

GATEWAY TO

TWO RIVERS MARKETPLACE

WEST GREELEY

Hwy 34 Business & 83rd Avenue | Greeley, CO 80634

Lots, Sizes & Pricing

| 2024 - 2025 (PHASE I - FINISHED LOTS DECEMBER 2024/JANUARY 2025.) | | | | | |
|--|-------------------|---------|-------------|--------------------|---|
| LOT | SIZE (ACRES/SQFT) | \$/SQFT | PRICE | FRONTAGE | DETAILS |
| 1 | 1.25/54,450 | \$23 | \$1,252,350 | 200 FT HWY | DRIVE THRU |
| 2 | 1.423/61,985 | \$23 | \$1,425,675 | 285 FT HWY | DRIVE THRU |
| 3 | 1/43,560 | \$23 | \$999,120 | 203 FT HWY | UNDER CONTRACT |
| 4 | .766/33,367 | \$23 | \$767,441 | 183 FT HWY | DRIVE THRU |
| 5 | 2.087/90,910 | \$25 | \$2,272,743 | 555 FT HWY & 83RD | DRIVE THRU |
| 6 | .946/41,208 | \$22 | \$906,571 | 145 FT 83RD | SEE NOTES BELOW |
| 7 | .944/41,121 | \$23 | \$945,775 | 162 FT 83RD | CORNER DRIVE THRU AT 11TH ST |
| 2025 - 2027 (FUTURE LOT RELEASES) | | | | | |
| 8 | .998/43,472 | \$23 | \$999,856 | 152 FT 83RD | CORNER DRIVE THRU AT 11TH ST |
| 9 | .998/43,472 | \$22 | \$954,384 | 153 FT 83RD | DRIVE THRU |
| 10 | .998/43,472 | \$22 | \$954,384 | 152 FT 83RD | DRIVE THRU |
| 11 | 1.192/51,923 | \$23 | \$1,194,229 | 182 FT 83RD & 12TH | AT 12TH STREET ROUNDABOUT ENTRANCE TO TWO RIVERS DRIVE |
| 12 | 2.359/102,758 | \$14 | \$1,438,612 | | HOTEL |
| 13 | 1.517/66,080 | \$14 | \$925,127 | | RESTAURANT/BREW PUB |
| 14 | .762/33,193 | \$14 | \$464,698 | | OFFICES/MEDICAL |
| 15 | 3.39/147,494 | \$14 | \$2,064,918 | | GROCER/BIG BOX |
| 16 | .667/29,054 | \$18 | \$522,981 | | DRIVE THRU |
| 17 | .829/36,111 | \$18 | \$650,002 | | DRIVE THRU |
| 18 | 1.158/50,442 | \$14 | \$706,195 | | RESTAURANT/BREW PUB |
| 19 | .989/43,081 | \$14 | \$603,132 | | RESTAURANT/BREW PUB |
| LOT SIZES MAY BE ADJUSTABLE TO MEET END USER NEEDS. LOT 6/TRACT B TO BE SUBMITTED SEPARATELY TO THE CITY. | | | | | |

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

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

RE/MAX
COMMERCIAL
ALLIANCE

Each office independently owned and operated
3900 E Mexico Ave, Suite 970, Denver, CO 80210 | (303) 757-7474