±220 ACRES
FOR SALE OR LEASE
FORT SANDERS ROAD, LARAMIE, WY - can be subdivided

CONTACT INFORMATION

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PROPERTY **OVERVIEW**

The Laramie site features a ±220 acre parcel located off of Highway 287 just south of Laramie Wyoming. This property is strategically positioned and offers a rare opportunity for industrial/rail users. This site is a mix of Industrial and Rural Residential zoning and is located outside of city limits in Albany County.

The City of Laramie is located in Southeast Wyoming with easy access to major transportation routes including the Union Pacific mainline and Interstate 80. Offering a diverse economy, Wyoming is a business friendly environment offering tax advantages and connectivity with local and state government.

The standout feature of this property is that it is adjacent to Union Pacific Railroad's mainline. The proximity to rail and major east/west Interstate freight routes ensures seamless transportation of goods, providing a logistical efficiency and a competitive advantage.

Union Pacific will evaluate any rail opportunities

Address	Fort Sanders Road
Municipality	Laramie
County	Albany
Parcel Numbers	15730820055000 15730810055200 15730810055800 15730840055900
Zoning	C-NR
Land Size	±220acres

PROPERTY **AERIAL**

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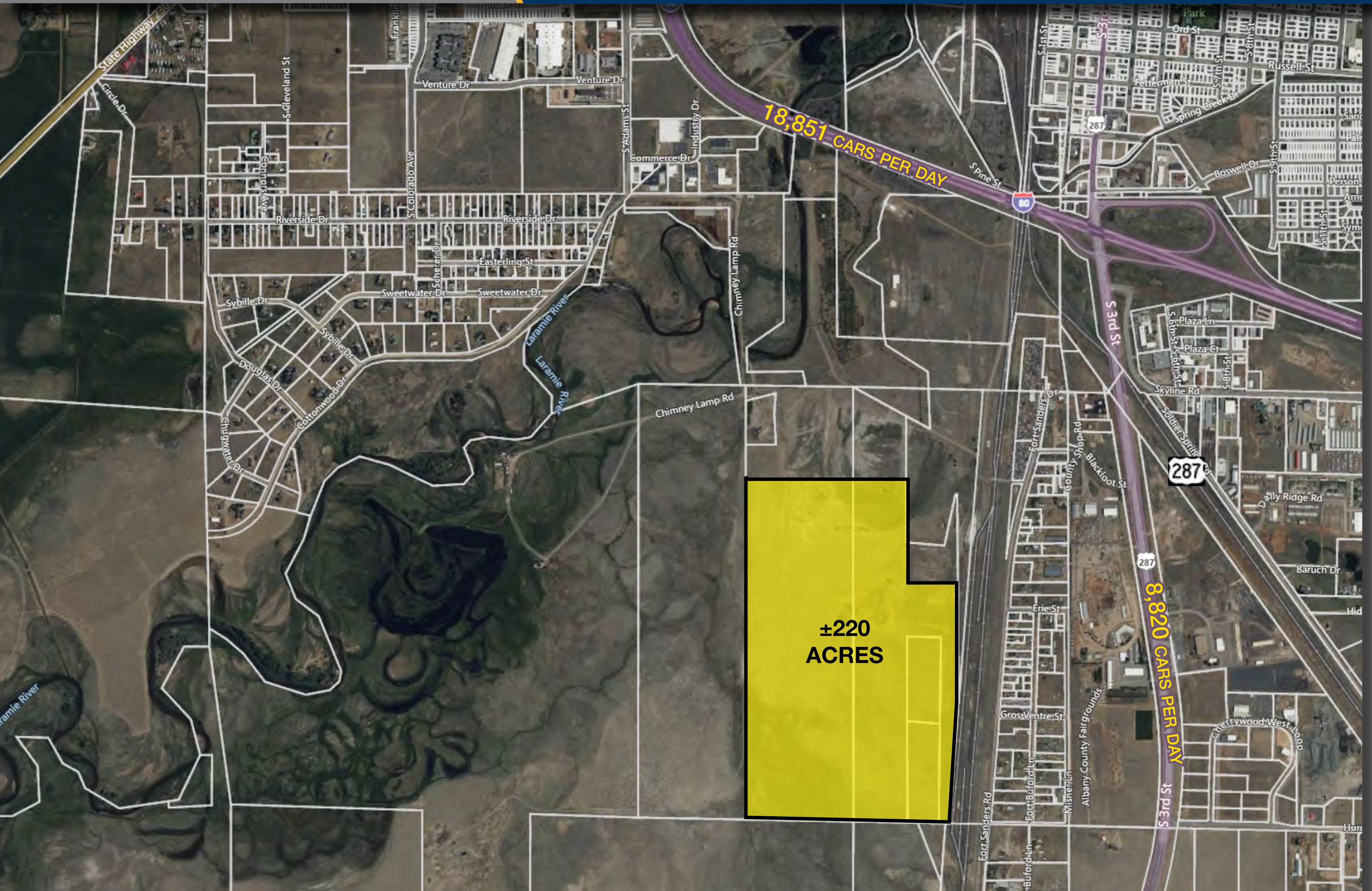

