



OFFERING MEMORANDUM

# FANTASTIC DEVELOPMENT OPPORTUNITY

TBD HORSE CREEK ROAD  
CHEYENNE, WY

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# PROPERTY SUMMARY

Fantastic development opportunity off of Interstate 25 in fast growing northwest Cheyenne. There are two parcels available, one with 20-acres on the southwest corner of Horse Creek Road and I-25, and the other totalling 9.28-acres on the southeast corner. This would be an ideal location for a large service station, retail center or multiple quick service restaurants. Two of the last corners available off of I-25 in Cheyenne, these lots are strategically located off of Horse Creek Road with great visibility and access.



TBD Horse Creek Road, Cheyenne, WY  
Property Website



## 20.00-ACRE PARCEL

For Sale:	\$3,500,000
Acres:	20.00
Class:	Lots/Land
Location:	Horse Creek Road & Bishop Boulevard
Zoning:	Commercial

## 9.28-ACRE PARCEL

For Sale:	\$1,700,000
Acres:	9.28
Class:	Lots/Land
Location:	Buck Brush & Donald Drive off Horse Creek Road
Zoning:	Commercial

# AREA OVERVIEW

## NORTHWEST CHEYENNE

Located in the rapidly growing northwest Cheyenne area, these lots offer exceptional development opportunities with unparalleled access and visibility off Interstate 25. Positioned at opposing corners on Horse Creek Road and I-25, these properties are ideally suited for a large service station, retail center, or multiple quick-service restaurants.

As two of the most recent available corners off I-25 in Cheyenne, these locations benefit from high traffic flow and proximity to key regional hubs. Traffic data from 2023 underscores the area's high visibility, with an average daily count of 11,234 vehicles between Exit 11 and the Central Avenue Exit, 7,475 vehicles at the Pershing Exit, and 8,277 vehicles at the Lincolnway Exit. Additionally, the lots are just 8.2 miles north of F.E. Warren Air Force Base, 16.5 miles from the Colorado border, and 55 miles west of the Nebraska border. They're also 55 miles east of Laramie, 64 miles south of Wheatland, 93 miles south of Scottsbluff, Nebraska, and 107 miles north of Denver.

North Cheyenne is experiencing significant expansion, with increasing residential and commercial growth making this area a hotspot for future development. Take advantage of this prime location and its potential to anchor a thriving business in a fast-growing market.



**SELECTED BUSINESSES NEAR  
Northwest Cheyenne**

- Tractor Supply Co.
- 307 Toy Storage
- Sinclair Gas Station
- Loaf 'N Jug Gas Station
- Tri-State Large Animal Hospital
- Interstate Truck & Tire Service
- Little Bear Inn

**CHEYENNE, WY QUICK STATS**

Population, 2020 Census	65,132
Population, 2010 Census	59,466
2020 Daytime Population	77,132
Average Household Income	\$78,146
Per Capita Income	\$41,908
Average Value of Owner Housing 2023	\$326,166
Unemployment Rate	2.0%



**IN PROXIMITY TO...**

- Laramie .....55 Miles (52 minutes)
- Fort Collins ..... 51 Miles (50 minutes)
- Denver ..... 105 Miles (96 minutes)
- Casper .....171 (140 minutes)
- Scottsbluff .....93 Miles (86 minutes)

Sources: <https://www.census.gov>, ESRI, [plancheyenne.org](http://plancheyenne.org), [dot.state.wy.us](http://dot.state.wy.us)

