



FOR SALE

Former Dealership

9310 Hutchins Dr | Cheyenne, WY 82007



Former Dealership

9310 Hutchins Dr | Cheyenne, WY 82007



FOR SALE

±10.05 AC
Land Size

6,069 SF
Building Space

\$3.25M
Asking Price

ABOUT THE PROPERTY

- This is a highly visible dealership next to Camping World primed for another dealership type use or commercial business
- RV Deed Restriction - Zoned HI - Heavy Industrial
- Cheyenne is the capital of Wyoming and the largest city in the state with a population of about 65,700
- Cheyenne sits at the intersection of Interstate 25 and Interstate 80, and is served by the Cheyenne Regional Airport and longstanding rail lines and making it an important regional transportation hub
- Located just about 100 miles north of downtown Denver, Cheyenne attracts a strong RV market that makes it a natural stop for travelers heading between Colorado, the Rockies, Yellowstone and the Black Hills

RETAILERS IN THE AREA



TRAFFIC COUNTS

Interstate 80

22,532 VPD

Year: 2024 | Source: WYDOT



WYARNG AASF

F.E. Warren
Air Force Base

Cheyenne
Country Club

Frontier Mall

Frontier Square

Dell Range
Pavillion

Cheyenne
Regional
Airport

Cheyenne VA
Medical Center

Cheyenne
Regional
Medical Center

SITE

Lowe's
Warehouse

87

17,670 VPD '24

27,142 VPD '24

219

212

28,835 VPD '24

25

80

30

210

6,398 VPD '24

26,252 VPD '24

180

22,532 VPD '24

222

225

10,766 VPD '24

BUS 87

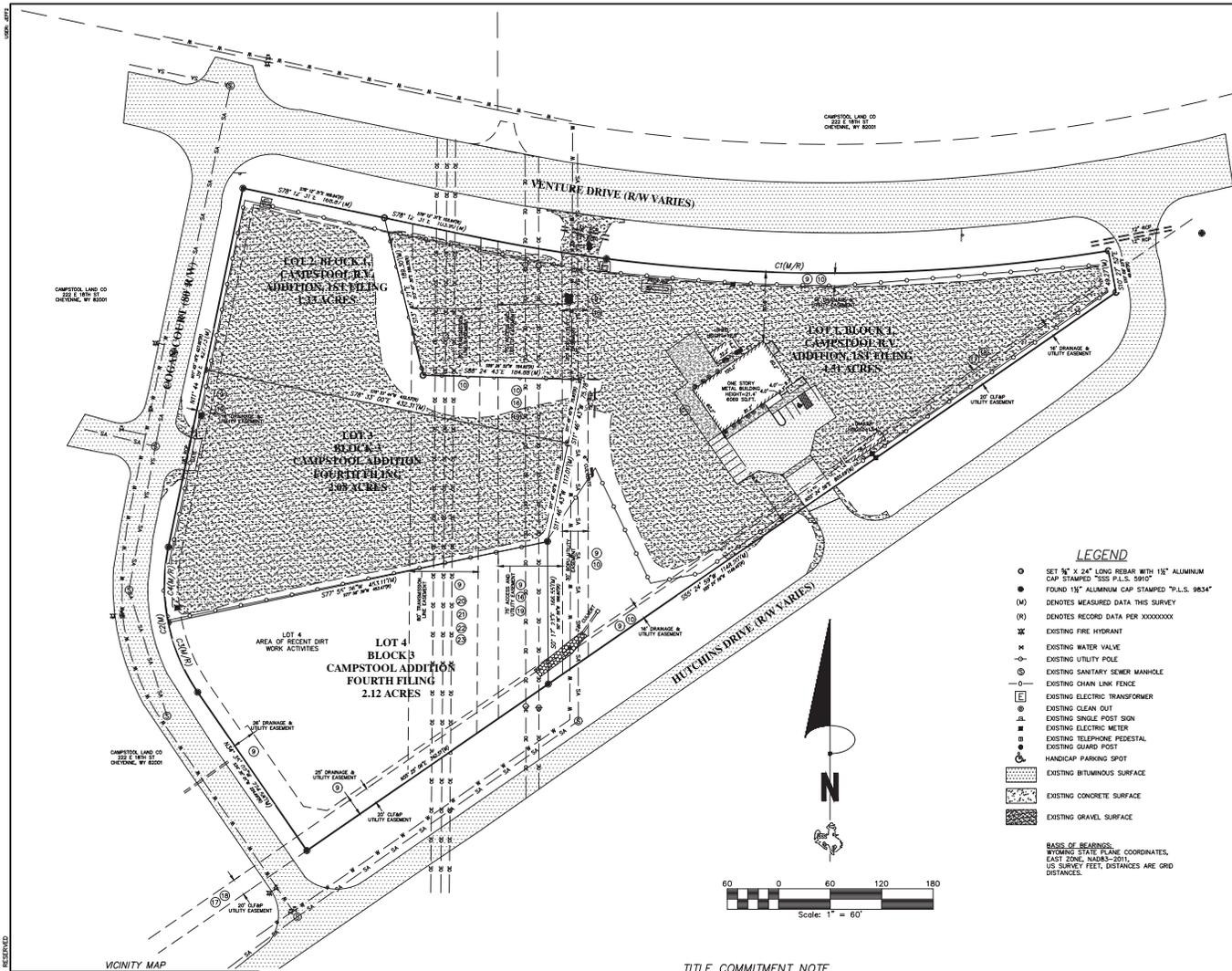
212

24,742 VPD '24

85

BUS 87

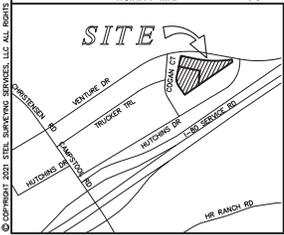
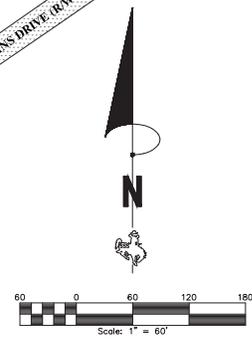




- ### SURVEYOR'S STATEMENT CONCERNING ITEMS CORRESPONDING TO SCHEDULE B-II, EXCEPTIONS
- ITEMS 1-8 ARE STANDARD EXCEPTIONS AND/OR ARE NOT SURVEY ITEMS
- Record plat of Campstool Addition Fourth Filing recorded on December 12, 2012, Book 10, at Page 10. PLOTTED HEREON
 - Record plat of Campstool R.V. Addition 1st Filing recorded on July 15, 2019, Book 11, at Page 109. PLOTTED HEREON
 - Declaration of Protective Covenants recorded on April 17, 2013, in Book 2332, Page 22, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, marital status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against persons with a handicap. AFFECTS SUBJECT PROPERTY, NOT A SURVEY ITEM
