

**OPPORTUNITY
ZONE**



PREMIER OPPORTUNITY ZONE REDEVELOPMENT

67,216 Warehouse Building

888 Antler Drive • Casper, Wyoming 82601



OFFERING MEMORANDUM

BROKER¹**one**
REAL ESTATE

EXECUTIVE SUMMARY

PREMIER OPPORTUNITY ZONE REDEVELOPMENT

BrokerOne Real Estate is pleased to offer for sale the commercial building located at 888 Antler Dr. This 67,216 sf warehouse is being offered for sale that has great visibility, easy access to downtown Casper as well as major highways and interstate, rail spur, sprinkler system, inside dock loading doors, and open span building. The building has natural gas, city water & sewer and all other utilities. This is a two (2) story warehouse but it can be converted to single story open span building. One acre lot comes with this building for parking or storage (total acreage of 2.0 acres).



SALE HIGHLIGHTS

- Rail Spur
- Outstanding Visibility
- Large Open Warehouse
- High Traffic Location
- Two Loading Docks (Inside)
- Very Clean
- The site benefits from a strong demographic profile with a population of 71,275 residents and an average household income of \$82,027 within a 5-mile radius, assuring an excellent consumer base with significant
- Property is located in central Casper with Poplar Street to the West, Antler to the South and Burlington Northern Railroad to the north. The property offers great access to I-25, central Casper, highway 20/26 and Highway 220. This site also has a rail spur which are very limited in the Casper area. High traffic counts on Poplar Street gives this great visibility.

PROPERTY FEATURES

PREMIER OPPORTUNITY ZONE REDEVELOPMENT



PROPERTY HIGHLIGHTS

Building Size:	±67,216 SF
Land Size:	2 acres
Parcel ID:	337904310000700
Zoning:	M2: General Industrial
Parking Spaces:	±10
Year Built:	1976
Sale Price:	\$2,499,000.00

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The asset is positioned within Natrona County, Wyoming. Casper serves as the county seat and is the second largest city in the state with a 2018 population of 80,871. Natrona County is a popular destination for residents and employers alike due to Wyoming having no corporate or personal income taxes. Besides allowing business owners to enjoy higher earnings, the lack of an individual income tax contributes to a lower cost of labor in the state. Wyoming has consistently ranked #1 for business-friendly taxation on the Tax Foundation's State Business Tax Climate Index. Population within 5 miles of the subject is 71,275 and the retail trade area within 90 miles, including Rawlins, Douglas, Glenrock and Midwest, is 120,985 (ESRI 2018).

The market for Casper and Central Wyoming is in full recovery mode after two years of depressed activity. Through December 2018, Wyoming's unemployment rate fell to 4.1%, with Casper's individual rate falling to 4.2%.

CASPER UNEMPLOYMENT RATE



Aug 09 2019, 11:27AM EDT. Powered by YCHARTS

OPPORTUNITY ZONE

PREMIER OPPORTUNITY ZONE REDEVELOPMENT

OPPORTUNITY ZONES

The Opportunity Zones incentive was established by the bipartisan Investing in Opportunity Act as an innovative approach to support long-term investing in low-income urban and rural communities. The Opportunity Zone is a designated census tract under distress. Certain investments in these tracts made through Opportunity Funds could be eligible for preferential tax treatment. The U.S. Treasury completed the certification of Opportunity Zone designations on June 14, 2018. The Natrona County-Casper Area has four tracts which Governor Matt Mead recommended to the Treasury and they were accepted and confirmed.

OPPORTUNITY ZONES
A DIVERSE PORTFOLIO OF OPPORTUNITIES

- CAPITAL GAIN REALIZED**
- MUST BE DEPOSITED WITHIN 180 DAYS**
- OPPORTUNITY FUND**
Can be new or existing business. (IRS Form 8996.)
- MUST BE DISTRIBUTED WITHIN 30 MONTHS**
to opportunity zone project
- PROJECT MUST SUBSTANTIALLY IMPROVE SITE/BUSINESS/ETC.**

Find more information and view Wyoming's 25 Opportunity Zones at wyomingbusiness.org/opportunityzones

