

FOR SALE

105 WOODWARD AVE KEENESBURG

MIXED USE ASSEMBLAGE / REDEVELOPMENT OPPORTUNITY

KEENESBURG, CO 80643



FOR SALE

3232 McKinney Avenue
Dallas, Texas 75204



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

JACK REILLY
Commercial Listing Broker
office: (970) 690-0265
jreilly@transworldcre.com
CO - 100099123

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

PHIL KUBAT

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

JACK REILLY

COMMERCIAL LISTING BROKER

O: (970) 690-0265

jreilly@transworldcre.com

CO - 100099123

SECTION I - Photos

Property Summary	4
Keenesburg CO	5
Location Overview	6
Major area developments	7
Survey / Parcel Map	8
2nd floor Residential Unit	9

SECTION II - Maps / Demographics

Location Maps	14
Business Map	15

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 Use
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.

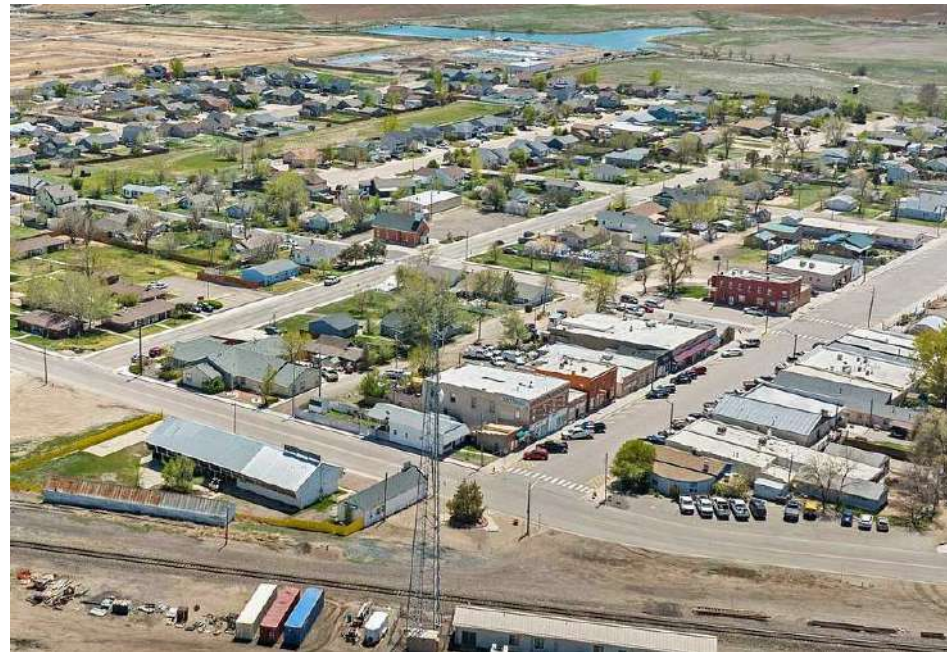
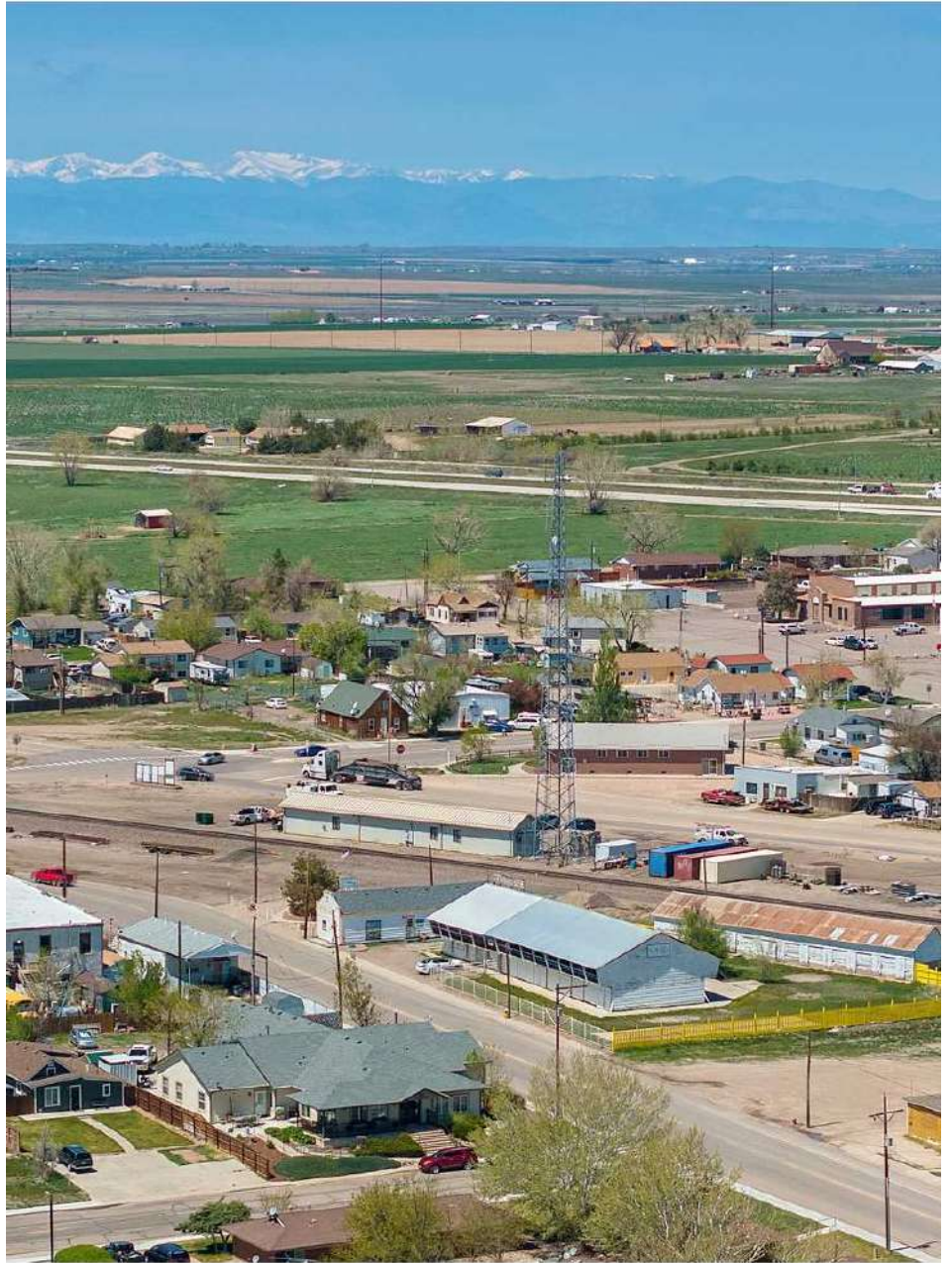
Market Growth: Keenesburg is experiencing rapid growth with new housing, infrastructure investment, and several major nearby developments—including Bandimere Speedway, Vista West by Richmond American Homes, and the Rodeo Dunes Golf Resort.

