

AGPROfessionals

DEVELOPERS OF AGRICULTURE

*28835 Highway 52
Keenesburg, CO
+/-82.2 acres*

\$2,000,000



Irrigated acreage situated along Hwy 52 south of Keenesburg, across from Weld Central High School. Comprehensive plan calls for Hwy Commercial. Water and Sewer are on the property. 60-90 days to annex into Keenesburg. Prime for a gas station/truck stop and other commercial opportunities.

MINERALS: Seller shall retain all mineral rights

WATER: 78.29 Bonded acre rights within the Henrylyn Irrigation District

ZONED: Ag with proposed zoning change to Commercial Business District or Highway Business District

TAXES: \$297.82/2022

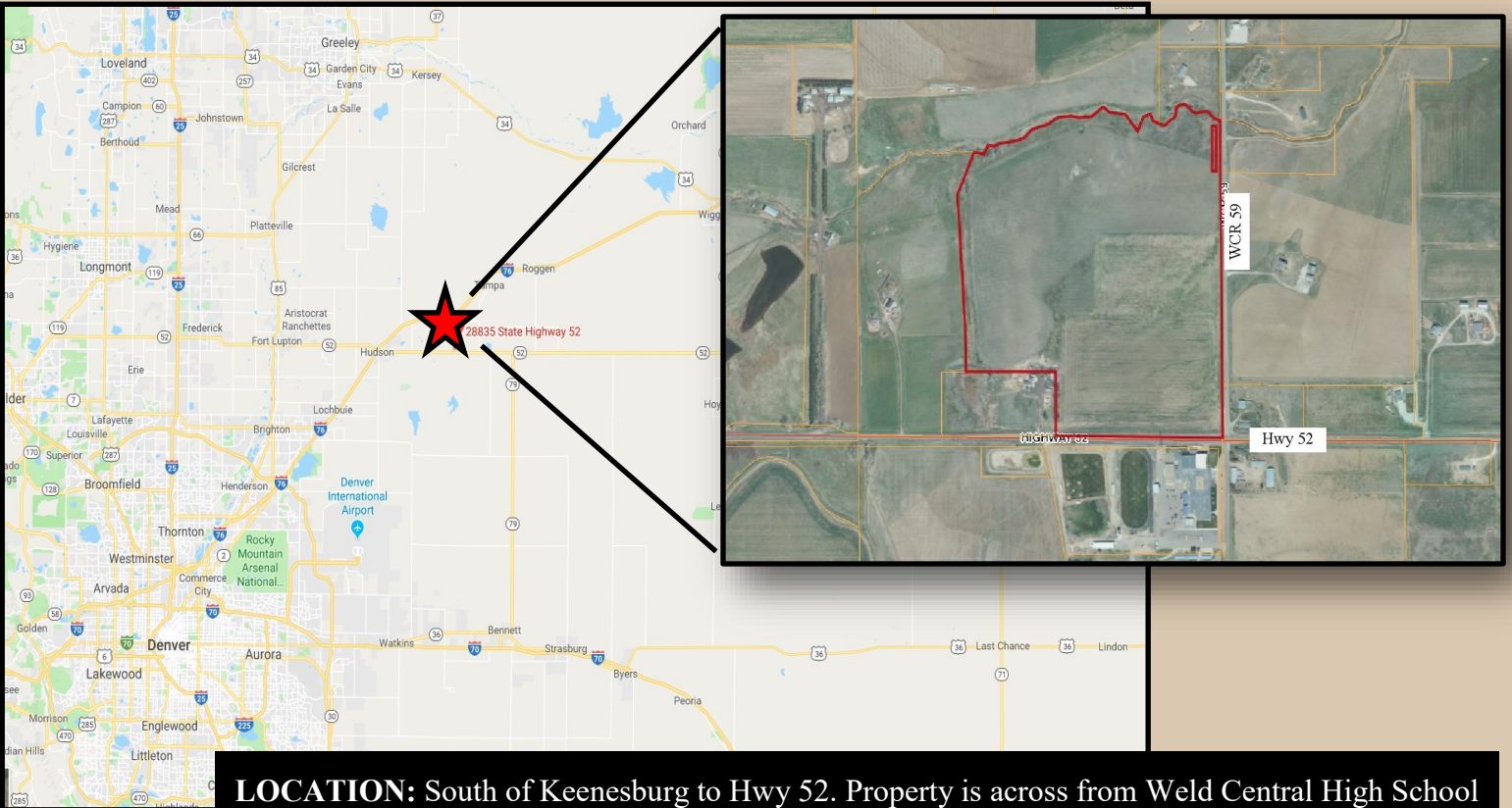
LEGAL: Lot B of Corrected Recorded Exemption No. RE-3930, being part of the Southeast 1/4 of Section 2, Township 1 North, Range 64 West of the 6th P.M.



