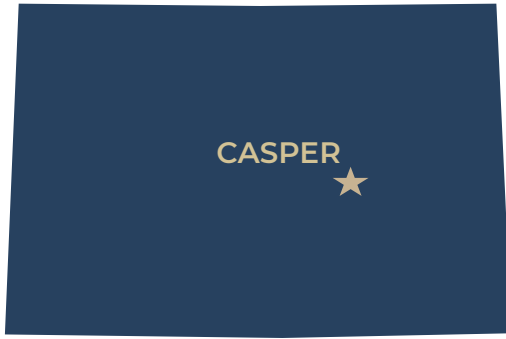




WALMART SUPERCENTER SHADOW DEVELOPMENT
 MOUNTAIN PLAZA, CASPER, WYOMING



OFFERING MEMORANDUM



EXECUTIVE SUMMARY

WALMART SUPERCENTER SHADOW DEVELOPMENT

BrokerOne Real Estate is pleased to offer for sale, fully-developed commercial lots adjacent to a Walmart Supercenter in the Mountain Plaza shopping district located in western **Casper, Wyoming.**

Mountain Plaza, a 50-acre retail and mixed use development, features ±17 acres available. Existing pads range in size from 31,563 SF to 140,491 SF and parcels can be combined up to 11.37 acres.

PREMIER INVESTMENT OPPORTUNITY

Located in one of the most accessible parts of the city, the parcels in **Mountain Plaza** benefit from heavy local vehicular traffic and excellent visibility. Walmart SuperCenter, Studio City at Mesa 10-screen digital theater, City Brew Coffee, Shogun, Mesa Primary Care, Reliant Federal Credit Union, McDonald's, Taco Johns, Wash N Glow, Aaron's Rents, AT&T, Papa Murphy's Pizza, Casper Orthopedics and the soon-to-be-built LDS Temple are adjacent or in close proximity.

The ownership of Mountain Plaza is well capitalized and actively seeking regional and national retail, grocery, automotive, restaurant, multi-family, healthcare and hospitality end-users.



Not an accurate depiction. Artist's representation of Rexburg, ID Temple.

SALE HIGHLIGHTS

- Multiple Commercial Parcels Available
- Adjacent to Walmart Supercenter
- All Utilities Available to Each Parcel
- Excellent Access from Multiple Points of Entry
- 3 Miles to the Central Business District
- National and Regional Co-Tenancy
- Easy Access to Wyoming 220, US 20-26 and I-25
- High Traffic Location
- Outstanding Visibility
- Traffic Count: 16,707 vehicles per day
- Well-suited for development of freestanding single or multi-tenant retail for fitness, restaurants, grocery, soft goods, furniture, education, health and medical, automotive retail and a myriad of other potential uses.
- The site benefits from a strong demographic profile with a population of 60,729 residents and an average household income of \$73,939 within a 5-mile radius, assuring an excellent consumer base with significant levels of disposable income.

MARKET OVERVIEW

WALMART SUPERCENTER SHADOW DEVELOPMENT



Demographic and Income Comparison Profile



Demographic and Income Comparison Profile

SW Wyoming Blvd & Plaza Dr, Casper, Wyoming, 82604
Rings: 3, 5, 50 mile radii

Prepared by Esri
Latitude: 42.81844
Longitude: -106.36783

2022 Summary	3 miles	5 miles	50 miles
Population	35,445	60,646	89,142
Households	14,247	25,368	36,466
Families	8,915	14,979	22,653
Average Household Size	2.44	2.35	2.41
Owner Occupied Housing Units	11,095	18,035	26,775
Renter Occupied Housing Units	3,152	7,333	9,691
Median Age	38.8	38.5	38.8
Median Household Income	\$72,966	\$63,623	\$67,461
Average Household Income	\$93,206	\$85,681	\$91,022



SITE OVERVIEW

WALMART SUPERCENTER SHADOW DEVELOPMENT



Retail List Prices

Mountain Plaza No. 3				
4075 Plaza Drive	24	72,428	\$ 18.00	\$ 1,303,704
4044 Talon Drive	12	64,664	\$ 15.00	\$ 969,960
3367 Patriot Drive	13	52,242	\$ 15.00	\$ 783,630
4015 Talon Drive	17	28,519	\$ 22.00	\$ 627,418
4003 Talon Drive	18	28,881	\$ 22.00	\$ 635,382
Mountain Plaza No. 5				
4025 Talon Drive	1A	309,930	\$ 10.00	\$ 3,099,300
Mountain Plaza No. 7				
3340 Aerie Drive	1	87,842	\$ 25.00	\$ 2,200,000
3325 Aerie Drive	2	32,833	\$ 22.00	\$ 722,326
3301 Aerie Drive	3	32,920	\$ 22.00	\$ 724,240
4280 Aerie Drive	5	58,462	\$ 18.00	\$ 1,052,316
3307 Patriot Drive	6	140,491	\$ 18.00	\$ 2,528,838
3320 Aerie Drive	7	56,119	\$ 18.00	\$ 1,010,142
4024 Talon Drive	8	51,007	\$ 20.00	\$ 1,020,140