PROPERTY AERIALS

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PROPERTY AERIALS

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ACCESS TO **SITE**

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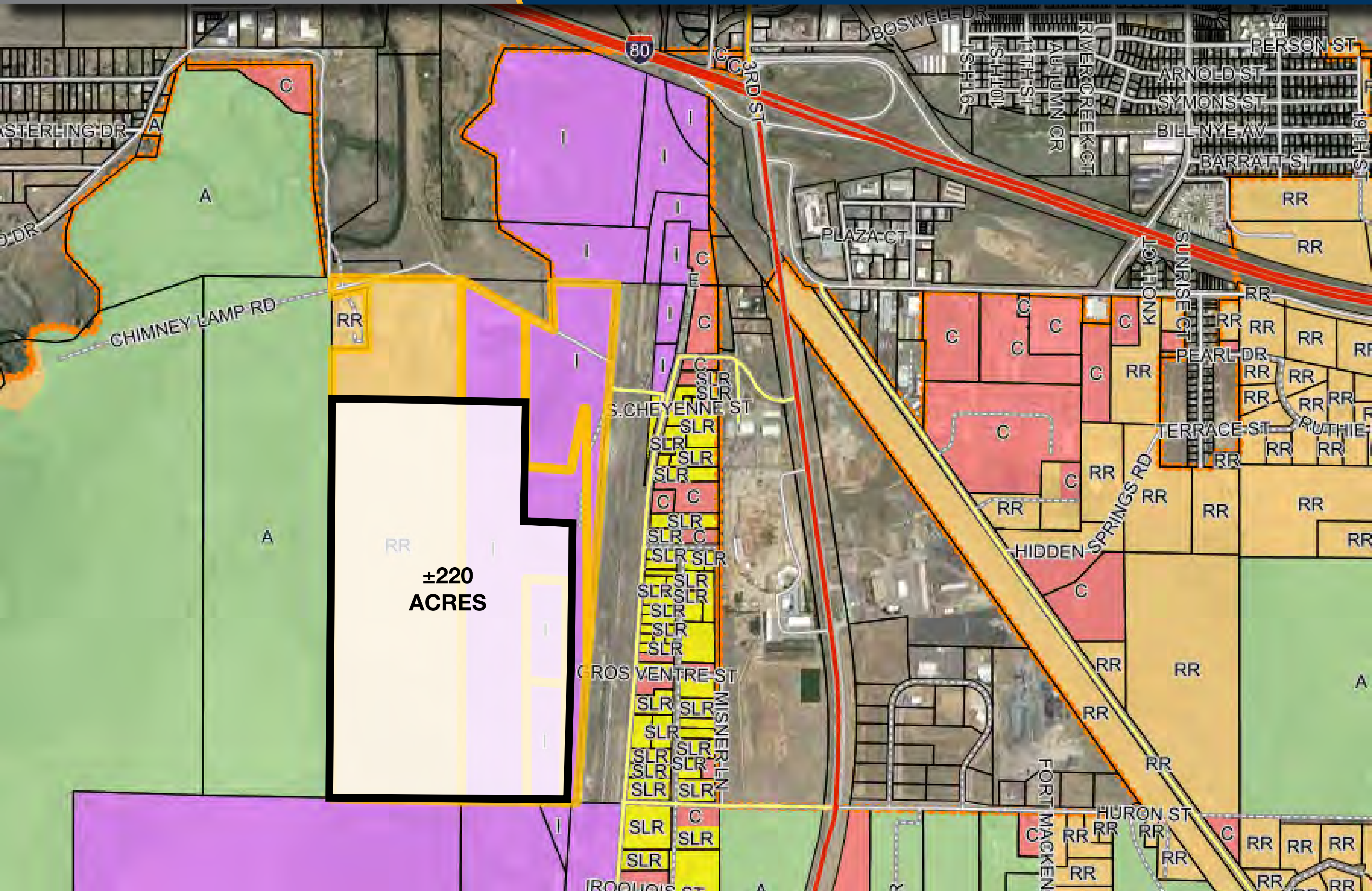
ZONING **MAP**



