

EXCELLENT OPPORTUNITY FOR ENTITLEMENT AND/OR FUTURE DEVELOPMENT

Cty. Rd 59 & Woodward Ave., Keenesburg, CO 80643

FOR SALE

PROPERTY DESCRIPTION

470 Acres in the Path of Growth SALE PRICE - \$11,000,000.00 Call Broker for more information

PROPERTY HIGHLIGHTS

- Currently zoned Agricultural and being farmed as Ag. Land. Future zoning is all ready earmarked as a commercial Business district, which is open to allowing a future Master Planned Community to support this zoning, which would include MF, Single Family and commercial uses as well as a future grocery store site.
- Annex and rezone into the developer friendly Town of Keenesburg.
- Annexation and zoning can be run simultaneously and in a very short time frame compared to other Denver Metro locations.
- Be a part of the future growth plan and add connectivity and trails to a small main street atmosphere.
- The Town supports residential and commercial growth along CR 59 and has a need for an aged targeted and/or ranch style residential product.
- The Towns recently approved two other projects:1) 3 sections for future residential and 2) a 348 residential home project who just pulled their 1st building permits.
- Take advantage of this already connective parcel of ground as growth is making its way to this location!
- The Town would support and love to have a place for new commercial to develop that would include Grocery, employment and neighborhood services.



TOM KAUFMAN

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& CO. BROKERAGE INC.

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BRIGHT FUTURES - WELD COUNTY'S SCHOLARSHIP FUND

The Bright Futures program was designed with one objective in mind - strengthening the vitality of the Weld County community through its workforce. By nurturing and supporting our young generation, we are building a strong foundation for a stable economy. Understanding the importance of trade skills as well as academic skills, the Board of Commissioners designed the program to financially assist students who pursue post-secondary education or training from a accredited higher-education institution or certified training program. The program is for qualifying Weld County residents who have graduated from high school, BED recipients and honorably discharged U.S. Veterans, after 2016. Qualified and accepted recipients receive financial assistance for pursuing post-secondary education or training from a Title IV accredited higher education institution or certified training program.

BARR LAKE STATE PARK & RECREATION/THE WILD ANIMAL SANCTUARY

Barr Lake State Park & Recreation is a Colorado state park established in 1977 in Adams County near Brighton, CO. The 2,715 acre park has 12 miles of trails, including an 8.8 mile trail that circle Barr Lake. Fishing and boating are allowed in the northern half of the park. Located south of Keenesburg - within a 20 minute commute from Keenesburg.

The Wild Animal Sanctuary is located within 15 minutes of Keenesburg, CO. The Wild Animal Sanctuary currently operates two sites within Colorado totaling more than **10,0000 + acres!** providing a sanctuary for rescued animals so that they can live and roam freely within large natural habitats with others of their own kind. www.wildanimalsanctuary.org



Photo provided by Colorado Parks & Wildlife - Barr Lake
cpw.state.co.us



Photo provided by The Wild Animal Sanctuary -
www.wildanimalsanctuary.org

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TOWN OF KEENESBURG

Welcome to the Town of Keenesburg, where the motto is "Home of 500 Happy People and a Few Soreheads". Keenesburg has a population of approximately 1,200 people. Located along the growing I-76 corridor, with Denver International Airport just 20 miles away. A flourishing community that is rich in community involvement and agricultural traditions. Small town living with the convenience of all the amenities nearby. Information provided by: townofkeenesburg.com

WELD COUNTY

- Information provided by: upstatecolorado.org; www.discoverweld.com
- **2.7 % unemployment (Weld)**; 3.3% (Colorado), 3.7% (U.S.)
- **Top 5 Largest Private Employers** - JBS USA & Affiliates, Banner Health: North CO Medical, Vestas, State Farm Insurance, and Halliburton
- **Largest Non-Retail Employers** - Greeley/Evans School District 6, University of Northern Colorado, Weld County, City of Greeley, and Aims Community College
- **Airports** - Denver International Airport - 6th busiest airport in the US (30 minute commute from South Weld - hour from Central/West Weld), Greeley/Weld County Airport, Erie Municipal Airport, and Ft. Collins/Loveland Airport
- **Growth** - Weld County has projected growth of 19.7% between 2010 to 2017
- **Workforce**- Weld County (Greeley MSA) population growth ranks as the 4th fastest growing MSA in the nation from 2015 to 2016, up from 6th the previous year
- **Cultural & Recreational Amenities** - Weld County offers a rich and diverse selection of cultural and recreational opportunities including numerous golf courses, a multitude of parks, miles of paved bike/pedestrian paths, the Pawee National Grasslands and numerous annual events including: **The Greeley Stampede, Greeley Blues Jam, Weld County Fair, Numerous Community Summer Celebrations, Colorado Farm Show, UNC/Greeley Jazz Festival, and Windsor Harvest Festival**
- **Weld County is Colorado!** - Weld County offers easy access to multiple world class ski areas, camping, fishing, hunting, snow sports, hiking and all the Rocky Mountains have to offer!

