



**CORNERSTONE**  
REAL ESTATE

**FOR SALE-BUILD TO SUIT**  
**THE MESA, Casper WY**  
[www.cornerstonere.com](http://www.cornerstonere.com)



## EXCEPTIONAL INVESTMENT OPPORTUNITY

CBC Cornerstone Real Estate is proud to offer for sale fully improved commercial parcels within The Mesa, a thoughtfully designed, mixed-use development located in the growing west side of Casper, WY 82604.

Spanning approximately 179 acres, The Mesa currently has ±57 acres available. Lot sizes range from 29,507 square feet to 664,474 square feet, with the flexibility to combine parcels for a total of up to 25.85 acres, making it ideal for a variety of development needs.

**FORREST LEFF**  
Principal

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☎ 307-262-2393

**CHUCK HAWLEY**  
Principal

✉ [chuckhawley@msn.com](mailto:chuckhawley@msn.com)

☎ 307-259-1315





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## PRIME COMMERCIAL PARCELS AVAILABLE

- Multiple fully improved commercial lots ready for development
- All major utilities available at each parcel
- Located just 3 miles from Casper's Central Business District
- Convenient access to Wyoming Highway 220, US Highways 20-26, and Interstate 25
- Exceptional visibility from major thoroughfares
- Situated adjacent to the LDS Temple
- Easily accessible from multiple ingress and egress points
- Strong national and regional co-tenancy in the immediate area
- High-traffic corridor with a daily traffic count of 12,204 vehicles



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## IDEAL FOR A WIDE RANGE OF COMMERCIAL USES

- Fitness centers
- Restaurants and cafés
- Grocery and soft goods retail
- Furniture and home goods
- Educational institutions
- Healthcare and medical facilities
- Automotive retail
- Multi-family housing
- And many other commercial or mixed-use opportunities

The property benefits from a favorable demographic landscape, with a population of 58,327 residents and an average household income of \$69,171 within a 5-mile radius—offering a strong consumer base and ample purchasing power.





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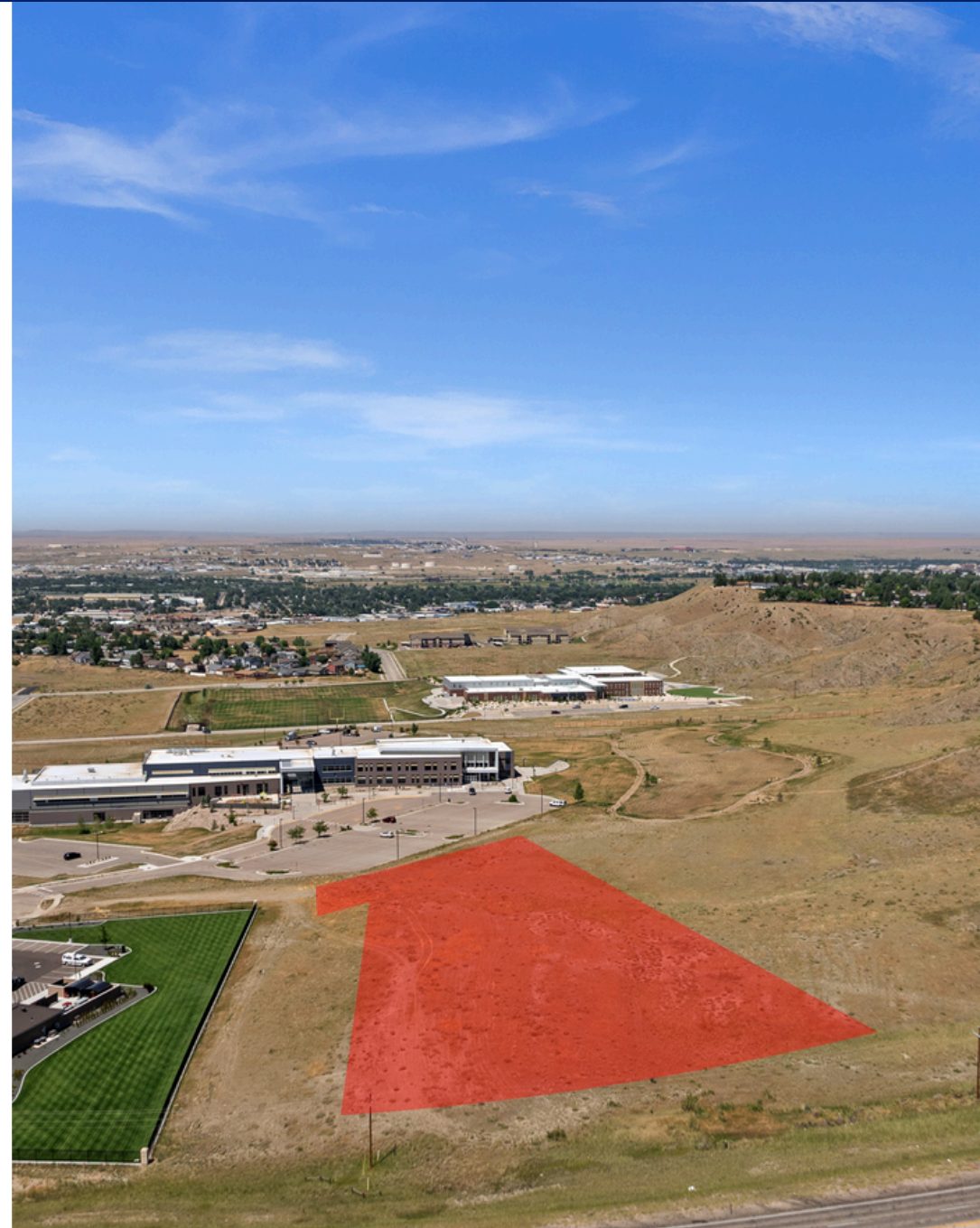






