



**COLDWELL BANKER
COMMERCIAL**

THE PROPERTY
EXCHANGE



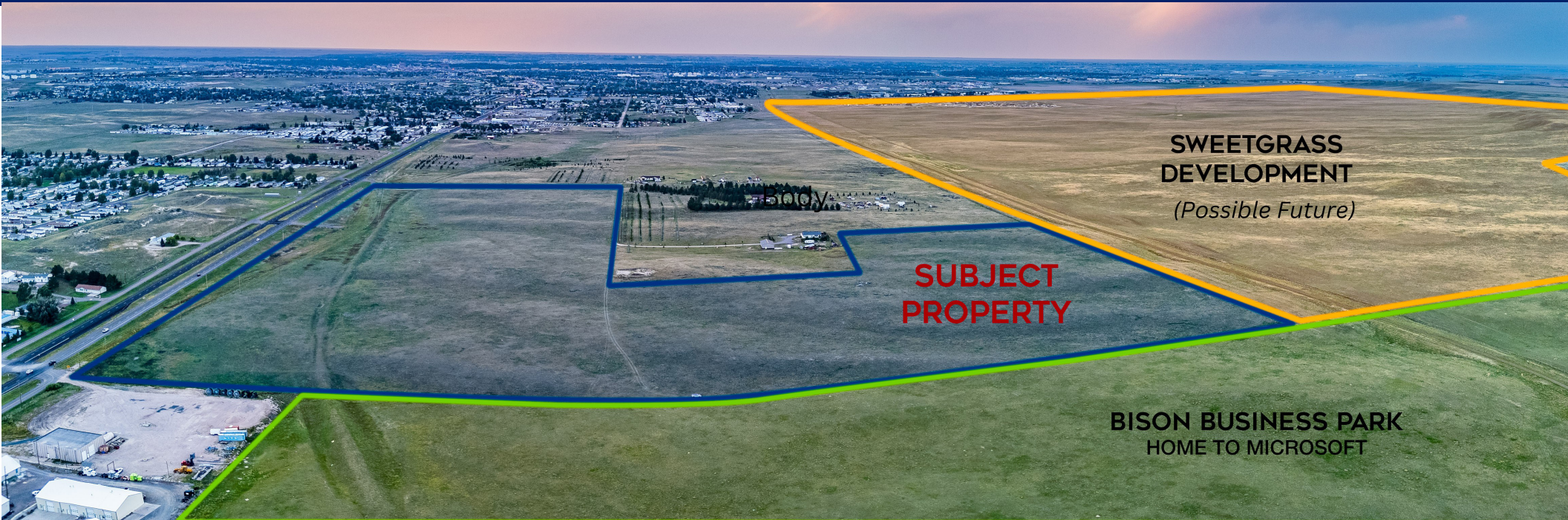
TRACT 1 SOUTH GREELEY HIGHWAY

CHEYENNE, WY 82007

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PROPERTY SUMMARY



This 48.2 acre parcel with 2,592 feet of frontage along busy South Greeley Hwy is the perfect opportunity for a developer of multi-family housing or commercial. Located just north of Microsoft's Bison Business Park and just east of the High Plains Business Park (Project Cosmos), it's perfectly located to be in the center of development with the projection of Cheyenne's Master Plan. A total of 94.9 contiguous acres are available. Don't miss this prime development opportunity!

PROPERTY DETAILS

| | |
|--------------------|---------------------------|
| Offered At: | \$3,250,000 |
| Parcels Available: | (3): 48.2, 36.8, 10 Acres |
| Class: | Lots/Land |
| Type: | Unimproved Residential |
| Zoning: | Agricultural Residential |

BUSINESSES NEAR TRACT 1 SOUTH GREELEY HIGHWAY

- Bison Business Park (Microsoft)
- High Plains Business Park (Meta)
- Sweetgrass Residential Subdivision
- Transportation Port of Entry
- Laramie County Community College
- Southeast Wyoming Welcome Center
- Terry Bison Ranch



