

**GATEWAY TO**

**TWO RIVERS**  
MARKETPLACE

**WEST GREELEY**



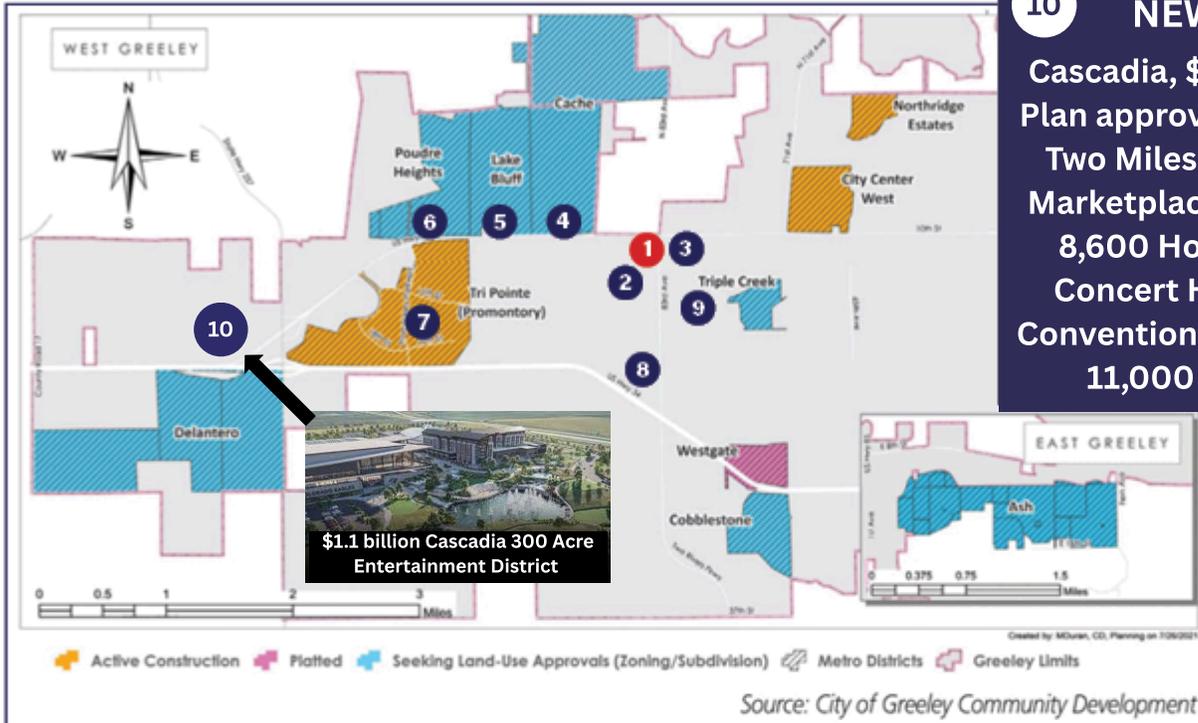
**4th Fastest-Growing Metro Area in the Country  
Growing 30% from 2010 - 2020**

- Two Rivers Marketplace - The Gateway to West Greeley - Fast Growing Residential Corridor. Over 25,000 Cars Per Day.
- .5 - 3.5 Acre Pad Sites. Highway and 83<sup>rd</sup> Lots Ready for Construction. 11 Drive Thru Locations. High Visibility Sites.
- Fast Food, Grocery, Coffee Shop, Bank, Urgent Care, Day Care, Dental, Car Wash, Pickleball, Hotel - So Much More.

**BRADFORD G. PECH, SIOR**  
RE/MAX COMMERCIAL ALLIANCE  
CELL: (303) 748-7919  
BRADPECH@GMAIL.COM

**BILL STRUBLE, REALTOR®**  
RE/MAX ALLIANCE  
CELL: (303) 520-6855  
BILLSTRUBLE@REMAX.NET





**10 NEWS ALERT**  
 Cascadia, \$1.1 billion Master Plan approved April 15, 2025. Two Miles from Two Rivers Marketplace. Coming Soon - 8,600 Hockey Arena and Concert Hall. Water Park, Convention Center and Hotel. 11,000 New Homes.

