

# GATEWAY TO

# TWO RIVERS MARKETPLACE

# WEST GREELEY



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

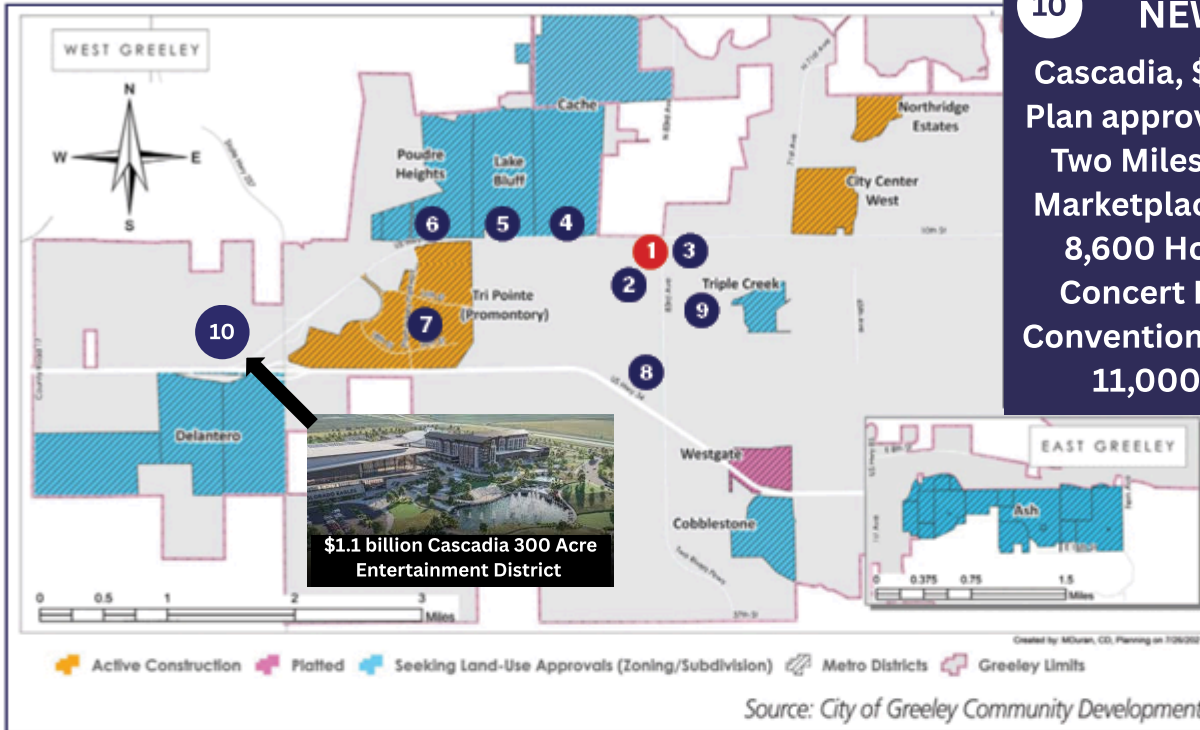
- Two Rivers Marketplace - The Gateway to West Greeley - Fast Growing Residential Corridor. Over 25,000 Cars Per Day.
- .5 - 3.5 Acre Pad Sites. Highway and 83<sup>rd</sup> Lots Ready for Construction. 11 Drive Thru Locations. High Visibility Sites.
- Fast Food, Grocery, Coffee Shop, Bank, Urgent Care,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

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## 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
2024 - 2029 Growth	18.22%	18.27%	18.23%
2024 Population	3,457	26,621	79,129
2029 Population	4,087	31,484	93,556
Households - 2029	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.



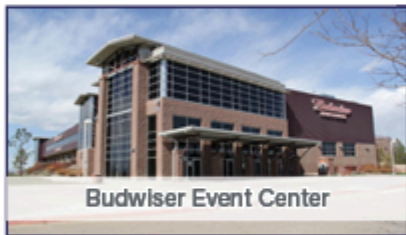
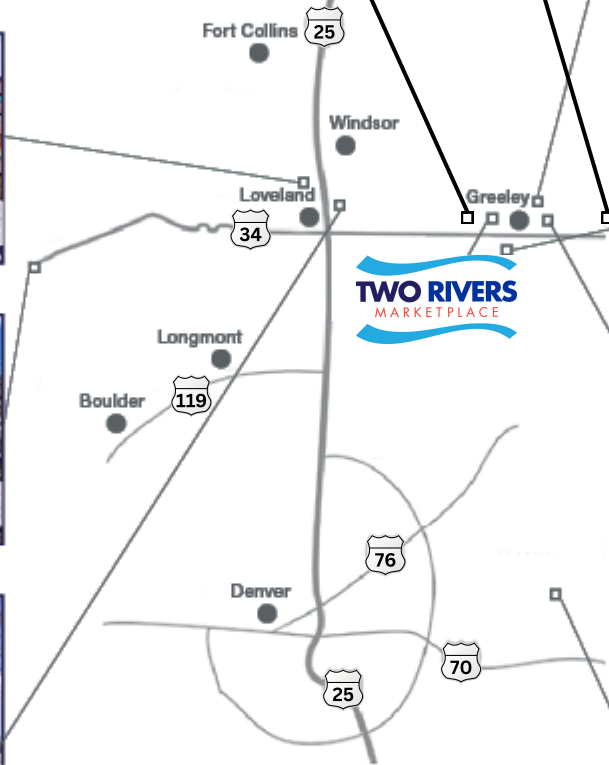
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Greeley-Weld County Airport - Greeley is investing in expansion to position as Colorado's third major airport, complement to DIA and Colo. Springs.  
Coming Soon - Eagles Arena. Cascadia, \$1.1 billion new development in West Greeley.



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



**TWO RIVERS  
MARKETPLACE**

