

FOR SALE

105 WOODWARD AVE KEENESBURG
MIXED USE ASSEMBLAGE / REDEVELOPMENT OPPORTUNITY
KEENESBURG, CO 80643



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SECTION I

Photos



PROPERTY SUMMARY

105 Woodward Ave Keenesburg

105 Woodward Avenue | Keenesburg, CO 80643



Design Highlights

Price:	\$829,000
Lot Size:	1.42 Acres
Asset Type:	Owner User / Redevelopment
Zoning:	Light Industrial / Mixed
1st Floor Commercial:	1,500 SF
Retail Building:	1,080 SF
Back Warehouse:	1,568 SF
Residential Unit & Warehouse:	2,394 SF
Total SF:	6,542 SF

Property Overview

Flexible Zoning: Light industrial, retail, and residential uses allow for mixed-use or live/work development.

High Visibility: Great access to Hwy 52 and I-76 easy reach to Denver, Greeley, and Northern CO.

Market Growth: Keenesburg is experiencing rapid growth with new housing, infrastructure investment, and several major nearby developments—including Bandimere Speedway, Vista West by Richmond American Homes, and the Rodeo Dunes Golf Resort.

Utilities On-Site: City water/sewer, power, and gas available—development-ready.

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KEENESBURG CO

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LOCATION OVERVIEW

105 Woodward Ave Keenesburg

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Strategic Location in Keenesburg, CO – Ideal for Retail, Industrial, or Development

Located just minutes off I-76, this property offers outstanding regional connectivity with direct access to Denver, Greeley, and the Eastern Plains. Keenesburg is a fast-growing town in Weld County, positioned at the forefront of Colorado's expansion corridor. The property benefits from strong visibility and convenient access, making it an excellent fit for a wide range of uses.

Major area developments are further accelerating growth, including the new Richmond Housing Development in Keenesburg, the highly anticipated Rodeo Dunes Golf Resort in Roggen, and the relocation of the Bandimere Speedway to Hudson. These projects are bringing new residents, tourism, and business activity to the corridor—driving long-term demand and increasing nearby property values.

Whether you're looking to establish a retail business serving the local community and travelers, develop light industrial facilities with logistical advantages, or invest in land for future mixed-use or commercial development, this site presents a rare opportunity in a rapidly growing area. Nearby residential expansion, schools, and public services further enhance long-term value and utility.

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MAJOR AREA DEVELOPMENTS

105 Woodward Ave Keenesburg

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All New Developments within 8 Miles

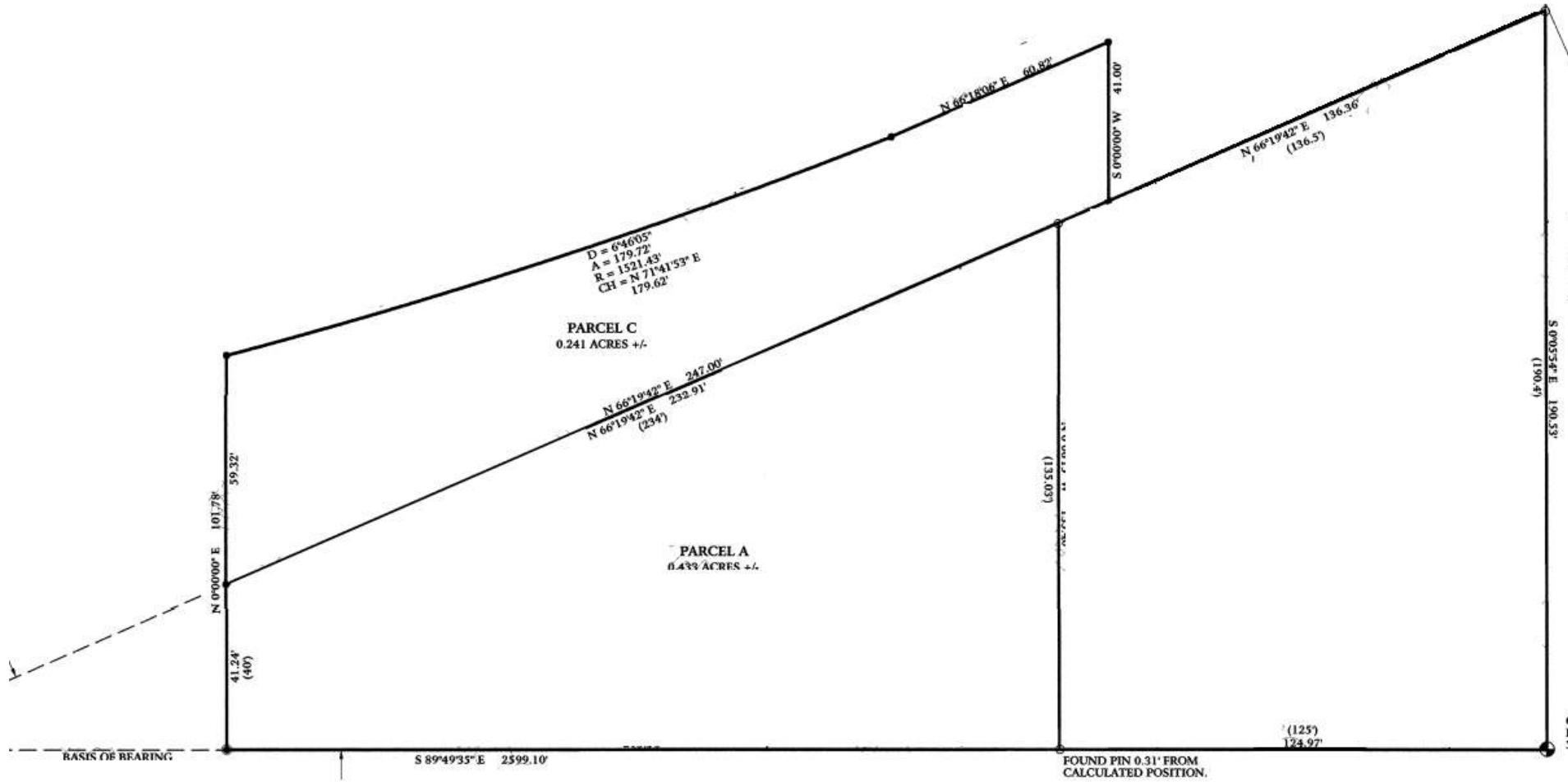
- Bandimere Speedway (1,100 acres)
- Vista West Richmond Homes (525 acres)
- Rodeo Dunes Golf Resort (4,000 acres)