PROPERTY IMAGES

WALMART SUPERCENTER SHADOW DEVELOPMENT

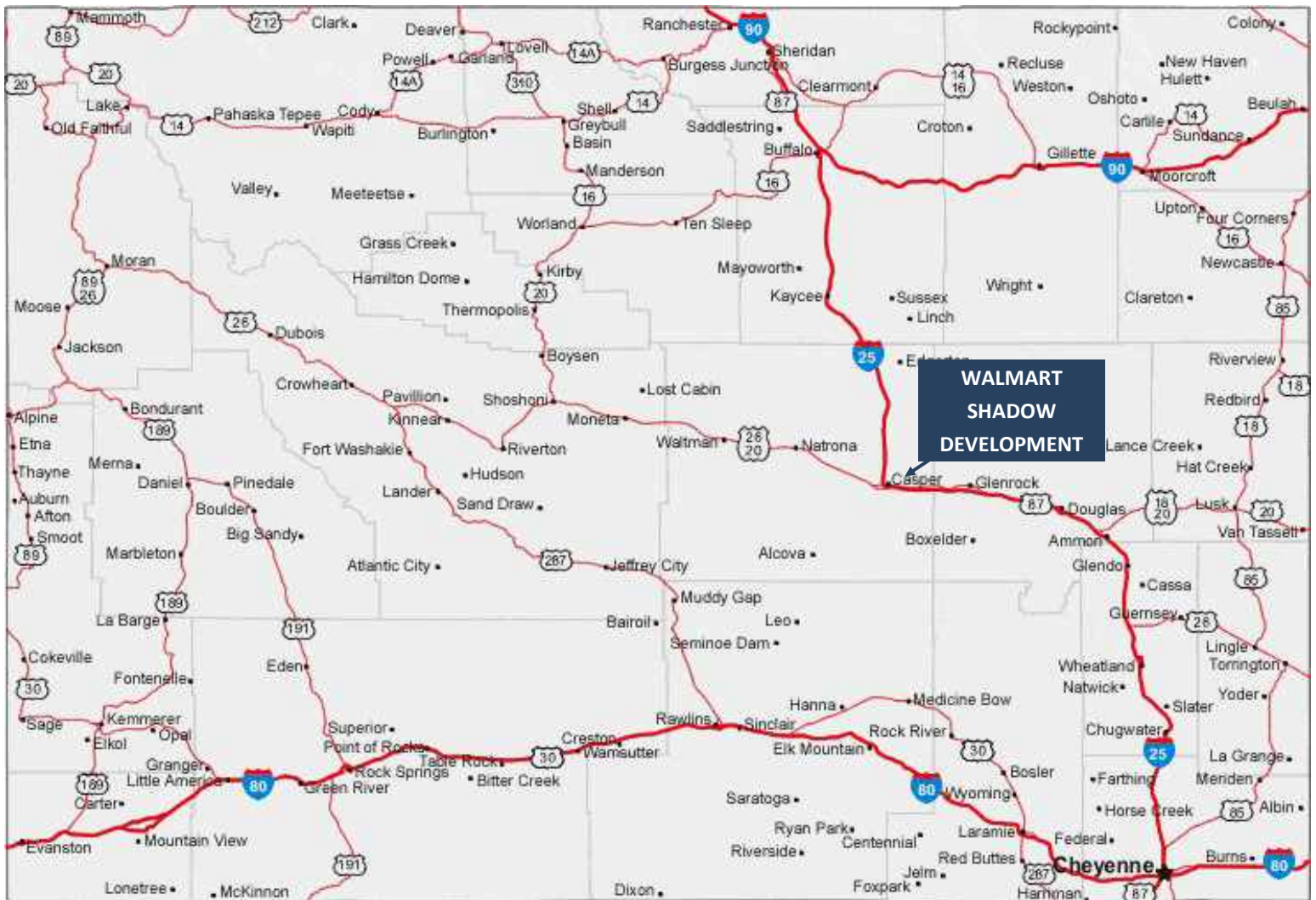


COMMUNITY PROFILE

WALMART SUPERCENTER SHADOW DEVELOPMENT

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.





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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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