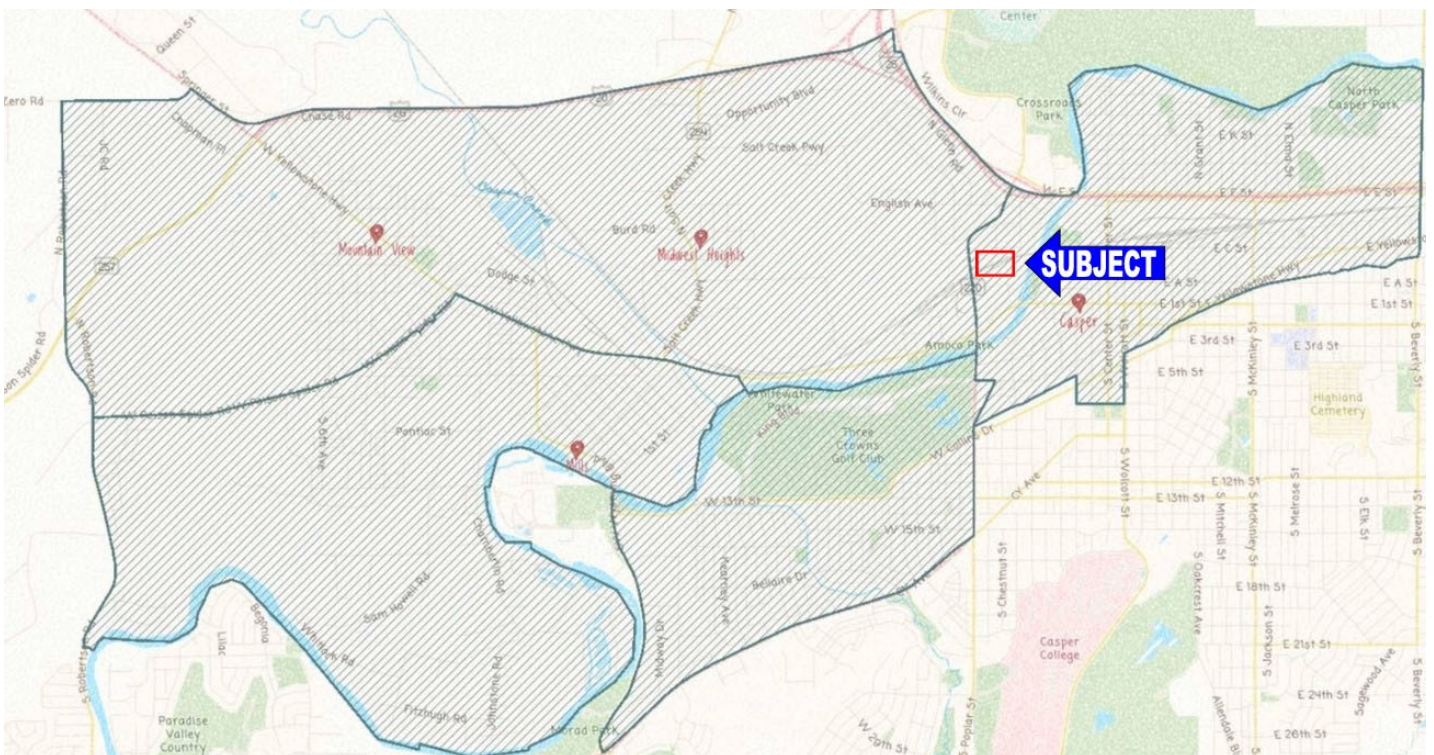
Questions? Contact Josh Keefe at (307) 777-2882 or josh.keefe@wyo.gov

Wyoming
April 2018

An Opportunity Fund is an investment vehicle organized as a corporation or partnership for the purpose of investing in Opportunity Zone property.

The Opportunity Zones have been chosen due to economically distressed communities that provided less jobs and businesses in 2015 than they did in 2000. New business formation is near a record low in the Opportunity Zones and national economic recovery is needed throughout the United States. Five metro areas in the United States are producing as many new businesses as the rest of the country combined from 2010-2014. Now it is time to diversify.

The zones in Casper that were approved (see map below) include the census tract south of Highway 20/26 to west of Poplar Street to north of West Yellowstone Highway and Poison Spider Road and east of Robertson Road. The second tract is south of Yellowstone Highway and Poison Spider Road to east of Robertson Road to north of the North Platte River. The third zone touches the North Platte River on its north side, to the west of Poplar Street, to north of CY Avenue and east of SW Wyoming Boulevard. The fourth zone is the easternmost zone which includes Casper's downtown area from east of Poplar Street to south of the North Platte River to west of South Beverly Street and north of East Yellowstone Hwy and Collins Drive.