 - Ordinance No. 3849 recorded on June 17, 2009, in Book 2117 at Page 1278. DOES NOT AFFECT SUBJECT PROPERTY - AFFECTS ADJACENT ROAD.
 - Resolution No. 01047-04 recorded on April 19, 2005, in Book 1587 at Page 55. DOES NOT AFFECT SUBJECT PROPERTY - AFFECTS ADJACENT ROAD.
 - Affidavit of Easement recorded on February 20, 1998, in Book 1417 at Page 1385. DOES NOT AFFECT SUBJECT PROPERTY
 - Affidavit of Corrective Easement recorded on February 20, 1998, in Book 1417 at Page 1382. DOES NOT AFFECT SUBJECT PROPERTY
 - Reservations and Restrictions in a Warranty Deed recorded on February 18, 1992, in Book 1316 at Page 201. PLOTTED HEREON
 - Utility Easement recorded on November 1, 1991, in Book 1310 at Page 1657. APPEARS TO BE ADJACENT TO HUTCHINS DRIVE CONTAINS ERRORS - PLOTTED HEREON
 - Utility Easement recorded on November 1, 1991, in Book 1310 at Page 1656. APPEARS TO BE ADJACENT TO HUTCHINS DRIVE CONTAINS ERRORS - PLOTTED HEREON
 - Reservations and Restrictions in a Warranty Deed recorded on November 1, 1991, in Book 1310 at Page 1646. PLOTTED HEREON
 - Reservations and Restrictions in a Quitclaim Deed recorded on May 18, 1987, in Book 1246 at Page 732. PLOTTED HEREON
 - Consent to Easement and Subordination Agreement recorded on May 1, 1987, in Book 1245 at Page 690. PLOTTED HEREON
 - Consent to Easement and Subordination Agreement recorded on May 1, 1987, in Book 1245 at Page 686. PLOTTED HEREON
 - Contract and Grant of Easement recorded on December 23, 1986, in Book 1238 at Page 1973. PLOTTED HEREON
 - Contract and Grant of Easement recorded on September 29, 1986, in Book 1234 at Page 1113. DOES NOT AFFECT SUBJECT PROPERTY
 - Assignment recorded on July 15, 1986, in Book 1230 at Page 1838. NOT PLOTTED - DOCUMENTATION NOT PROVIDED TO DETERMINE LOCATION.
 - Grant of Easement recorded on January 31, 1940, in Book 350 at Page 033. AFFECTS SUBJECT PROPERTY - MODIFIED BY ABOVE DOCUMENTS.
 - Plat recorded on November 3, 1997, in Book 98 at Page 3. NOT A SURVEY ITEM
 - Rights of parties in possession, as tenants only, under unrecorded leases. NOT A SURVEY ITEM

