

# OFFERING MEMORANDUM

## Keenesburg Gateway Parcels | Keenesburg, Colorado



Prepared By

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# CONTENTS

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**4** Executive Summary

**6** Property Photos

**9** Maps

**13** Area Overview & Demographics

# EXECUTIVE SUMMARY



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## Keenesburg Gateway Parcels – Key Highlights

148 Acres with Direct I-76 Frontage – prime visibility and access in Weld County's fastest-growing corridor

**Downtown Expansion Area** – positioned for annexation and rezoning under Keenesburg's 2024 Comprehensive Plan

**Flexible Zoning Potential** – suited for residential, hospitality, retail, flex/industrial, mixed-use employment, or renewable energy projects

**Regional Growth Drivers** – thousands of new homes, Rodeo Dunes Golf Resort, Wild Animal Sanctuary, and future Bandimere Speedway relocation fueling demand

**Strong Infrastructure & Utilities** – proximity to transmission substation and municipal support enhances development readiness

**High Traffic Counts** – more than 20,000 vehicles per day on I-76

**Rare Investment Opportunity** – capture demand, diversify uses, and secure long-term upside in a rapidly absorbing market

The **Keenesburg Gateway Parcels**, totaling approximately **148 acres** with **direct frontage along I-76**, offer a prime opportunity for large-scale development in Weld County's fastest-growing corridor. Located within the Town's designated **Downtown expansion area**, the site is positioned for annexation and rezoning to mixed-use, industrial, or commercial uses under Keenesburg's 2024 Comprehensive Plan.

Surrounding growth drivers include thousands of new homes under construction or approved, the Rodeo Dunes Golf Resort, the Wild Animal Sanctuary, and the planned Bandimere Speedway relocation, all creating immediate demand for hospitality, retail, logistics, and service-oriented development. Proximity to utilities, a nearby transmission substation, and **strong municipal support** further enhance development readiness.

The property's scale, visibility, and flexible zoning potential make it ideally suited for **residential development, hospitality, retail, flex/industrial, mixed-use employment, or renewable energy projects**. With more than 20,000 vehicles per day along I-76 and strong regional absorption trends, these parcels provide developers and investors with a rare chance to capture demand, diversify project types, and secure long-term value in Weld County's expanding growth corridor.