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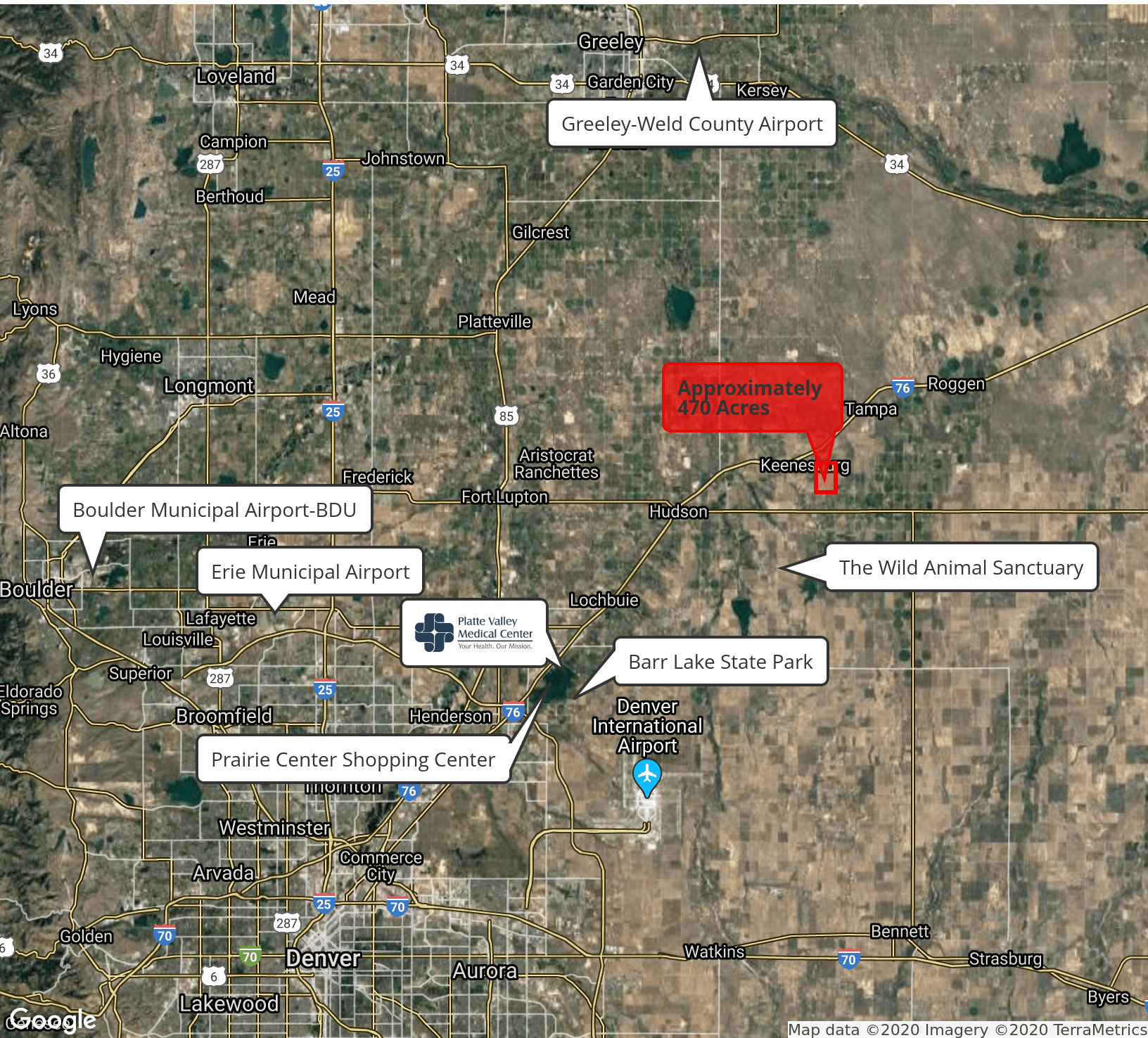
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