±220
ACRES
80
BOSWELL DR
PERSON ST
ARNOLD ST
SYMONS ST
BILL NYE AV
BARRATT ST
3RD ST
PLAZA CT
STERLING DR
CHIMNEY LAMP RD
S.CHEYENNE ST
GROS VENTRE ST
MISNER LN
RIVER CREEK CT
AUTUMN CR
KNOTT CT
SUNRISE CT
PEARL DR
TERRACE ST
RUTHIE
HIDDEN SPRINGS RD
HURON ST
FORT MACKENZIE
A
C
I
RR
SLR

ZONING USES

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LAND USE

A. Uses Allowed by Right ("A"): An "A" in the cell of the land use table indicates that the use is allowed by right in that zone. If there are additional standards or a required special use permit pertaining to the use, they are referenced in the far-right column of the land use table. Uses allowed by right are subject to all other requirements found in these zoning regulations.

B. Conditional Use ("C"): A "C" in the cell of the land use table indicates that the use is allowed subject to approval of a conditional use permit. If there are additional standards or a required special use permit pertaining to the use, they are referenced in the far-right column of the land use table. Uses requiring a conditional use permit are subject to all other requirements found in these zoning regulations.

C. Prohibited Uses ("P"): A "P" in the cell of the land use table indicates that the use is prohibited in that zone. If a use existed in a zone prior to the adoption of these regulations and is now prohibited, the use shall be allowed to continue according to Chapter 3, Section 6 (Non-Conforming Lots, Structures and Uses) of these zoning regulations.

D. Similar and Compatible Uses: If a proposed use is not listed within the land use table, the Planning Director shall determine whether the proposed use is an allowed use, a conditional use, or a prohibited use within the zone because the use is similar or compatible to another use within the zone and that it falls within the intent of these zoning regulations. The Planning Director's decision may be appealed to the Planning and Zoning Commission for review and recommendation and then to the Board of County Commissioners for a final determination.

E. Exempted Land Use: Mineral mining extraction or production is exempt from zoning (W.S. § 18-5-201). This provision does not inhibit the authority of the County to regulate non-mineral mining.

I- INDUSTRIAL

ACCESSORY USES

- Asphalt plant/hot mix plant
- Compressor Station
- Construction yard/shop
- Heavy
- Dairy processing (e.g. cheese factory)
- Heavy equipment sales and service
- Manufacturing, light
- Manufacturing, heavy
- Meat packing and slaughterhouse
- Research and development
- Saw mill, portable
- Storage, outdoor
- Telephone service garage
- Temporary hot-mix facility

CONDITIONAL USES

- Correctional facility
- Landfill, commercial
- Mineral processing (mineral mining is exempt)
- Non-mineral mining
- Refinery, petroleum & natural gas products
- Salvage yard
- Saw mill

UTILITY USES

Accessory Uses

- Re-generation structures for fiber optic cables
- Small wind energy systems
- Switching station buildings and electronic enclosure building for phone lines
- Temporary towers

Conditional uses

- Commercial wind energy conversion systems
- Power plant
- Solar energy facility
- Commercial Substations for electrical utilities Towers