SURVEY / PARCEL MAP

105 Woodward Ave Keenesburg
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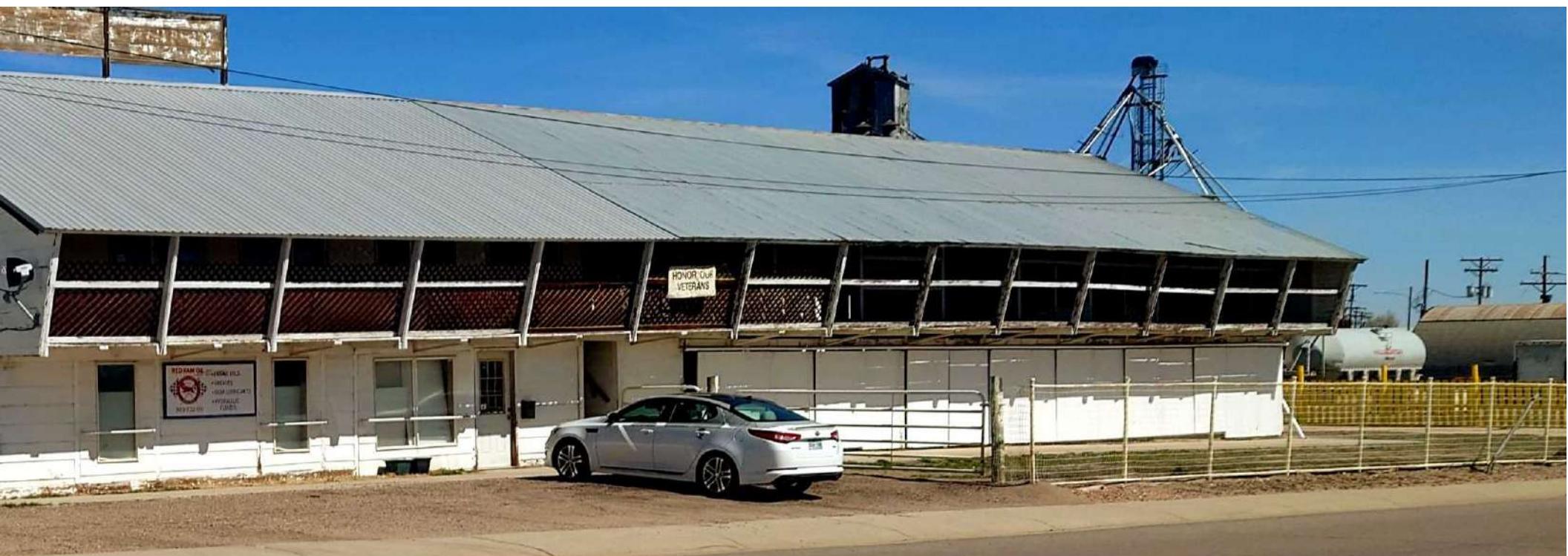
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2ND FLOOR RESIDENTIAL UNIT