**Call Brokers for Pricing**

# PROPERTY PHOTOS





## Property Photos

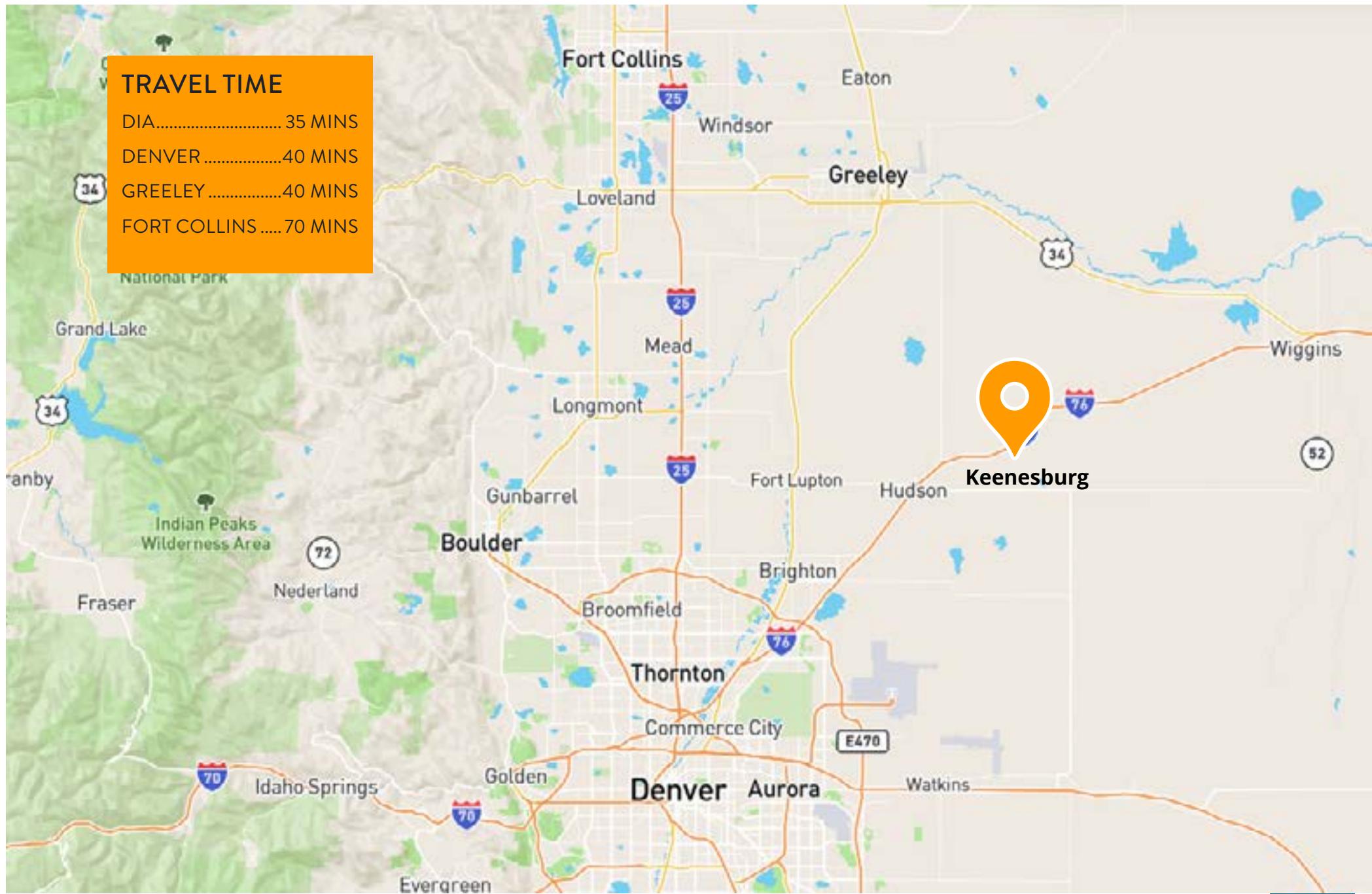




MAPS

## TRAVEL TIME

DIA	35 MINS
DENVER	40 MINS
GREELEY	40 MINS
FORT COLLINS	70 MINS



# Property Location

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# NEW HOUSING DEVELOPMENTS





# AREA OVERVIEW

## AREA OVERVIEW

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# Keenesburg Colorado

Keenesburg is a growing community in southeastern Weld County, located along I-76 about 35 miles northeast of Denver and 25 miles east of Brighton. The town combines small-town character with strategic regional access, offering direct connections to Denver International Airport, the northern Front Range, and the Eastern Plains. This prime location has made Keenesburg increasingly attractive to families, commuters, and businesses looking for affordable space with strong transportation links.

Historically rooted in agriculture, the community continues to honor its farming heritage while accommodating new growth. Residential demand is strong, with steady in-migration from the Denver metro area. A younger median age, predominance of family households, and middle-income demographics support ongoing retail and service expansion. Industrial and business park projects north of I-76 and along Weld County Road 49 are diversifying the employment base and creating long-term economic stability.

The 2024 Comprehensive Plan lays out nearly 1,000 acres for future residential and mixed-use growth, much of it south of town toward Highway 52. These areas are expected to evolve into a new hub of housing, retail, and community amenities, connecting with existing schools and services. By balancing larger-lot "country feel" subdivisions with more traditional neighborhood formats, the plan ensures that Keenesburg preserves its rural identity while capturing its share of Weld County's rapid growth.

With a combination of affordability, connectivity, and forward-looking planning, Keenesburg is well positioned as a key growth node in the region and a compelling destination for both residents and investors.



# WHY WELD COUNTY



Weld County, Colorado, is a powerhouse for investment, fueled by exceptional long-term growth projections, a diverse industrial base, and strategic economic advantages. As the heart of the Greeley Metropolitan Statistical Area and part of the Denver–Aurora Combined Statistical Area, Weld County is poised for sustained prosperity. Robust Growth Projections

Weld County led Colorado in population growth from 2023 to 2024, adding 9,529 residents to reach 369,745. State demographers project Weld County's population will climb to 378,275 by 2025, surpass Larimer County by 2026, and reach 610,566 by 2050—a 65.1% increase from 2024, outpacing most Colorado counties. This growth is driven by affordable housing, with median property values at \$444,500, and infrastructure expansion, including 47 new building permits per 1,000 homes, the highest in the state. By 2050, Weld County is expected to house one in 12 Coloradans, up from one in 19 today, cementing its role as a regional economic hub.

## Dynamic Industry Landscape

Weld County's economy thrives on agriculture, energy, and manufacturing. It leads as the richest agricultural county east of the Rockies, producing cattle, grain, and sugar beets. The Denver-Julesburg Basin drives oil and gas activity, while manufacturing employs 19,077 workers, bolstered by expansions like Agilent Technologies' \$725 million bioscience facility in Frederick, creating 160 jobs. Emerging sectors like aerospace, life sciences, and logistics are growing, with companies like Gotham Greens and Linage Logistics adding high-value jobs. In 2022, business growth contributed \$5.8 billion to the county's GDP, with a 6.8% increase in establishments.

## Economic and Strategic Advantages

Weld County's business-friendly environment features no county sales tax, no long-term debt, and a low mill levy. Infrastructure investments, such as the Weld County Parkway (CR 49) and proximity to Denver and Fort Collins, enhance connectivity. Major employers like JBS USA, Banner Health, and Vestas ensure economic stability, while educational institutions like the University of Northern Colorado and Aims Community College (4,543 degrees awarded in 2023) supply a skilled workforce.

## Investment Opportunity

With unmatched growth projections through 2050, a diverse industrial base, and a pro-business climate, Weld County offers investors a stable, high-potential market for long-term success.

# DEMOGRAPHIC SUMMARY FOR WELD COUNTY

## KEY FACTS

 **377,586**  
POPULATION

 **35.4** MEDIAN AGE

 **2.5** AVG. HOUSEHOLD SIZE

 **\$444,500**  
Median Home Value

## EDUCATION

 **9.5%**

No High School Diploma

 **55.5%**

High School Graduate

 **35.0%**

Some College

 **35.0%**

Bachelor/Grad/Prof Degree

## INCOME



**\$91,047**  
Median Household Income (2023)



**\$62,532**  
Per Capita Income (2023)

## BUSINESS



**9,524**  
TOTAL BUSINESSES



**120,179**  
TOTAL EMPLOYEES



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