VIEW FULL ZONING HERE

NEIGHBORING EMPLOYERS
100+ EMPLOYEES

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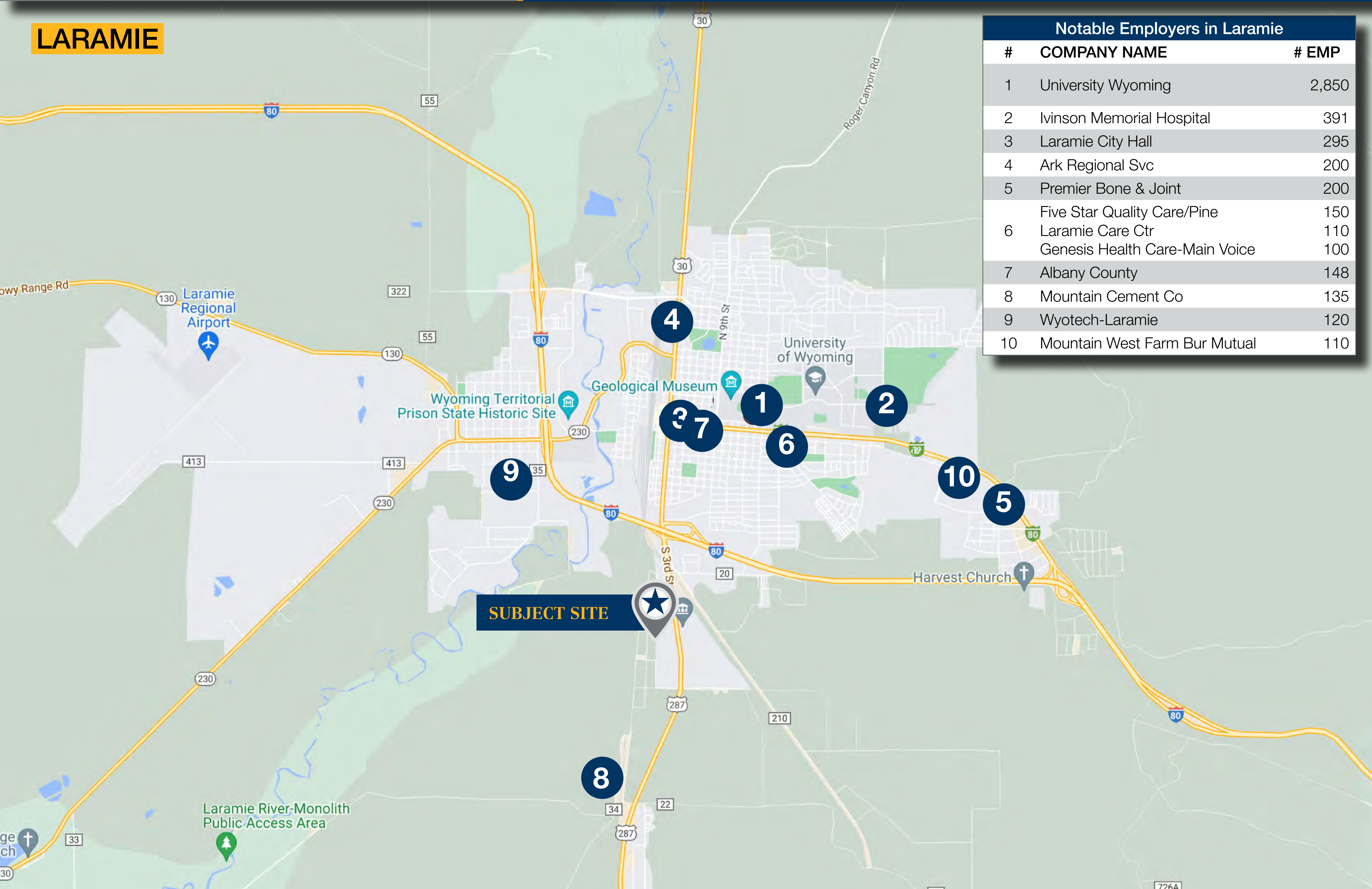
LARAMIE



Notable Employers in Laramie		
#	COMPANY NAME	# EMP
1	University Wyoming	2,850
2	Ivinson Memorial Hospital	391
3	Laramie City Hall	295
4	Ark Regional Svc	200
5	Premier Bone & Joint	200
6	Five Star Quality Care/Pine Laramie Care Ctr Genesis Health Care-Main Voice	150 110 100
7	Albany County	148
8	Mountain Cement Co	135
9	Wyotech-Laramie	120
10	Mountain West Farm Bur Mutual	110

