

OFFERING MEMORANDUM For Sale



KEY RETAIL INVESTMENT OPPORTUNITY HIGHLIGHTS



Sale Price: \$2,130,000 (\$310 / SF)
~6.5% cap rate
0.19 Acres
Zoned: PUD



6,857 SF - Total Building Area
Salon: approx. 3,428 SF
Gym: approx. 3,428 SF



Retail investment opportunity with strong frontage and visibility along Powderhouse Road, serving approximately 7,164 VPD.



The freestanding retail building features salon and gym tenants, offering a diversified tenant mix and stable, income-producing returns.

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC, has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources believed to be reliable. However, all potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC, for any property showings or for more information.

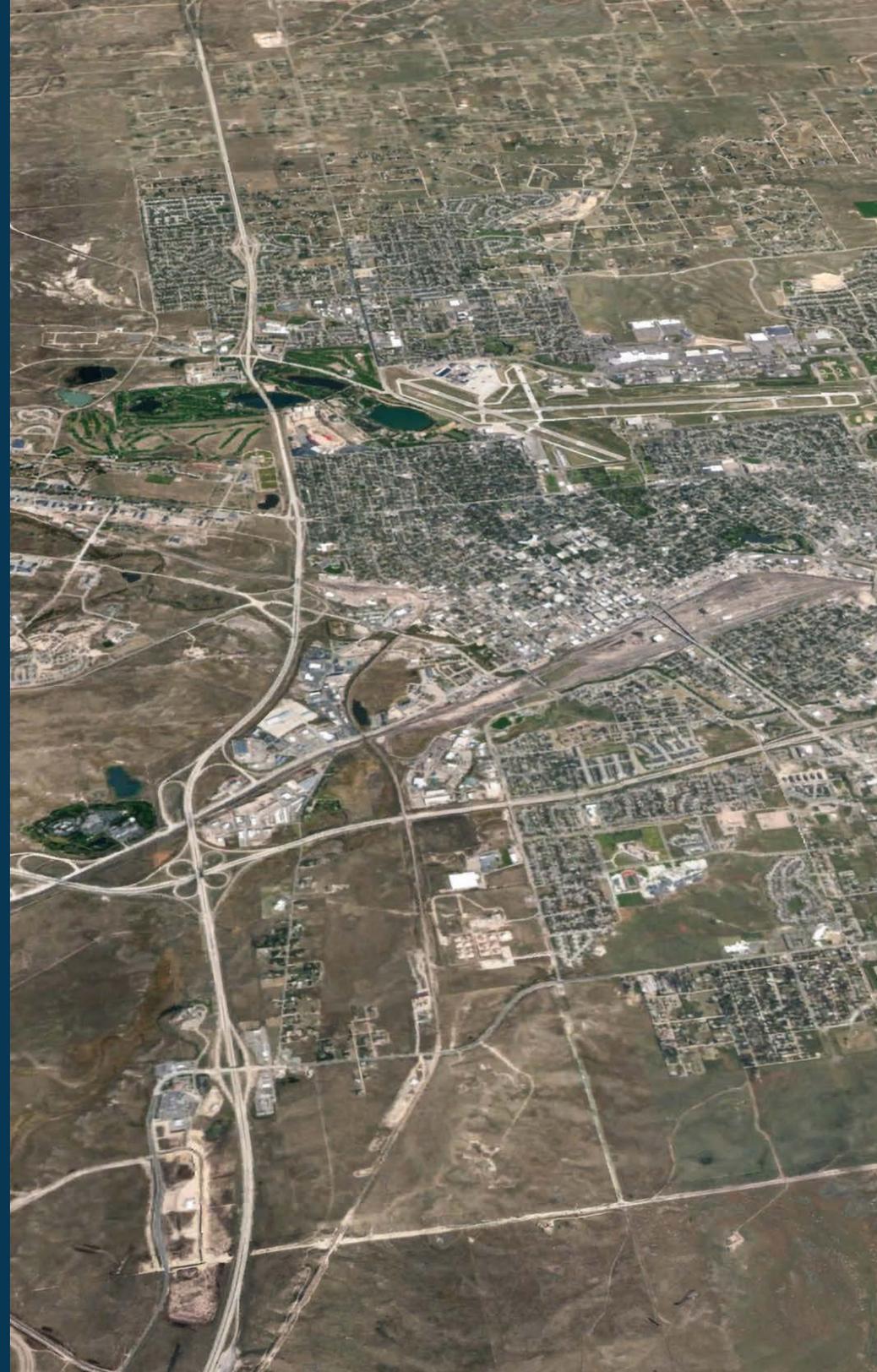




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EXECUTIVE SUMMARY

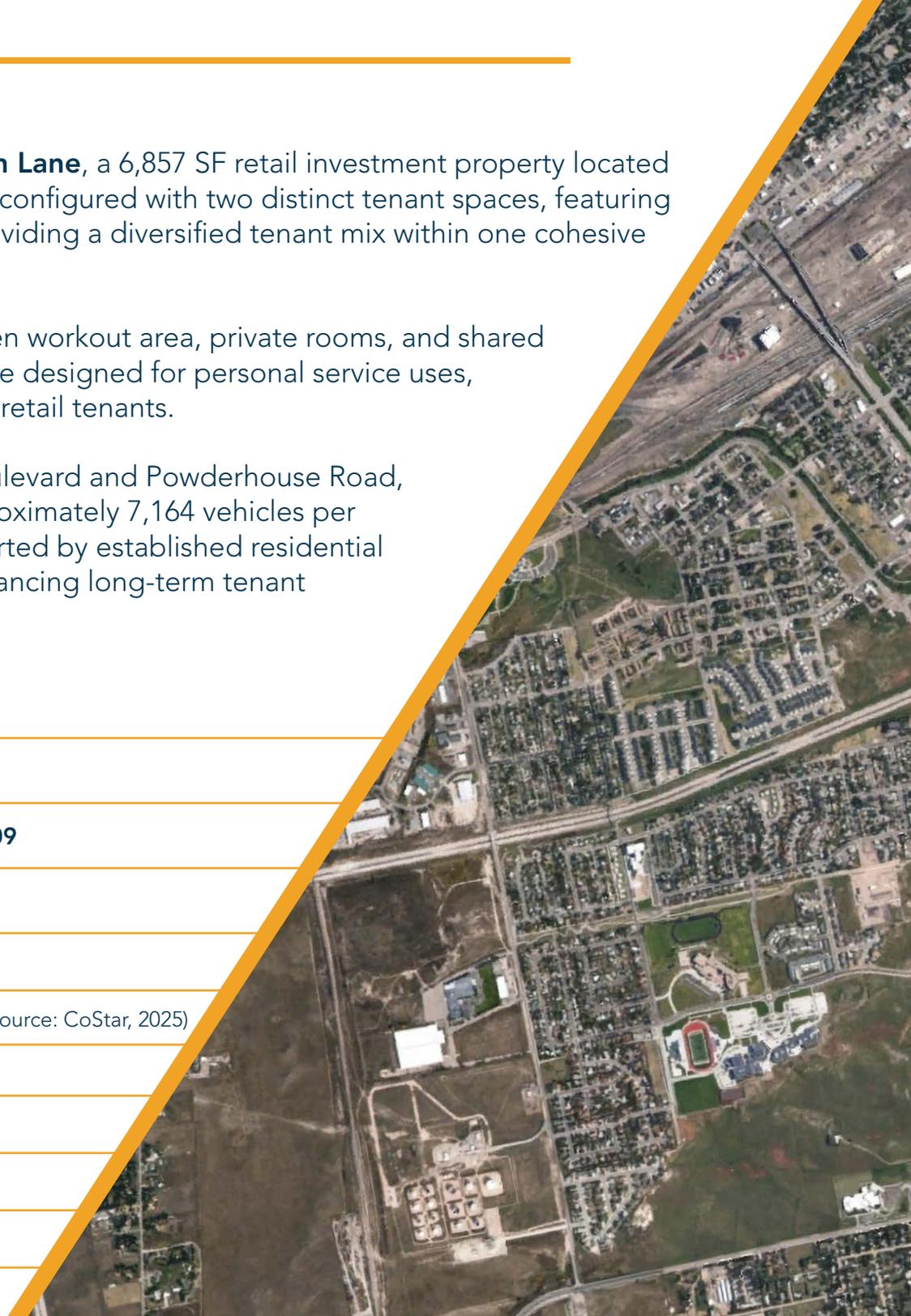
THE OFFERING

Waypoint Real Estate is pleased to present **1121 Old Town Lane**, a 6,857 SF retail investment property located in Cheyenne, Wyoming. The freestanding retail building is configured with two distinct tenant spaces, featuring salon users on one side and a gym facility on the other, providing a diversified tenant mix within one cohesive structure.

The gym portion of the building includes an expansive open workout area, private rooms, and shared bathrooms. The salon side offers functional, build-out space designed for personal service uses, making the property well-suited for neighborhood-serving retail tenants.

Strategically positioned near the intersection of Storey Boulevard and Powderhouse Road, the property benefits from strong local exposure with approximately 7,164 vehicles per day on Powderhouse Road. The surrounding area is supported by established residential neighborhoods and complementary commercial uses, enhancing long-term tenant demand.

