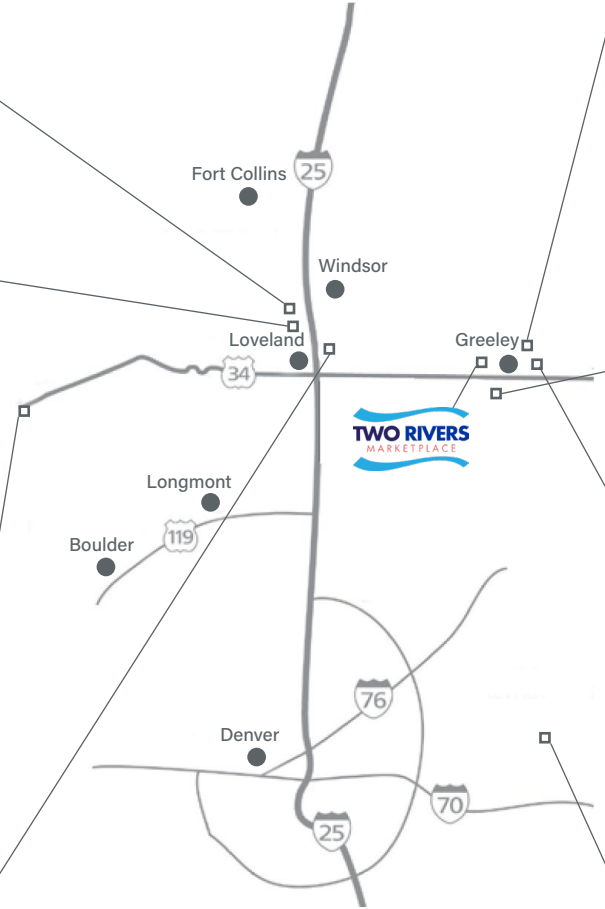
Medical Center of the Rockies



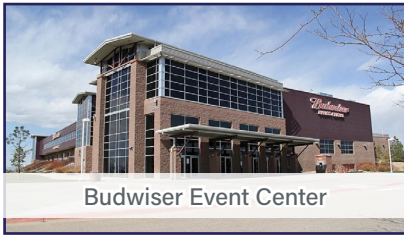
UCHealth - Greeley Hospital



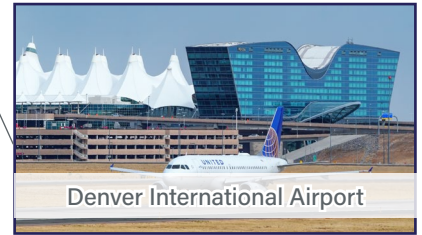
Estes Park- Rocky Mtn National Park



Downtown Greeley



Budwiser Event Center



Denver International Airport

UCHEALTH GREELEY HOSPITAL	7 MINUTES
UNIVERSITY OF NORTHERN COLORADO	13 MINUTES
MEDICAL CENTER OF THE ROCKIES	18 MINUTES
BUDWISER EVENT CENTER	18 MINUTES
NORTHERN COLORADO REGIONAL AIRPORT	20 MINUTES
COLORADO STATE UNIVERSITY	34 MINUTES
AMAZON (144TH & I-25)	40 MINUTES
DOWNTOWN DENVER	58 MINUTES
BOULDER	59 MINUTES
DENVER INTERNATIONAL AIRPORT	59 MINUTES
ESTES PARK	65 MINUTES

Greeley's TOP Employers

RANK	COMPANY/ENTITY	INDUSTRY SECTOR	FULL TIME EMPLOYEES
1	JBS USA & AFFILIATED COMPANIES	FOOD MANUFACTURING	4,684
2	BANNER HEALTH/NC MEDICAL CENTER	HEALTHCARE	3,560
3	GREELEY-EVANS SCHOOL DISTRICT-6	EDUCATION	2,312
4	UNIVERSITY OF NORTHERN COLORADO	EDUCATION	1,723
5	WELD COUNTY	GOVERNMENT	1,615
6	STATE FARM INSURANCE	INSURANCE	944
7	CITY OF GREELEY	GOVERNMENT	925
8	WALMART	RETAIL	857
9	UC HEALTH/GREELEY HOSPITAL	HEALTHCARE	750
10	COLORADO PREMIUM FOODS	FOOD MANUFACTURING	630
11	AIMS COMMUNITY COLLEGE	EDUCATION	621
12	LEPRINO FOODS	FOOD MANUFACTURING	550
13	TTEC	CONSULTING SERVICES	483
14	HELSEL PHELPS CONSTRUCTION	CONSTRUCTION	397
15	CHEVRON/NOBLE ENERGY	ENERGY	247

