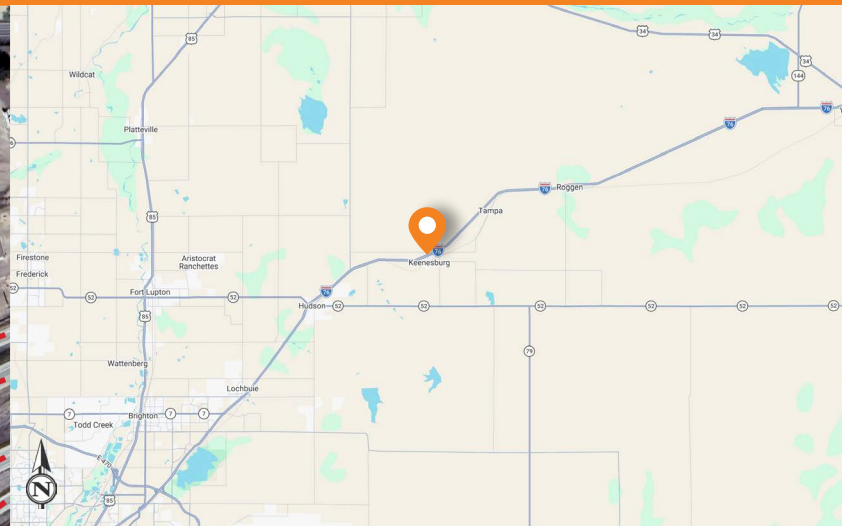


KEENESBURG

350 MARKET ST, KEENESBURG, CO



PROPERTY HIGHLIGHTS

- Keenesburg ranked #1 fastest growing city in Colorado. (World Population Review 2026)
- Just to the southwest, Burlington Northern Santa Fe (BNSF) railroad is building a 2,700 acre intermodal container facility.
- Bandimere Speedway is rumored to be relocating to just outside Hudson, CO where it will develop a new racetrack on 1,100 acres.
- Broad Range Logistics, a Georgia based solar distribution company has recently signed a long term lease for over 1.1 million square feet across two buildings, located just southwest of the Keenesburg exit.
- Dream Golf Concepts is already under construction with their new Rodeo Dunes in Roggen, CO just northeast of the Keenesburg exit along I-76. The Rodeo Dunes project sits on 2,000 acres of pure sand and is planning for up to Six (6) new 18 hole golf courses 30 minutes from DIA.

NEARBY RETAILERS



TRAFFIC COUNTS

On I-76 west of Market St 19,562 CPD

On I-76 east of Market St 15,450 CPD

Source: CDOT 2025

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
POPULATION	3,029	8,320	34,537
AVERAGE HH INCOME	\$125,909	\$144,282	\$136,651
BUSINESSES	69	239	825
EMPLOYEES	386	1,389	5,871

Source: Applied Geographic Solutions, 2025 Estimates

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KEENESBURG

350 MARKET ST, KEENESBURG, CO



Also to the southwest, lays a 1.3 million square foot industrial building. This building was the former Kmart/ Sears Distribution Center. Amprius Technologies, Inc., will be expanding their battery plant in Colorado from their headquarters in Fremont, CA. They will be utilizing 775,000 sf of the 1.3 million square foot building. This will be home to their lithium-ion batteries and is planned to employ 330 people in the initial phases.



HomePlace Master Planned Community has just been approved just north of the listed sites on brochure. This will be a 225 acre safe and fun community with homes, connected trails, pocket parks, playgrounds, gathering venues, apartments, duplexes, single family homes, senior living, assisted living with front porch revival.

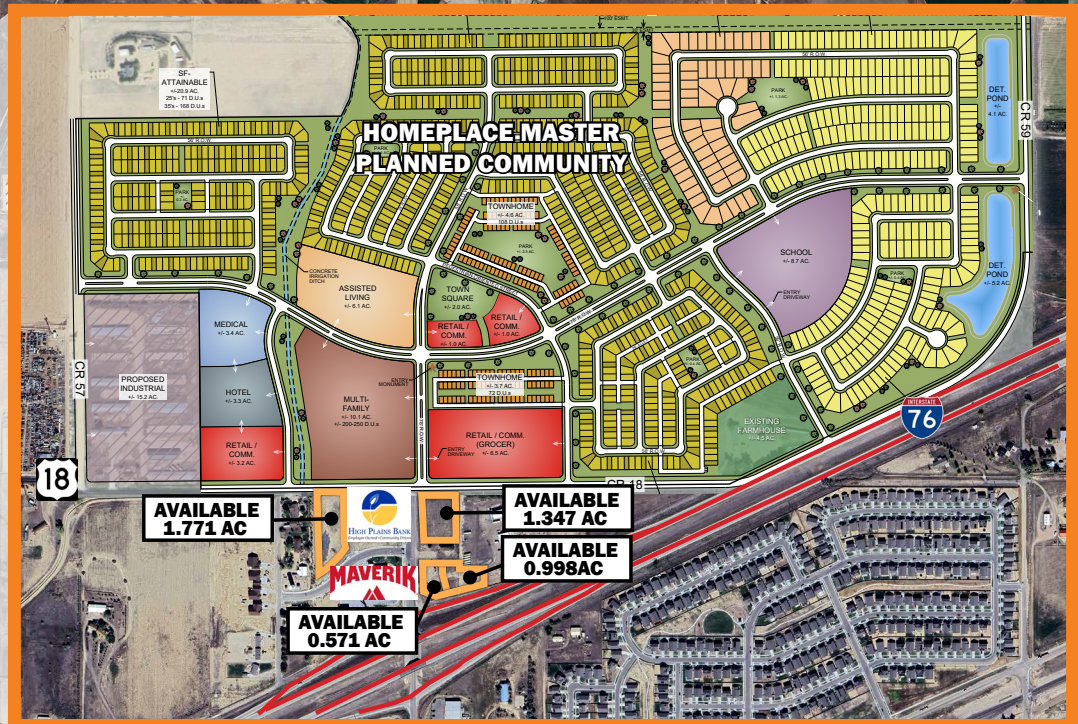
The FRUITION - KEENESBURG development, situated in Weld County, Colorado is a major residential project spanning approximately 3,397 acres near the I-76 and CR 49 intersection.

SITE

KEENESBURG



ROGGEN



KEENESBURG

350 MARKET ST, KEENESBURG, CO



**8,600 Homes
3,397 Acres**



**RODEO DUNES
30 MINUTES TO DIA**

SITE

KEENESBURG



HUDSON



DENVER INTERNATIONAL AIRPORT

- 82M passengers in 2024
- 1,700 flights per day
- Approximately 40,000 workers
- Ranked #6 in the consumer travel in the world
- Ranks #3 in consumer travel in the United States



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