- ### NOTES CORRESPONDING TO "TABLE A" ITEMS:
- MONUMENTS AS SHOWN ON MAP
 - ADDRESS - 9310 HUTCHINS DRIVE.
 - SEE FLOOD NOTE.
 - TOTAL SITE - 437565.5 SQ.FT. (10.05 ACRES).
 - NO DETAILED ZONING REPORT OR LETTER PROVIDED TO SURVEYOR AS REQUIRED BY ALTA STANDARDS
 - NO DETAILED ZONING REPORT OR LETTER PROVIDED TO SURVEYOR AS REQUIRED BY ALTA STANDARDS
 - EXTERIOR BUILDING DIMENSIONS SHOWN ON MAP
 - UNBUILDING FOOTPRINTS SHOWN ON MAP
 - BUILDING HEIGHT SHOWN ON MAP
 - SUBSTANTIAL FEATURES SHOWN ON MAP
 - PARKING: 8 REGULAR, 1 HANDICAPPED
 - ADJACENT NAMES SHOWN ON MAP
 - RECENT DIRT WORK ON LOT 4
 - NO KNOWN PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES.
 - NO OFFSITE EASEMENTS PROVIDED OR OBTAINED.
 - INSURANCE IN EFFECT

- ### LEGEND
- SET 1/2" x 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "7050 P.L.S. 5910"
 - FOUND 1/2" ALUMINUM CAP STAMPED "P.L.S. 0834"
 - DENOTES MEASURED DATA THIS SURVEY
 - DENOTES RECORD DATA PER XXXXXXXX
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING UTILITY POLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING CHAIN LINK FENCE
 - EXISTING ELECTRIC TRANSFORMER
 - EXISTING CLEAN OUT
 - EXISTING SINGLE POST SIGN
 - EXISTING ELECTRIC METER
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING GUARD POST
 - HANDICAP PARKING SPOT
 - EXISTING BITUMINOUS SURFACE
 - EXISTING CONCRETE SURFACE
 - EXISTING GRAVEL SURFACE



CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C100	25° 54' 37"	2050.12	S80° 40' 32"	184.17	743.37
C101	4° 28' 07"	2050.12	S80° 28' 40"	159.84	158.88
C102	16° 27' 07"	2050.12	N89° 05' 49"	586.75	586.77
C200	46° 17' 07"	220.07	N11° 24' 44"W	172.87	177.72
C201	122° 08' 24"	220.07	N22° 58' 59"W	88.25	88.86
C202	27° 10' 07"	220.07	S22° 58' 07"W	88.25	88.86
C400	23° 08' 28"	220.07	N07° 09' 33"E	88.25	88.86
C401	23° 10' 09"	220.07	S07° 10' 12"W	88.25	88.86

TITLE COMMITMENT NOTE

This survey is based on the report by Fidelity National Title Insurance Company, Title Commitment File No. 21M092LA, dated May 11, 2021.