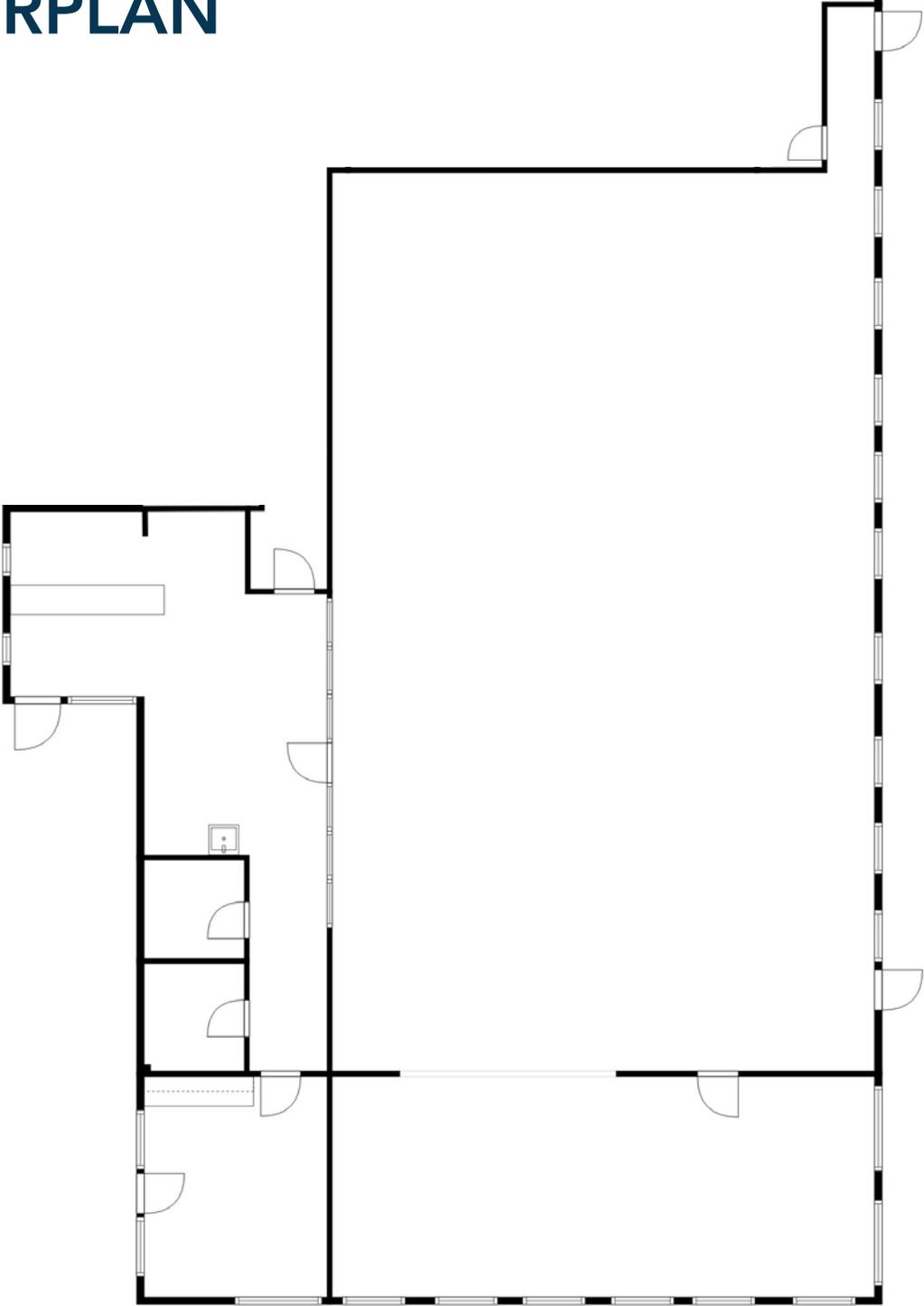
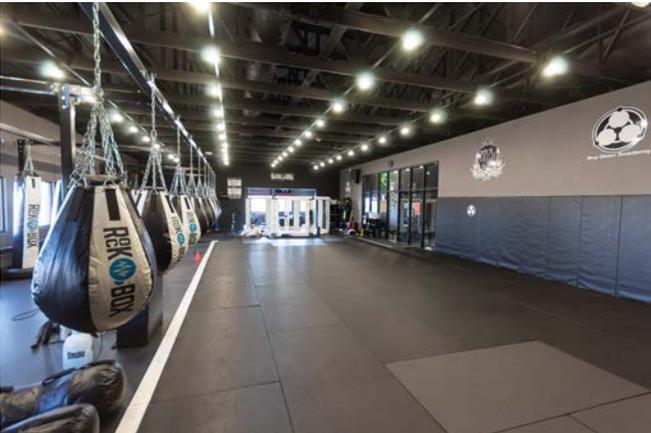
Sale Price:	\$2,130,000
Acres:	0.19
Address:	1121 Old Town Ln Cheyenne, WY 82009
Zoned:	PUD
Total SF:	6,857 SF
VPD:	Approx. 7,164 on Powderhouse Road (Source: CoStar, 2025)
Electric:	Black Hills Electric
Water:	Board of Public Utilities
Strategic Location Near:	Storey Blvd. & Powderhouse Rd.
Parcel:	14661913202800



SALON - PHOTOS



GYM - PHOTOS & FLOORPLAN



FINANCIALS

CURRENT REVENUE	PER YEAR	\$/SF
Old Town Salon	\$97,200.00	\$28.35
Black Label	\$82,924.32	\$24.19
		\$52.54

CURRENT EXPENSES	RSF	6,857
Property Taxes	\$8,024.18	\$1.17
Insurance	\$7,874.00	\$1.15
HOA Fees	\$6,726.40	\$0.98
Utilities	\$19,163.70	\$2.79
		\$3.30

RENTAL INCOME	YEAR 1 - INCOME	
Old Town Salon		\$97,200.00
Black Label		\$82,924.32
Total Rental Income		\$180,124.32
Less: Operating Expenses		
Property Taxes	\$8,024.18	
Insurance	\$7,874.00	
HOA Fees	\$6,727.40	
Utilities	\$19,163.70	
Total Operating Expenses	\$41,789.28	
Net Operating Income		\$138,335.04
Purchase Price		\$2,130,000
Cap Rate		~6.5%

A Premier Destination for Business and Investment

Cheyenne, Wyoming, is where opportunity meets advantage.

