

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
POPULATION	3,029	8,320	34,537
AVERAGE HH INCOME	\$125,909	\$144,282	\$136,651
BUSINESSES	69	239	825
EMPLOYEES	386	1,389	5,871

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS	
On I-76 west of Market St	19,562 CPD
On I-76 east of Market St	15,450 CPD
Source: CDOT 2025	



AVAILABLE FOR SALE OR LEASE

KEENESBURG

350 MARKET ST, KEENESBURG, CO



PROPERTY HIGHLIGHTS

- Just to the southwest, Burlington Northern Santa Fe (BNSF) railroad is building a 2,700 acre intermodal container facility.
- Broad Range Logistics, a Georgia based solar distribution company has recently signed a long term lease for over 1.1 million square feet across two buildings, located just southwest of the Keenesburg exit.
- Bandimere Speedway is rumored to be relocating to just outside Hudson, CO where it will develop a new racetrack on 1,100 acres.
- Dream Golf Concepts is already under construction with their new Rodeo Dunes in Roggen, CO just northeast of the Keenesburg exit along I-76. The Rodeo Dunes project sits on 2,000 acres of pure sand and is planning for up to Six (6) new 18 hole golf courses 30 minutes from DIA.

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CLICK HERE FOR
BROKER DISCLOSURE



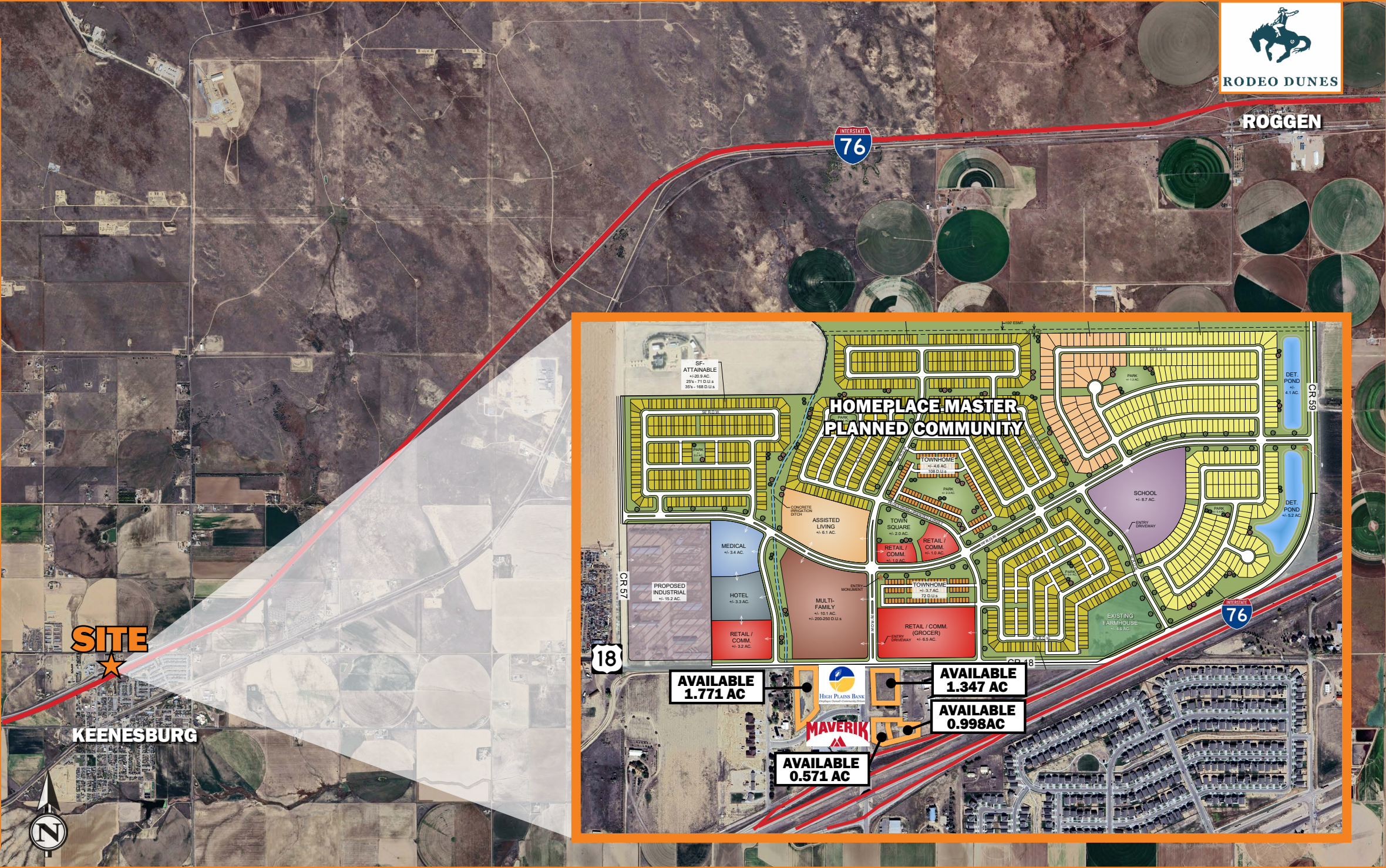
Also to the southwest, lays a 1.3 million squarefoot industrial building. This building was the former Kmart/Sears Distribution Center. Amprius Technologies, Inc., will be expanding their battery plant in Colorado from their headquarters in Fremont, CA. They will be utilizing 775,000 sf of the 1.3m square foot building. This will be home to their lithium-ion batteries and is planned to employ 330 people in the initial phases.



HomePlace Master Planned Community has just been approved just north of the listed sites on brochure. This will be a 225 acre safe and fun community with homes, connected trails, pocket parks, playgrounds, gathering venues, apartments, duplexes, single family homes, senior living, assisted living with front porch revival.

The FRUITION - KEENESBURG development, situated in Weld County, Colorado is a major residential project spanning approximately 3,397 acres near the I-76 and CR 49 intersection.

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.



ROGGEN

76

18

76

AVAILABLE
1.771 AC

AVAILABLE
1.347 AC

AVAILABLE
0.571 AC

AVAILABLE
0.998 AC



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