

# LAND FOR SALE OR LEASE

## **19.08 ACRES**



4820 S GREELEY HWY  
CHEYENNE, WY 82007

REDEVELOPMENT OPPORTUNITY AVAILABLE



# PROPERTY OVERVIEW

## VERSATILE REAL ESTATE WITH AMPLE SPACE FOR A WIDE RANGE OF APPLICATIONS

Prime development land located adjacent to HWY 85 and next to the \$800 million dollar Meta data center development. The 960-acre, 715,000 SF data center is scheduled to be complete in 2027. This opportunity is for sale, for lease, and ownership will consider a JV partnership on the site.

 19.08 Acres (831,125 SF)  
**LAND SIZE**

 19.08 Acres  
**FENCED OUTSIDE STORAGE**

 HWY 85 connecting to Interstate 80  
**LOCATION**

 Mobile Home/Residential Development, Industrial Outside Storage, Data Center, Commercial/Retail Development  
**POTENTIAL USES**

 CB (Community Business)  
**ZONING**

## UTILITIES

Electricity: Black Hills Energy

Gas: No use on site

Water: South Cheyenne Water & Sewer

Sewer: South Cheyenne Water & Sewer

## MUNICIPAL FEES

No Use Tax on Personal Property

- [City of Cheyenne Fees](#)
- [Board of Public Utility Fee Schedule](#)



LEASING OFFICE



SPEEDWAY STAND

# LOCATION OVERVIEW

## CITY OF CHEYENNE

Cheyenne is the capital and most populous city of the U.S. state of Wyoming, as well as the county seat of Laramie County.

Cheyenne offers unique opportunities within a favorable tax and regulatory climate and a low cost of doing business. The nearby F.E. Warren Air Force Base provides an educated and disciplined workforce from both retired and enlisted officers.

Cheyenne is a major transportation hub, located at the intersection of Interstate 25 and 80 and two major railroads. Cheyenne also has access to a diverse workforce, well-funded public education, safe neighborhoods, and outdoor space and recreation opportunities.

Source: [cheyenneleads.org](http://cheyenneleads.org)



## DEMOGRAPHICS



66,405  
**2024 POPULATION**



29,224  
**2024 HOUSEHOLDS (HH)**



\$83,001  
**2024 MEDIAN HH INCOME**



38.7  
**MEDIAN AGE**



212

# DRIVE TIMES

CHEYENNE REGIONAL AIRPORT  
14 MINUTES

DOWNTOWN CHEYENNE  
13 MINUTES

I-25 / I-80  
11 MINUTES

# CONTACT INFORMATION

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## NEARBY DEVELOPMENT ACTIVITY



**4820 S GREELEY HWY**

**META**  
950 ACRES

**MICROSOFT'S BISON BUSINESS PARK**  
250 ACRES



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