NEIGHBORING EMPLOYERS

100+ EMPLOYEES

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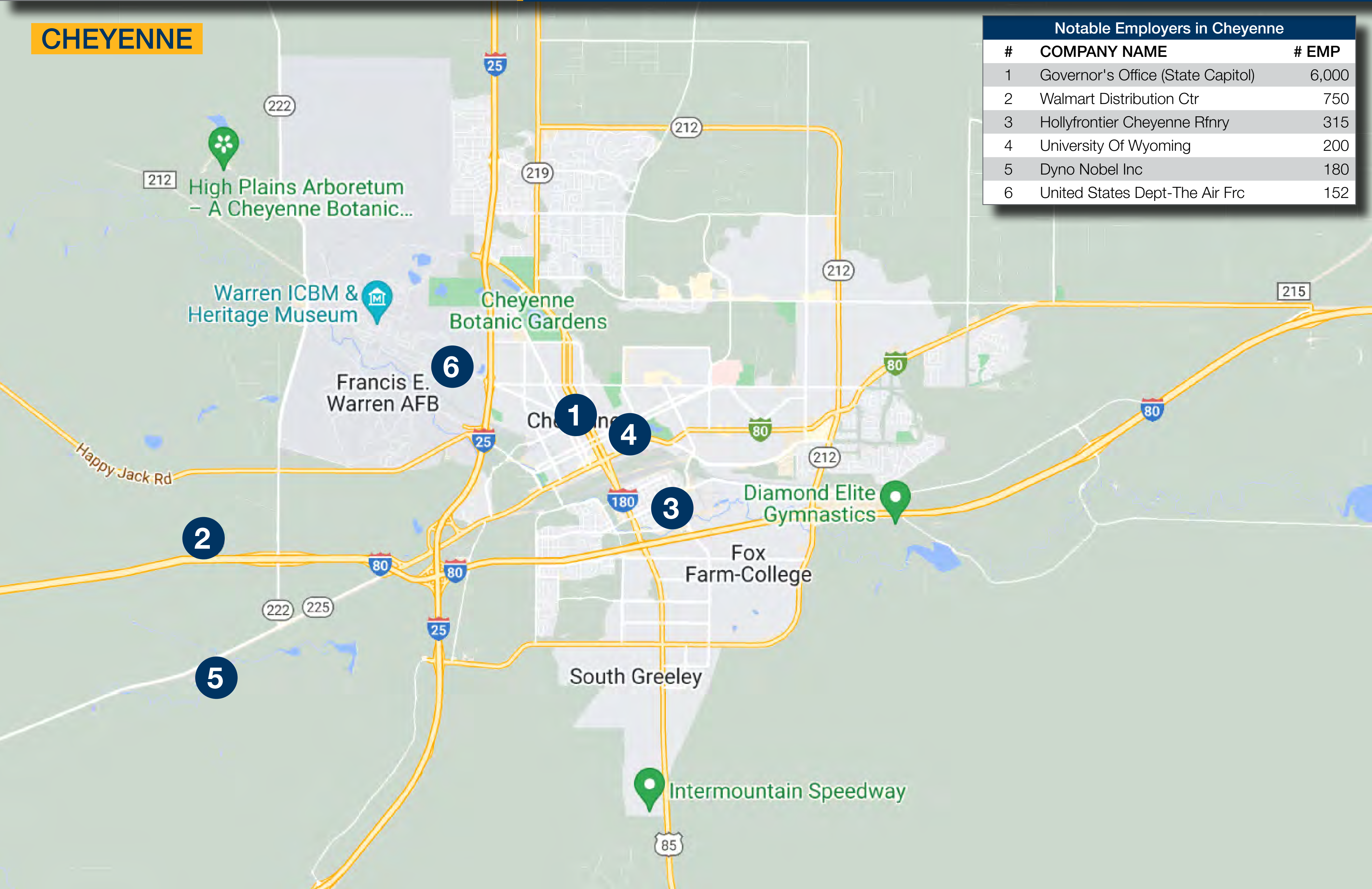
CHEYENNE

Notable Employers in Cheyenne		
#	COMPANY NAME	# EMP
1	Governor's Office (State Capitol)	6,000
2	Walmart Distribution Ctr	750
3	Hollyfrontier Cheyenne Rfnry	315
4	University Of Wyoming	200
5	Dyno Nobel Inc	180
6	United States Dept-The Air Frc	152



FINANCIAL INCENTIVES

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Tax Breaks/Economic Incentives

In Wyoming they take different approach to encouraging business growth. Rather than have multiple taxes which are then mitigated only for some qualifying businesses they keep the cost of doing business low by keeping the tax burden as low as possible for all businesses, both new and existing.

For example, Colorado has a "Job Growth Incentive Tax Credit" which provides a state income tax credit to qualifying businesses. Wyoming does not have a similar tax credit because there is no state income tax. Looked at another way, all businesses in Wyoming receive such a tax credit when compared to other states. The Tax Foundation again ranked Wyoming #1 for the 2026 State Business Tax Climate Index.

Tax advantages of doing business in Wyoming are:

- No state corporate or individual income tax
- No inventory tax
- No sales tax on manufacturing equipment
- No sales tax on electricity and gas used in the manufacturing process
- No state or local gross receipts tax
- Low sales tax (4% state + 2% county)

Wyoming has ranked **#1** for overall tax climate, corporate tax structure and individual income tax structure since 2013.

- Tax Foundation's State Business Climate Index

WHY WYOMING?