COMMUNITY PROFILE

PREMIER OPPORTUNITY ZONE REDEVELOPMENT

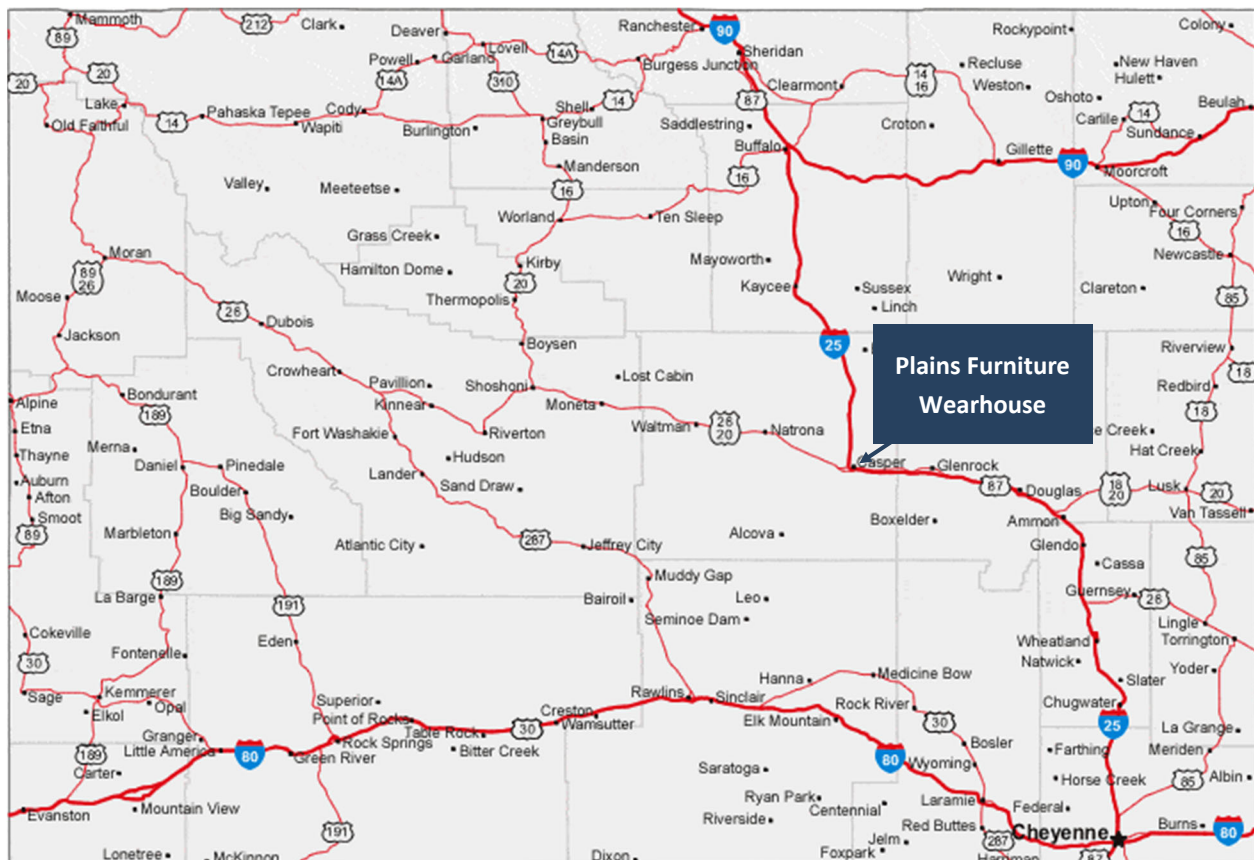
DIVERSE EMPLOYMENT OPPORTUNITIES & EXCELLENT REGIONAL ACCESS

Major employers within the market include Natrona County School District, Wyoming Medical Center, The Industrial Company, Key Energy, Wyoming Machinery Company, McMurry Ready Mix, and many more. Casper's strategic location allows superb access to companies worldwide via enhanced freight routes along I-25, through Wyoming's only International Airport, via superior rail yard, routes and service on BNSF railway, and via unsurpassed telecommunications capabilities, just to name a few. The ability to get goods and services to more markets makes Casper businesses more efficient and more profitable.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Households	2,065	16,168	30,121
Total Population	4,807	38,855	52,247
Average HH Income	\$45,331	\$58,437	\$64,258



PROPERTY PHOTOS

PREMIER OPPORTUNITY ZONE REDEVELOPMENT





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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective purchasers.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided by sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or BrokerOne Real Estate and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in a fashion or manner detrimental to the interest of Owner or BrokerOne Real Estate. If you have no interest in the property, please return the Offering Memorandum forthwith.

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