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1ST FLOOR COMMERCIAL

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RETAIL BUILDING

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OUTDOOR STORAGE / VACANT LOT

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SECTION II

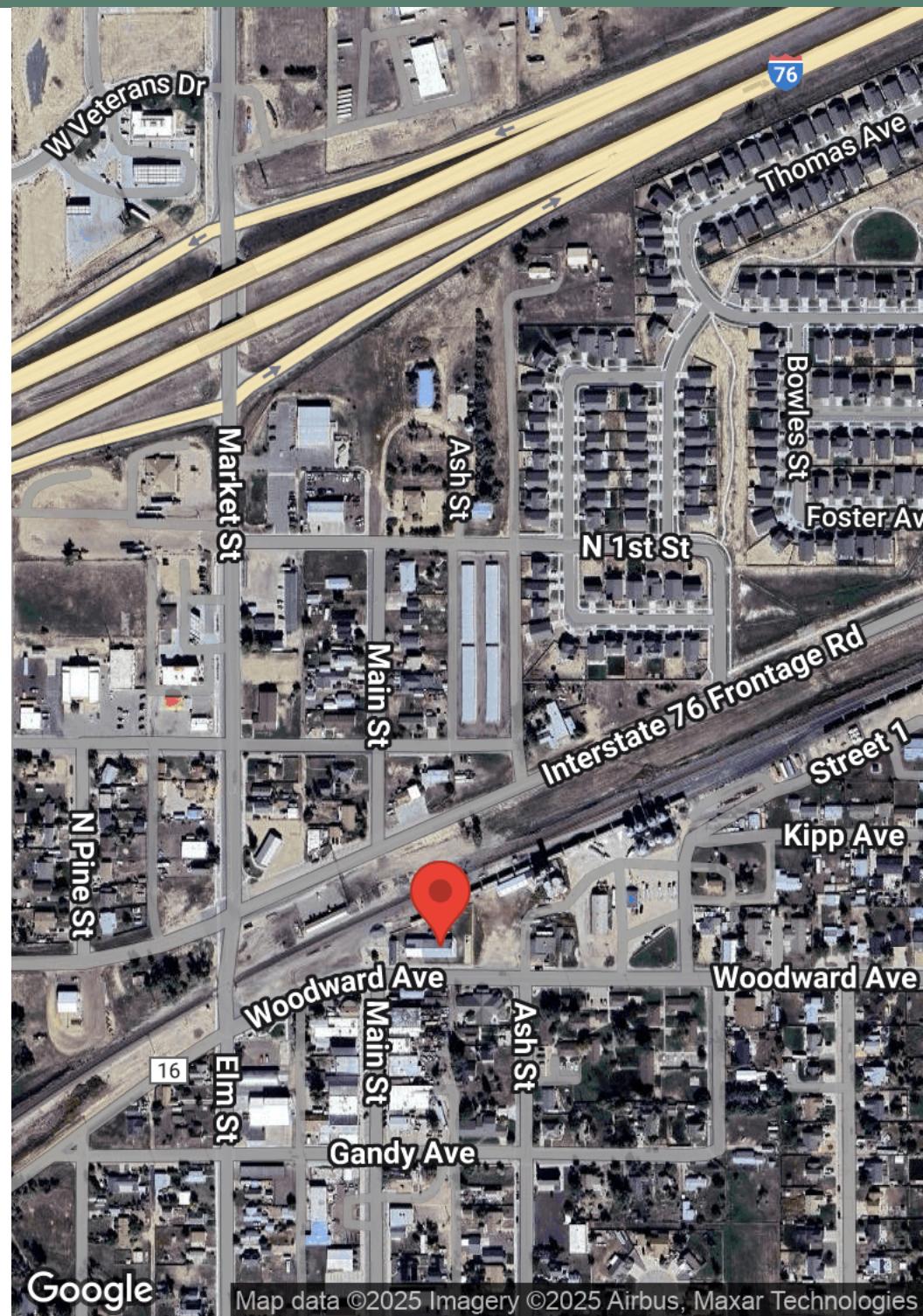
Maps / Demographics



LOCATION MAPS

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BUSINESS MAP

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