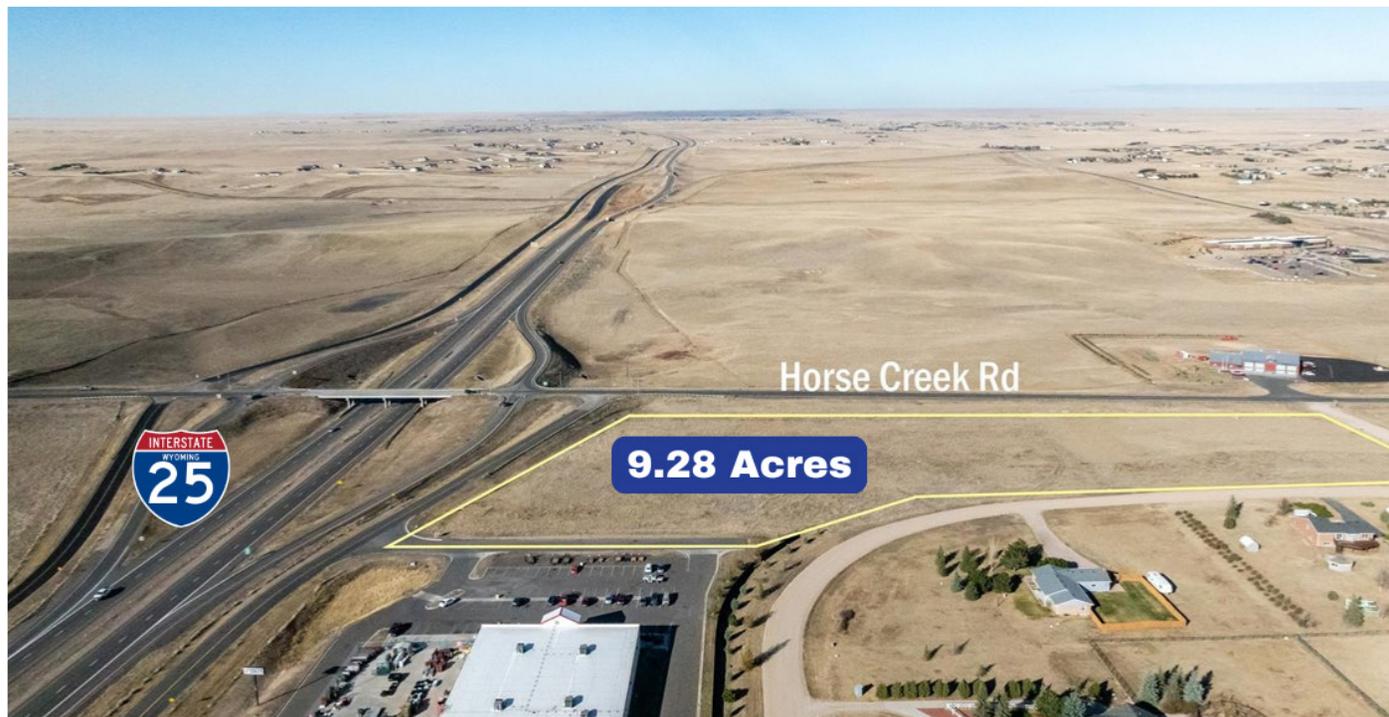
# AREA MAP: 20.00-ACRE PARCEL





# AREA MAP: 9.28-ACRE PARCEL







Source: cfdrodeo.com, rentcafe.com, wyo.edu, data.bls.gov, cheyenne.org, wikipedia.org/wiki/Cheyenne,\_Wyoming

# WHY CHEYENNE?

Wyoming’s capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.



**U.S. AIR FORCE**  
**9,700**  
Personal Civil Service Independence



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world’s largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.

- The legend of Cheyenne exists in the past, but today’s Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.
- The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.
- Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

**Civilian Labor Force**  
**50,540**

**Average Commute (Min)**  
**8.98**

**Located Near**  
**I-25, I-80**  
**&**

**Two Major Railroads**

**Headquarter Locations**





# WHY WYOMING?

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.

## THE UNIVERSITY OF WYOMING

The only University in Wyoming, and it has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are from the great state of Wyoming.

 <p><b>±12,000</b> Student Population</p>	 <p><b>8</b> Community Colleges</p>	 <p><b>9</b> Commercial Airports</p>	 <p><b>2</b> Class One Railroads</p>	 <p><b>\$400M</b> State-Wide Scholarships</p>
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## ROCKY MOUNTAIN LOCATION

The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors.

Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to and from communities statewide.



 <p><b>2 National Parks</b></p> <p><b>5 National Forests</b></p> <p><b>12 State Parks &amp; countless acres of public land to hunt, fish, bike, hike, &amp; climb.</b></p>	<p><b>State Population</b> <b>580,435</b></p> <p><b>Income Tax</b> <b>0</b></p> <p><b>Sales Tax</b> <b>4%</b></p> <p><b>Unemployment Rate</b> <b>2.9%</b></p> <p><b>9th Largest State</b> <b>97,914 Sq.Mi.</b></p>
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Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com



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