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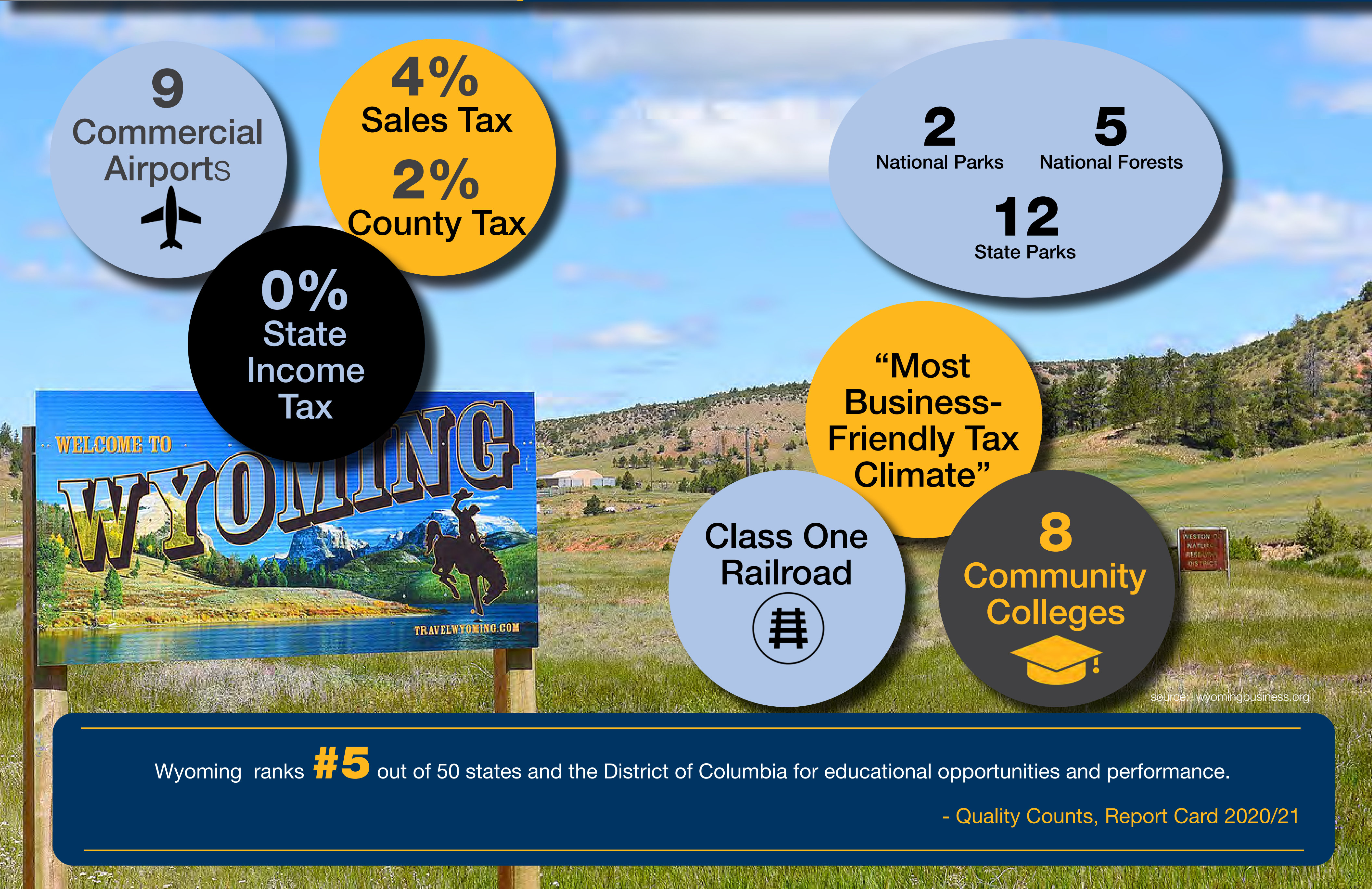

9 Commercial Airports

4% Sales Tax

2% County Tax

0% State Income Tax

2 National Parks

5 National Forests

12 State Parks

"Most Business-Friendly Tax Climate"

Class One Railroad

8 Community Colleges

source: wyomingbusiness.org

Wyoming ranks **#5** out of 50 states and the District of Columbia for educational opportunities and performance.

- Quality Counts, Report Card 2020/21

OFFERED AT $4.4MM

$20,000 per acre

Union Pacific will evaluate any rail opportunities.

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