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

KEENESBURG CO

105 Woodward Ave Keenesburg

105 Woodward Avenue | Keenesburg, CO 80643



LOCATION OVERVIEW

105 Woodward Ave Keenesburg
105 Woodward Avenue | Keenesburg, CO 80643



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.

MAJOR AREA DEVELOPMENTS

105 Woodward Ave Keenesburg
105 Woodward Avenue | Keenesburg, CO 80643

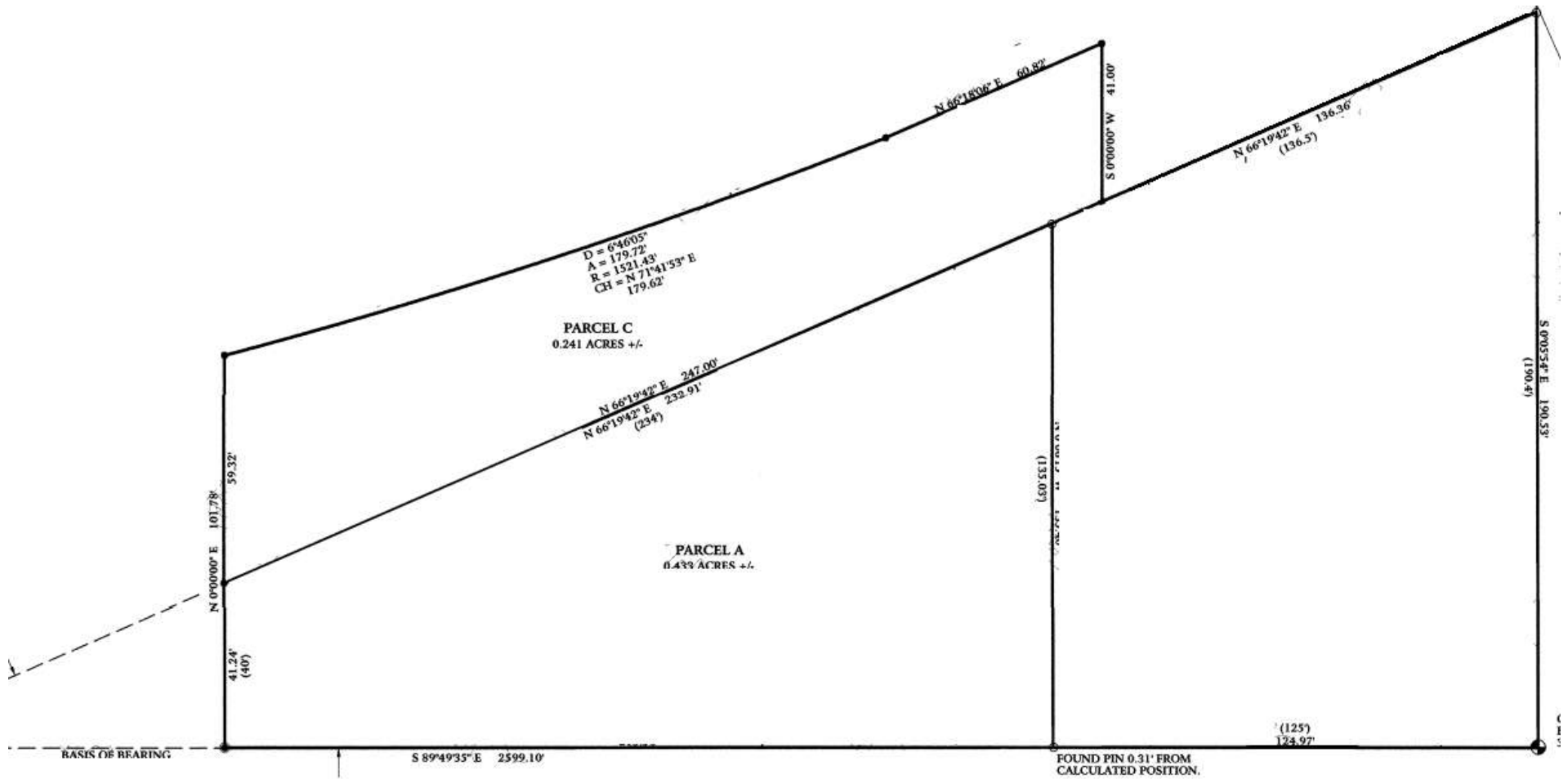
All New Developments within 8 Miles

- 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
105 Woodward Avenue | Keenesburg, CO 80643