LOCATION

Area Map



LOCATION

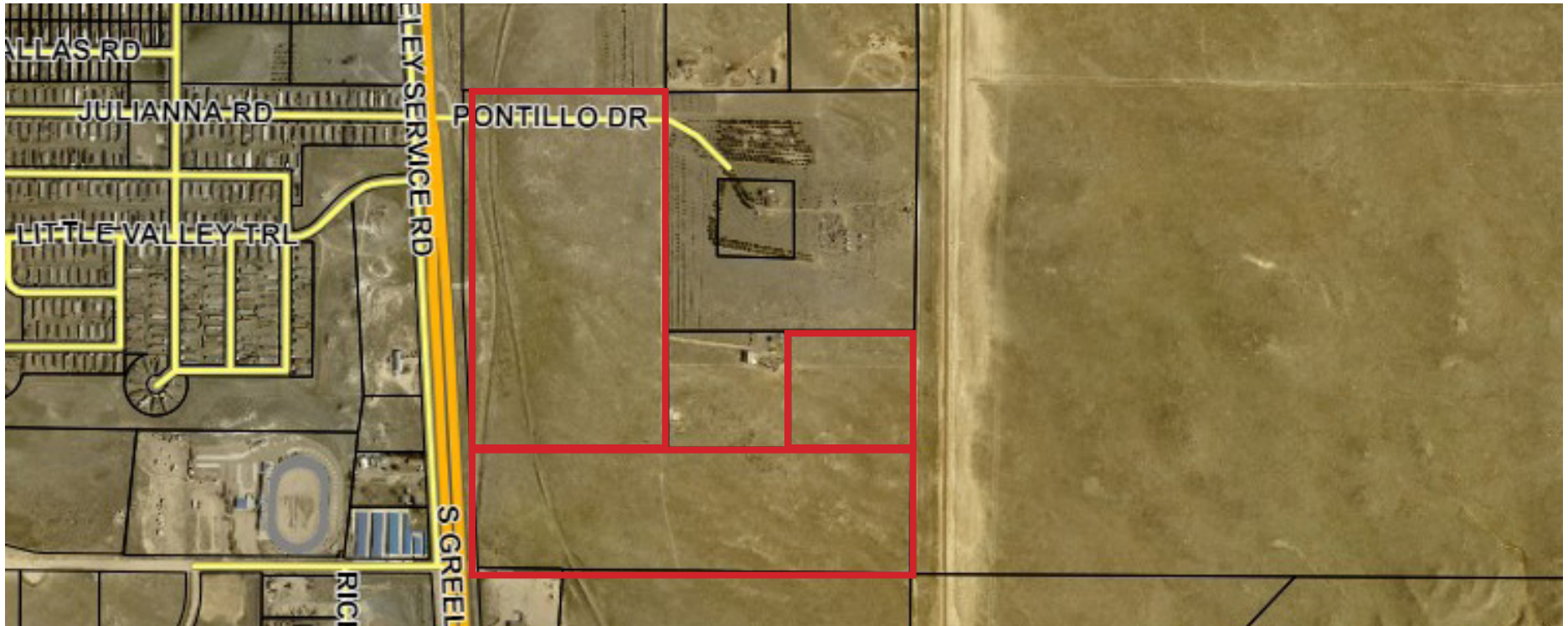
Area Map



Aerial – Subject Property



PROPERTY OVERVIEW



Site Summary

| | |
|--------------------------|---|
| Address | Tract 1 South Greeley Highway, Cheyenne, WY 82007 |
| Access | Two access points: South Greeley Highway & Pontillo Drive |
| Site Area | 3 Parcels: 48.2 Acres, 36.7 Acres, 10.0 Acres |
| Zoning | Agricultural Residential |
| Tax Parcel Number | 00013006620180 - Laramie County GIS System |
| Parking Ratio | N/A |



South Greeley Hwy Corridor

The South Greeley Highway Corridor has seen explosive growth over the past decade as more industrial facilities, mobile home parks, small businesses, and new residential communities have popped up in South Cheyenne, a vast area of the City from I-80 and the Union Pacific Railroad/viaduct southward.

South Greeley Highway (US-Hwy 85) has long been considered the main street of South Cheyenne and serves as a regional highway providing for long distance travel between Cheyenne and its neighbors to the south in Colorado. Improvement to existing infrastructure, namely roads, sidewalks/crosswalks, and traffic lights, has been a key focus for both the City of Cheyenne and Laramie County, who share jurisdictional boundaries.

Short- and long-term measures have been put in place to ensure that area residents and businesses have supported economic growth and prosperity. Future beautification and traffic flow improvements are slated for this area that has seen increasing traffic and pedestrian counts over the past decade.

The two major railroads that border the northern most edge of South Cheyenne have helped to make Cheyenne a hub for industrial development and growth, which have caught the eye of many national brands to headquarter within the City.

There are two large business parks near this land development opportunity with a variety of established businesses. Located within equal proximity to both I-25 and I-80, make this property a great place for industrial businesses to thrive.

Cheyenne, WY Quick Stats

| | |
|--------------------------------------|-----------|
| Population, 2020 Census | 65,132 |
| Population, 2010 Census | 59,466 |
| 2020 Daytime Population | 77,132 |
| Average Household Income | \$78,146 |
| Per Capita Income | \$41,908 |
| Average Value of Owner Housing, 2023 | \$326,166 |
| Unemployment Rate | 2.0% |

In Proximity To...

| | |
|------------------------|-------------------------|
| Denver, Colorado | 95.2 Miles (91 minutes) |
| Fort Collins, Colorado | 41.3 Miles (43 minutes) |
| Laramie, Wyoming | 49.9 Miles (55 minutes) |
| Casper, Wyoming | 101 Miles (98 minutes) |
| Scottsbluff, Nebraska | 102 Miles (101 minutes) |

Sources: <https://www.census.gov>, ESRI, plancheyenne.org

AREA OVERVIEW

Why Cheyenne?

Source: cfdrodeo.com, rentcafe.com, wyo.edu, data.bls.gov, cheyenne.org, wikipedia.org/wiki/Cheyenne,_Wyoming, taxfoundation.org

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.



U.S. AIR FORCE

9,700
Personal Civil Service
Independence

50,540

Civilian Labor Force

8.98

Average Commute (Min)

Located Near I-25, I-80
& Two Major Railroads

Headquarter Locations



Quick Facts

The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.

The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.

Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

AREA OVERVIEW

Why Wyoming?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.



#1 Most Business-Friendly Tax Climate in the Nation for 11 years running.

Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner-occupied housing value.

Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.

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Coldwell Banker - The Property Exchange has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of the property. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final executive of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Coldwell Banker - The Property Exchange. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Coldwell Banker - The Property Exchange from sources it deems reasonably reliable.

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January 2024.



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BROKERAGE

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