With no income tax, low operating costs, and a skilled, expanding workforce, Cheyenne offers the ideal environment for businesses, investors, and developers.

POPULATION & HOUSING GROWTH

Rapid growth and record-low vacancy are fueling strong housing demand.

- Current Population (2025): 65,168
- 2030 Population Projection: 70,000
- Housing Shortage: ~5,000 units short
- Multifamily Vacancy: 1.6%
- Estimated Multifamily Shortage: 2,800 units
- Average Commute: 14 minutes
- County Population: 100,984

Sources: Census.gov, Cheyenne City, Cheyenne LEADS

STRATEGIC LOCATION & INFRASTRUCTURE

Cheyenne is a major logistics and data hub, where connectivity drives commerce.

- Crossroads of I-25 & I-80 (national east-west and north-south corridors)
- Dual Class I rail: Union Pacific and BNSF
- 90 minutes to Denver International Airport
- Gigabit City status with terabit-level fiber infrastructure
- 30 minutes north of Fort Collins, Colorado

ECONOMIC & INFRASTRUCTURE PROJECTS

Major investments are reshaping Cheyenne's economy and driving demand for housing and services.

Sentinel Program at F.E. Warren Air Force Base

- \$2.6B project to replace Minuteman III intercontinental ballistic missiles with LGM-35A Sentinel system. Expected to bring 2,000–5,000 construction personnel. Hundreds of full-time jobs once complete.

Meta Data Center Project

- Meta's \$800 million, 715,000 SF data center underway. Anticipated construction workforce of over 1,000 people. Hundreds of full-time jobs once complete.

Microsoft Data Center Expansion

- Two new data centers built in 2023, approximately 700,000 SF total.

Crusoe/Tallgrass AI Data Center

- New ~3,000,000 SF data center project announced in 2025 will bring thousands of construction workers and employ hundreds of workers once complete. Anticipated start date sometime in 2026.

Built for Business and Designed for Growth

Cheyenne, Wyoming, is where opportunity meets advantage.

Strategically positioned along the I-25/I-80 interchange, Cheyenne connects directly to the booming Front Range corridor, where pro-business policies and a connected workforce fuel long-term investment success.

PRO-BUSINESS CLIMATE

Wyoming's consistent #1 ranking in the U.S. for Business Tax Climate (Tax Foundation, 2024) gives every enterprise an edge.

- No state corporate or individual income tax
- No inventory tax
- No sales tax on manufacturing equipment or energy used in production
- Low sales tax (4% state + 2% county)
- No gross receipts or franchise tax
- Low property taxes

WORKFORCE ADVANTAGE

Cheyenne's location, educational network, and strong military presence provide access to an 183,000-person labor shed.

- Right-to-work state (7.3% union representation)
- 12,000+ under-employed residents available
- Local talent pipeline supported by:
 - Laramie County Community College
 - University of Wyoming
 - Colorado State University
 - University of Northern Colorado
 - F.E. Warren Air Force Base (9,700 active and retired personnel)

BUSINESS INCENTIVES & WORKFORCE DEVELOPMENT

Wyoming aligns economic growth with real workforce investment.

- Business & Apprenticeship Training Grants:
 - Up to \$4,000 per employee/year
 - Up to \$5,000 per employee/year for preferred industries (manufacturing, technology, finance, health care, hospitality)
 - Up to \$200,000 per business/year

QUALITY OF LIFE INVESTMENTS

Cheyenne continues to reinvest in its people and its place.

- 47-mile Greater Cheyenne Greenway
- Expanded parks and botanic gardens
- Cheyenne Downtown Historic District revitalization
- Modernized schools and college facilities
- \$17.5M new airport terminal with SkyWest/United service

Cheyenne stands at the intersection of growth, innovation, and access.

For businesses, developers, and investors, the city offers a rare balance of affordability, connectivity, and opportunity, making it one of the most promising



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