**METRO DISTRICT**  
 Two Rivers Marketplace approved for public infrastructure and onsite open space/retention.

## West Greeley's Dynamic Growth

- 1** Two Rivers Marketplace - 29 Acres Commercial with .5 - 2 Acre Pad Sites and 12.5 Acre Core Retail, Restaurant, Entertainment Development - 2024.
- 2** The Trails at Sheeps Draw - 400 Homes, 550 Apartments Adjacent to Two Rivers Marketplace.
- 3** Boomerang - 177 Single Family Units.
- 4** The Cache - 788 Acres, 3,741 Residential Units.
- 5** Lake Bluff - 793 Acres, 3,000 Dwelling Units.
- 6** Poudre Heights, 100 Acres, 1,185 Residential Units.
- 7** Promontory - 25 Acres Multifamily, 403 Residential Units.
- 8** Mountain Shadows. Existing Residential Community with 233 homes.
- 9** Boomerang Ranch. Existing Residential Community with 143 homes and 48 townhomes.

**TRAFFIC: Highway 34 Business at 83<sup>rd</sup> - 25,000 Cars/Day CDOT 2023**

	1 Mile	3 Mile	5 Mile
<b>2024 - 2029 Growth</b>	18.22%	18.27%	18.23%
<b>2024 Population</b>	3,457	26,621	79,129
<b>2029 Population</b>	4,087	31,484	93,556
<b>Households - 2029</b>	1,292	11,691	34,695



Note: Concept lot plans are illustrative. Developer of each lot shall ensure that plan meets all City of Greeley Development Code and Two River Marketplace Design Guideline requirements.



# GATEWAY TO

# TWO RIVERS MARKETPLACE

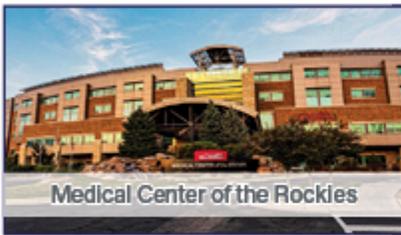
# WEST GREELEY



Greeley-Weld County Airport - Greeley is investing in expansion to position as Colorado's third major airport, complement to DIA and Colo. Springs.  
Coming Soon - Eagles Arena. Cascadia, \$1.1 billion new development in West Greeley.



University of Northern Colorado



Medical Center of the Rockies



UCHealth - Greeley Hospital



Estes Park - Rocky Mtn National Park



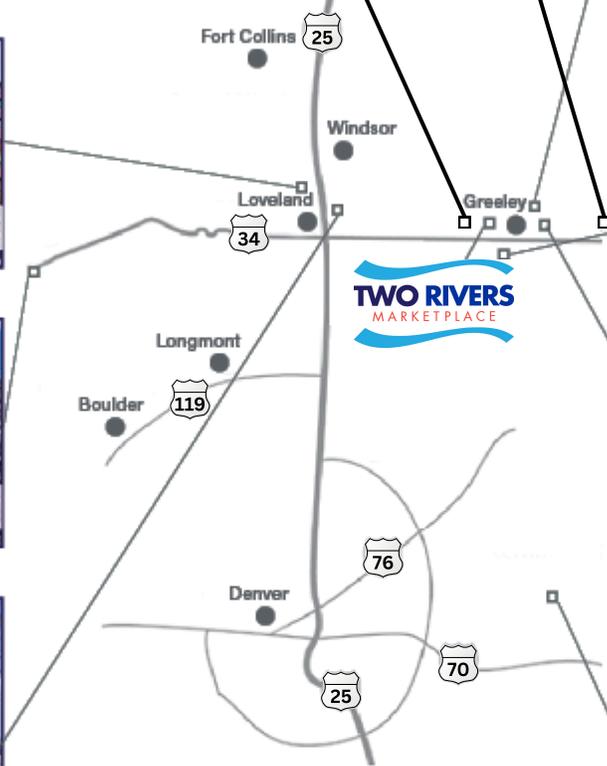
Downtown Greeley



Budwiser Event Center



Denver International Airport



Gateway to West Greeley  
4<sup>th</sup> Fastest Growing  
3.5% Per Year Growth Rate