2ND FLOOR RESIDENTIAL UNIT

105 Woodward Ave Keenesburg

105 Woodward Avenue | Keenesburg, CO 80643



1ST FLOOR COMMERCIAL

105 Woodward Ave Keenesburg

105 Woodward Avenue | Keenesburg, CO 80643



RETAIL BUILDING

105 Woodward Ave Keenesburg

105 Woodward Avenue | Keenesburg, CO 80643



OUTDOOR STORAGE / VACANT LOT

105 Woodward Ave Keenesburg

105 Woodward Avenue | Keenesburg, CO 80643



SECTION II

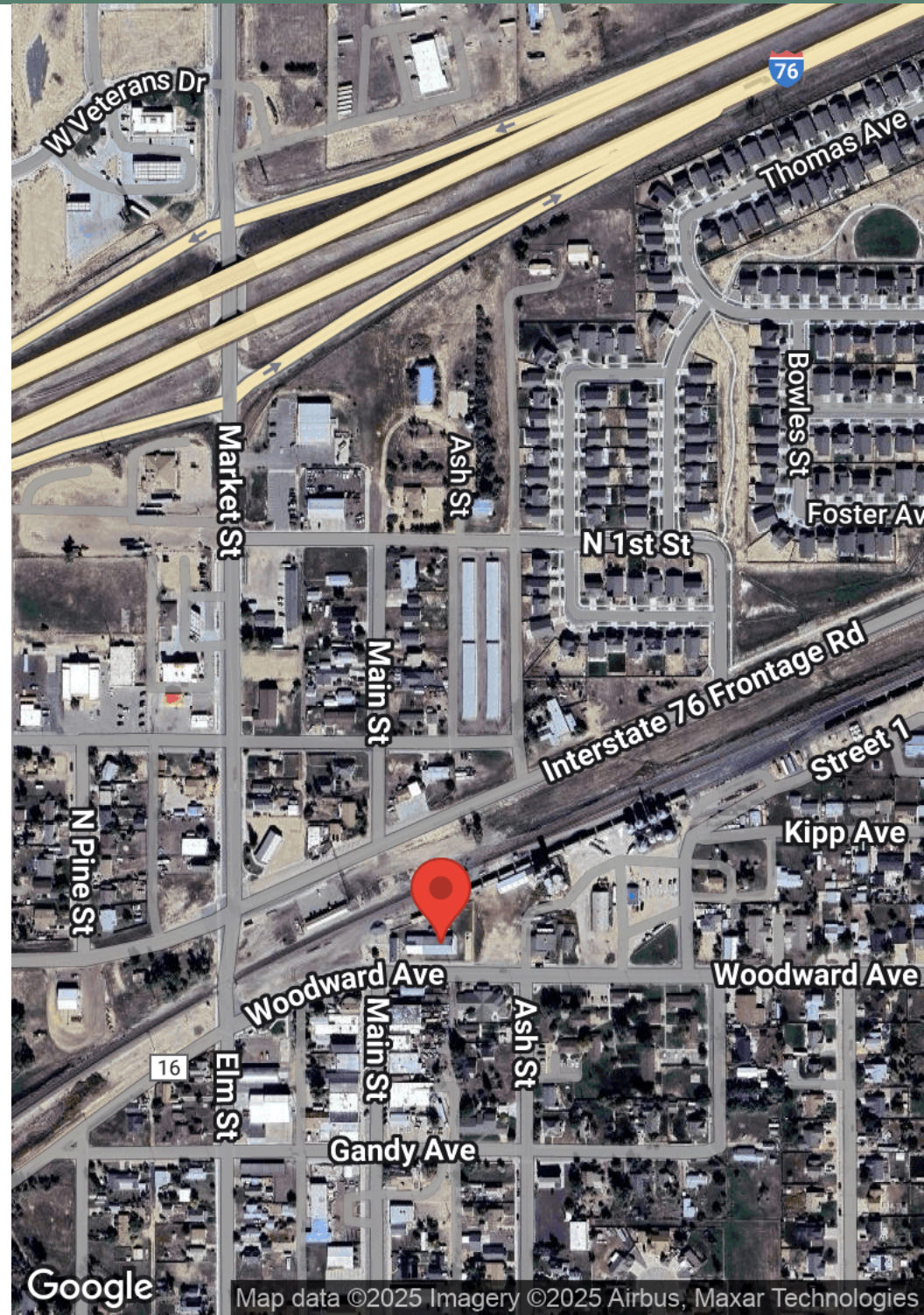
Maps / Demographics



LOCATION MAPS

105 Woodward Ave Keenesburg

105 Woodward Avenue | Keenesburg, CO 80643



BUSINESS MAP

105 Woodward Ave Keenesburg

105 Woodward Avenue | Keenesburg, CO 80643

