

#1 PROPERTIES COMMERCIAL



High-visibility
corner at busy
I-80 on-ramp



DEVELOPMENT LOT

FOR SALE

OFFERED AT \$1.27M

2.43 Acres

TBD CAMPSTOOL RD
CHEYENNE, WY



Strategically located at Cheyenne, WY's most active industrial hub on Interstate 80 and the new Christensen Road connector, this high-visibility 2.43 acre corner parcel is ready for development. Just 800ft from I-80 off ramp for easy access, with over 20 high-profile industrial and manufacturing neighbors, including Microsoft Data Centers, Lowes Distribution, CAT, PMC/Komatsu, Maverick and Pilot.

This flexible property can be developed to suit a variety of users, from QSR to hospitality to retail and industrial uses. Address is TBD Campstool Rd.



Optimal location for
QSR and Hospitality



Global
Manufacturing
and Data Center
Hub



CHEYENNE'S LEADING COMMERCIAL REAL ESTATE TEAM

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**TBD Campstool Rd
Cheyenne WY**



CAMPING WORLD

VOLVO



**Lot 4, Block 2,
Campstool Addition**

INVESTMENT HIGHLIGHTS TBD Campstool Rd. Cheyenne, WY



- Rare opportunity to develop commercially-zoned land in the heart of Cheyenne, WY's most active industrial hub. Surrounded by LI and HI zoning.
- High-visibility from Interstate 80 and the new Christensen Road connector. Approximately 800ft from I-80 off ramp for easy access.
- Over 20 high-profile industrial and manufacturing neighbors, including Microsoft Data Centers, Lowes Distribution Center, Eagle Claw Manufacturing, CAT, PMC/Komatsu, Maverick, Pilot and more.
- This flexible property can be developed to suit a variety of users, from QSR to hospitality to retail and industrial uses. Address is TBD Campstool Rd.

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PROPERTY INFORMATION

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As Cheyenne's real estate leader, we are proud to offer the finest commercial real estate services available. Our #1 commercial team is made up of specialists who have the experience required to navigate the intricacies of complex commercial transactions.

Whether you're looking for space to lease, a building to buy, or a place to build your business, our experts will help you find the right fit. Contact #1 Properties Commercial today for all your Wyoming commercial real estate goals.

Disclaimer

If your property is currently listed with a Realtor, please disregard this notice. It is not our intention to solicit the offerings of other Brokers. All information deemed reliable but not guaranteed. All marketing and property information deemed reliable but not guaranteed. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) or information provider(s) shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Listing(s) information is provided for consumers personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. It is highly recommended that all parties pursue inspections and due diligence. Equal Housing Opportunity. All rights reserved. — Nothing herein or in any communication shall be construed as legal, financial, or other professional advice rising above the level of a real estate licensee.

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