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## Retail Bulk List Price

### Parcel A

Address	Mesa #	Lot #	Size	\$/SqFt	Total
3101 Talon Drive/3400 Eagle Drive	5	7	72,428		
3501 American Way	5	9	60,264		
3601 American Way	5	10	45,809		
3500 Eagle Drive	5	11	51,177		
3600 Eagle Drive	5	12	46,704		
3701 American Way	5	13	56,306		
3700 American Way	5	24	72,671		
3600 American Way	5	25	67,253		
3601 Eagle Drive	5	36	66,000		
3501 Eagle Drive	5	37	66,000		
3401 Eagle Drive/3001 Talon Drive	5	38	88,860		
American Way Row	5		15,200		
			708,672	\$11.35	\$8,043,427

### Parcel B

3700 Eagle Drive/3250 Independence Ct	5	14	95,168		
3800 Eagle Drive/3240 Independence Ct	5	15	62,540		
3900 Eagle Drive/3230 Independence Ct	5	16	52,565		
4000 Eagle Drive/3200 Independence Ct	5	17	29,507		
4156 Eagle Drive/3201 Independence Ct	5	18	45,757		
4196 Eagle Drive	5	19	47,454		
3221 Independence Ct	5	20	75,020		
3231 Independence Ct	5	21	64,570		
3241 Independence Ct	5	22	89,760		
3251 Independence Ct	5	23	90,940		
Independence Ct Row	5		43,300		
			696,581	\$14.46	\$10,072,561