LAND DESCRIPTION

LOT 3 AND 4, BLOCK 3, CAMPSTOOL ADDITION, FOURTH FILING, ACCORDING TO THE OFFICIAL PLAT FILED FOR RECORD IN LARAMIE COUNTY, WYOMING.

AND

LOT 1 AND 2, BLOCK 1, CAMPSTOOL R.V. ADDITION, 1ST FILING, ACCORDING TO THE OFFICIAL PLAT FILED FOR RECORD IN LARAMIE COUNTY, WYOMING.

ADDRESS

9310 HUTCHINS DR
CHEYENNE, WY 82009

FLOOD NOTE

NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL No. 560210146, DATED JANUARY 17, 2007. PARCELS ARE LOCATED IN "AREA OF MINIMAL FLOOD HAZARD (ZONE X)".

SURVEYORS CERTIFICATE

To: Katz Barron:
Fidelity National Title Insurance Company.
RV Retailer Wyoming Real Estate LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a)(b), 7(a)(b)(1)(c), 8, 9, 13, 16, 17, 18, and 19, of "Table A" thereof. The field work was completed on May 8, 2021.

Date of Plat or Map: MAY 26, 2021; REVISED: JUNE 10, 2021
 Jeffrey B. Jones
 PLS #5910



REVISED: 06/10/2021
 BARRON ALTA CAMPSTOOL ADDITION 2021 ALTA.dwg

ALTA/NSPS LAND TITLE SURVEY FOR RV RETAILER, LLC

LOT 3 AND 4, BLOCK 1, CAMPSTOOL ADDITION, FOURTH FILING, AND LOT 1 AND 2, BLOCK 1, CAMPSTOOL R.V. ADDITION, 1ST FILING, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

PREPARED May, 2021

STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

7108 WEST 28th ST. CHEYENNE, WY 82001 • (307) 484-7329
 258 COLUMBIAN ST. WHEATLAND, WY 82201 • (307) 382-9789
www.steelSurvey.com • info@steelSurvey.com