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO

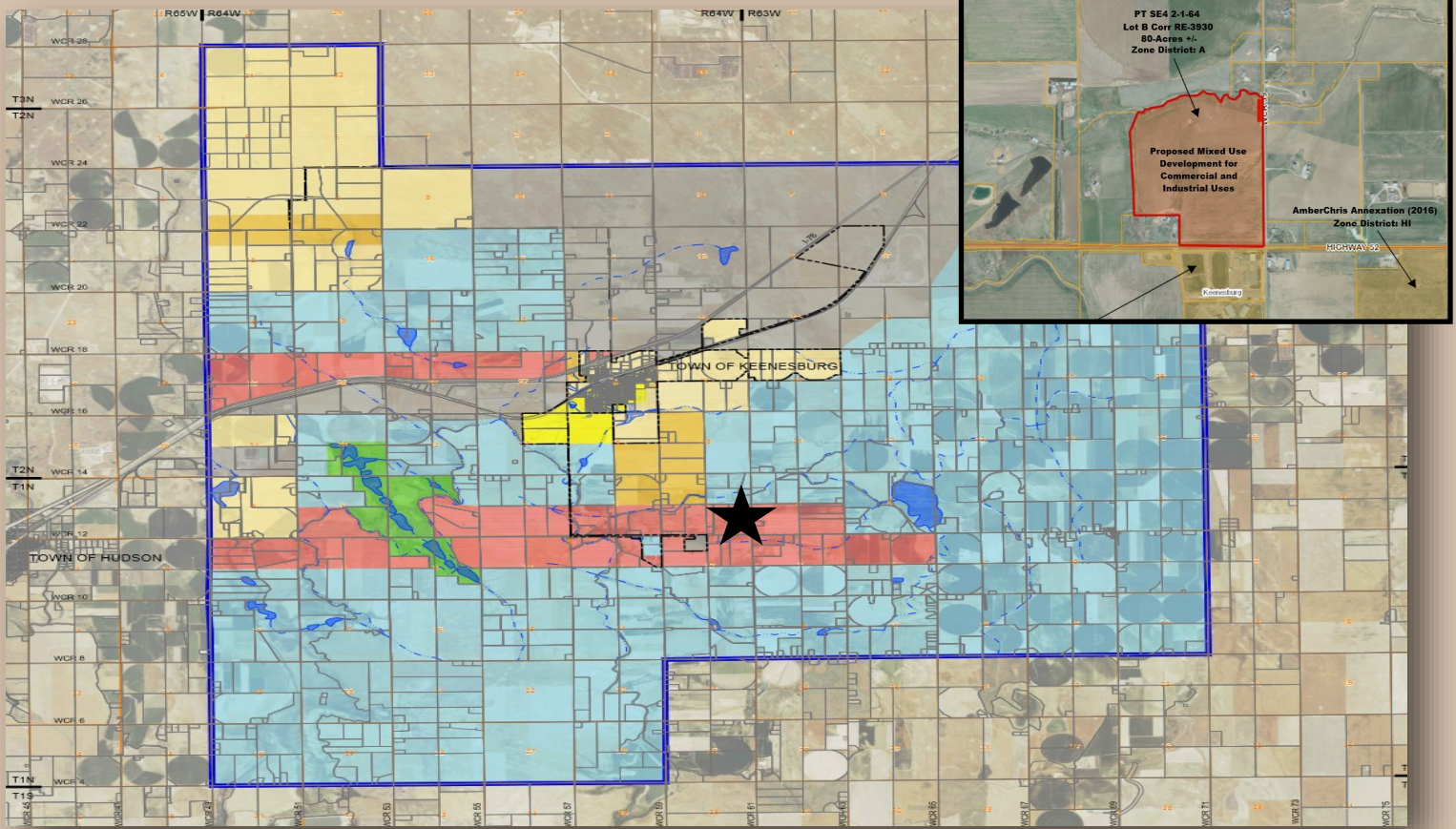
303.883.7080 Ryan@Agpros.com



LOCATION: South of Keenesburg to Hwy 52. Property is across from Weld Central High School



Keenesburg Land Use Map



Commercial Business District:

Designed to accommodate a wide variety of commercial activities in addition to mixed-use residential, office businesses and municipal operations.

- Attorneys & Bookkeeping
- Auto and Truck Parts Stores
- Bakery
- Banks w/ drive in facility
- Clothing Stores
- Drug Stores
- Appliance Retail
- Hospitals
- Hotel/Motel
- Furniture Stores
- Grocery Stores
- Medical Clinics
- Library
- Newsstand & Post Office
- Sporting Goods
- Bowling Alley

Highway Commercial District:

This zone provides areas for Commercial retail and service-related commercial uses which generally market to a regional area and require intensive vehicle access and parking.

- Recreation Facilities
- Auto & Truck Sales
- Car Washes
- Department Stores
- Gas Stations
- Liquor & Grocery Stores
- Restaurants
- Theaters
- Storage Facilities
- Veterinary Services/Clinics
- Tire Supply & Repair
- Radio & TV Station
- Laundries
- Building Material/Farm & Ranch Store
- Fast food restaurants with drive-up facilities



Images via Town of Keenesburg Comprehensive Plan