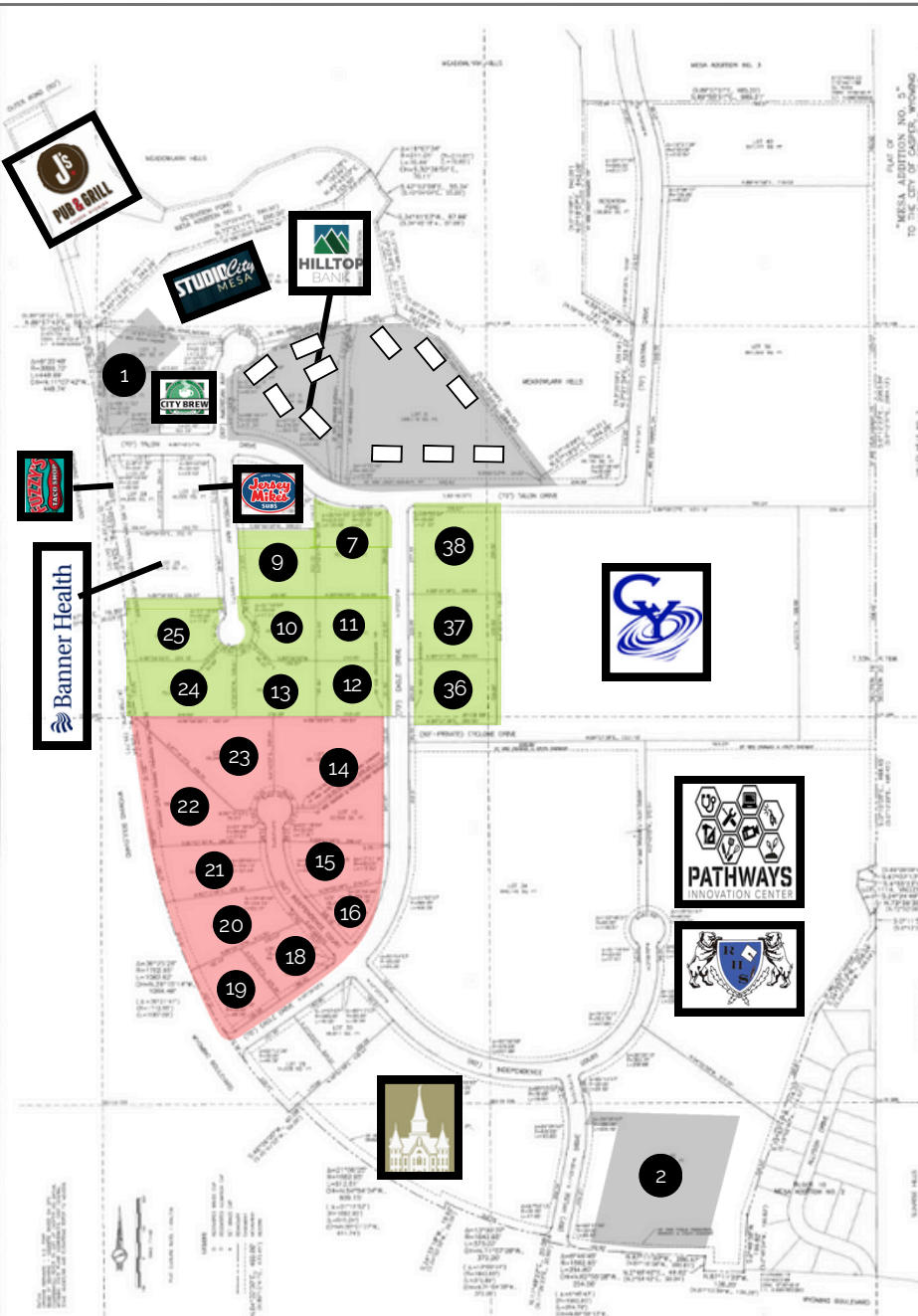
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Lot #	Address	SIZE	Price	SUB-TYPE
7	3101 Talon Drive Casper WY 82604	72,428 SF	\$20	Retail
9	3501 American Way Casper WY 82604	60,264 SF	\$15	Retail
10	3601 American Way Casper WY 82604	45,809 SF	\$15	Retail
11	3500 Eagle Drive Casper WY 82604	51,177 SF	\$18	Retail
12	3600 Eagle Drive Casper WY 82604	46,704 SF	\$18	Retail
13	3701 American Way Casper WY 82604	56,306 SF	\$15	Retail
14	3700 Eagle Drive Casper WY 82604	95,168 SF	\$15	Retail
15	3800 Eagle Drive Casper WY 82604	62,540 SF	\$15	Retail
16	3900 Eagle Drive Casper WY 82604	52,565 SF	\$18	Retail
17	4000 Eagle Drive Casper WY 82604	29,507 SF	\$20	Retail
18	4156 Eagle Drive Casper WY 82604	45,757 SF	\$25	Retail
19	4196 Eagle Drive Casper WY 82604	47,454 SF	\$25	Retail
20	3221 Independence Ct Casper WY 82604	75,020 SF	\$22	Retail
21	3231 Independence Ct Casper WY 82604	64,570 SF	\$22	Retail
22	3241 Independence Ct Casper WY 82604	89,760 SF	\$18	Retail
23	3251 Independence Ct Casper WY 82604	90,940 SF	\$16	Retail
24	3700 American Way Casper WY 82604	72,671 SF	\$20	Retail
25	3600 American Way Casper WY 82604	67,253 SF	\$20	Retail
36	3601 Eagle Drive Casper WY 82604	66,000 SF	\$15	Retail
37	3501 Eagle Drive Casper WY 82604	66,000 SF	\$15	Retail
38	3401 Eagle Drive Casper WY 82604	88,860 SF	\$15	Retail
2	2921 Independence Ct Casper WY 82604	272,845 SF	\$10	Retail
1	3250 Talon Drive Casper WY 82604	69,985 SF	\$20	Retail





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# ABOUT

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## FORREST LEFF Principal & Managing Partner

**307-262-2393 • [forrestleff@gmail.com](mailto:forrestleff@gmail.com)**

Forrest Leff, Principal and Managing Partner of Cornerstone Real Estate, is a highly respected and sought-after professional with over 20 years of experience in Industrial, Farm and Ranch, Hospitality, and Commercial Real Estate sales and leasing. Known for his client-focused approach and entrepreneurial spirit, Forrest has facilitated successful transactions for a diverse range of clients, including corporations, financial institutions, and retail businesses.

Forrest's real estate career is distinguished by his expertise and proven track record, with notable transactions including:

- Industrial and Energy Projects: Granite Peak Fabrication (85,000 SF), Equipment Share (10,000 SF), Distribution NOW (30,000 SF), and Brigade Energy (7,000 SF).
- Corporate and Financial Institutions: Wells Fargo, Bank of the West, and First Interstate Bank.
- Specialized Transactions: Wyoming Rescue Mission (23,000 SF), Casper Pickleball and Sports Center (48,000 SF), Pella Window (32,000 SF), and Scottsdale Mint (48,000 SF).

At Cornerstone Real Estate, Forrest has also cultivated strategic partnerships with top national brokerage firms, including Colliers International, JLL, CBRE, Cushman & Wakefield, Marcus & Millichap, and Newmark Knight Frank, extending the reach and impact of his work.

As an Industrial and Commercial Real Estate specialist, Forrest combines deep market knowledge with a commitment to client success. His entrepreneurial background, coupled with a focus on hospitality and community development, has solidified his reputation as a trusted partner in the industry.



## CHUCK HAWLEY Principal

**307-259-1315 • [chuckhawley@msn.com](mailto:chuckhawley@msn.com)**

Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA and was actively involved in property management, leasing, acquisitions, dispositions, and asset management. His roles have included oversight of local and national commercial property portfolios. He served as Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the maximization of asset values and financial performance for 34 commercial office buildings in Southern California Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.