Photos

9310 Hutchins Dr | Cheyenne, WY 82007

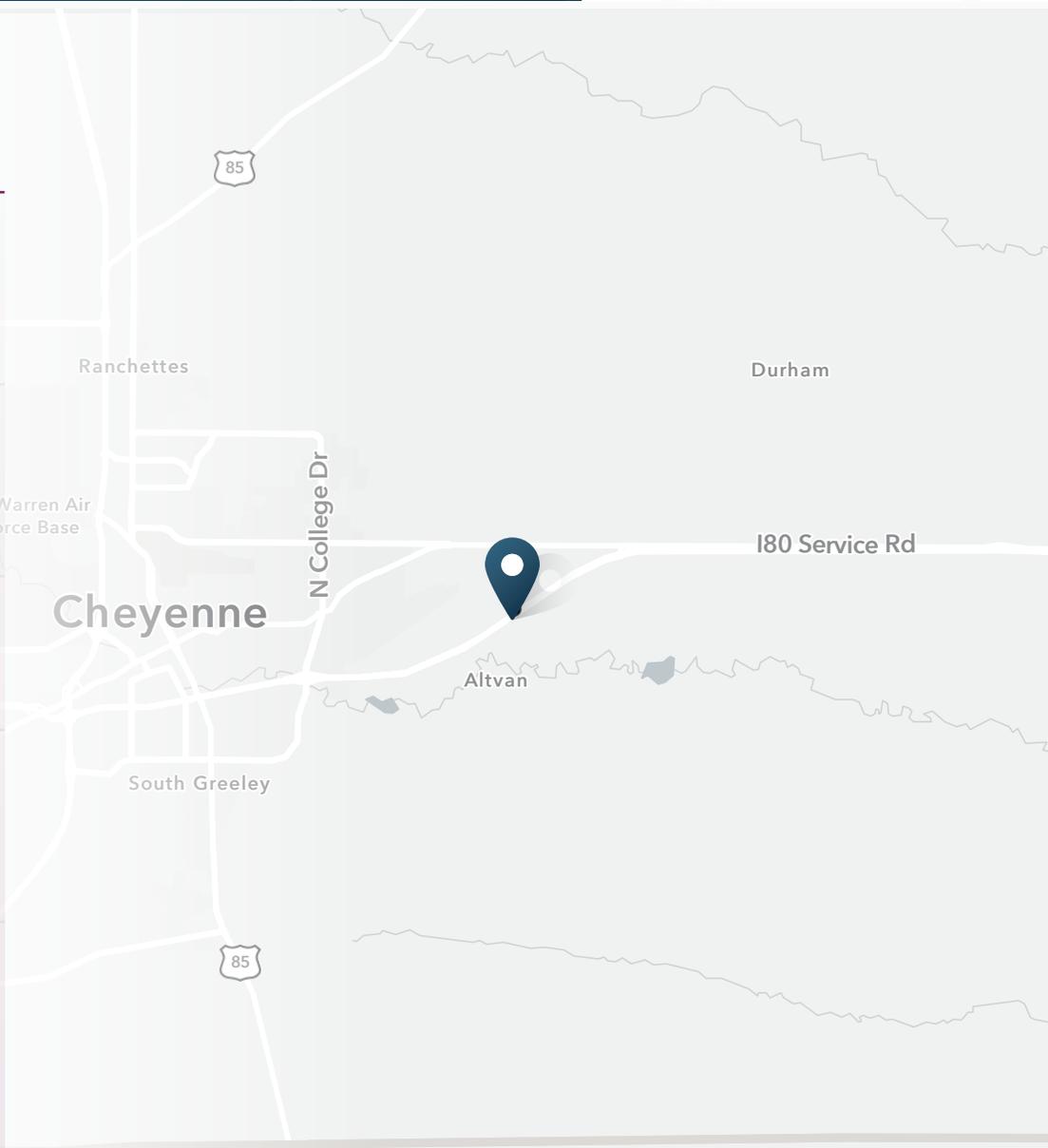
SRS

COLDWELL BANKER
COMMERCIAL



DEMOGRAPHIC HIGHLIGHTS

Population	5 miles	10 miles	15 miles
2025 Estimated Population	35,626	92,988	96,073
2030 Projected Population	36,447	94,565	97,742
Proj. Annual Growth 2025 to 2030	0.46%	0.34%	0.35%
Daytime Population			
2025 Daytime Population	27,008	96,462	99,262
Workers	9,689	50,328	51,630
Residents	17,319	46,134	47,632
Income			
2025 Est. Average Household Income	\$98,635	\$96,474	\$97,326
2025 Est. Median Household Income	\$81,539	\$75,946	\$76,498
Households & Growth			
2025 Estimated Households	14,661	39,289	40,520
2030 Estimated Households	15,162	40,390	41,677
Proj. Annual Growth 2025 to 2030	0.67%	0.55%	0.56%
Race & Ethnicity			
2025 Est. White	80%	79%	79%
2025 Est. Black or African American	2%	2%	2%
2025 Est. Asian or Pacific Islander	2%	2%	2%
2025 Est. American Indian or Native	1%	1%	1%
2025 Est. Other Races	15%	16%	16%
2025 Est. Hispanic (Any Race)	16%	17%	17%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

SRS Real Estate Partners

1875 Lawrence St, Ste 850
Denver, CO 80202
303.572.1800



Coldwell Banker Commercial-TPE

255 Storey Blvd
Cheyenne, WY 82009
307.214.6688

Ryan Johnson | 214.560.3285

ryan.johnson@srsre.com | TX License No. 525292-B

Preston Enloe | 214.560.3250

preston.enloe@srsre.com | TX License No. 784317-SA

Tony Pierangeli | 303.390.5257

tony.pierangeli@srsre.com | CO License No. ER.040024553

Rob Graham, CCIM

307.214.6688
hrgraham@propertyex.com
WY License No. 13081

SRSRE.COM

©2026 SRS Real Estate Partners LLC. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.