



1801 E CEDAR ST, RAWLINS, WY 82301

OFFERING MEMORANDUM



LOCAL  
ATTRATIONS



WELL-  
LOCATED



131  
ROOMS





EXCLUSIVELY LISTED BY:

**BROKER**

BRIAN BROCKMAN  
LICENSE#: RE-15604  
Bang Realty-Colorado, Inc.  
brian@bangrealty.com  
513-898-1551

# TABLE OF CONTENTS

03

**INVESTMENT OVERVIEW**

Investment Highlights  
Tenant Map  
Financial Summary

09

**TENANT OVERVIEW**

Econo Lodge

11

**AREA OVERVIEW**

Rawlins, WY

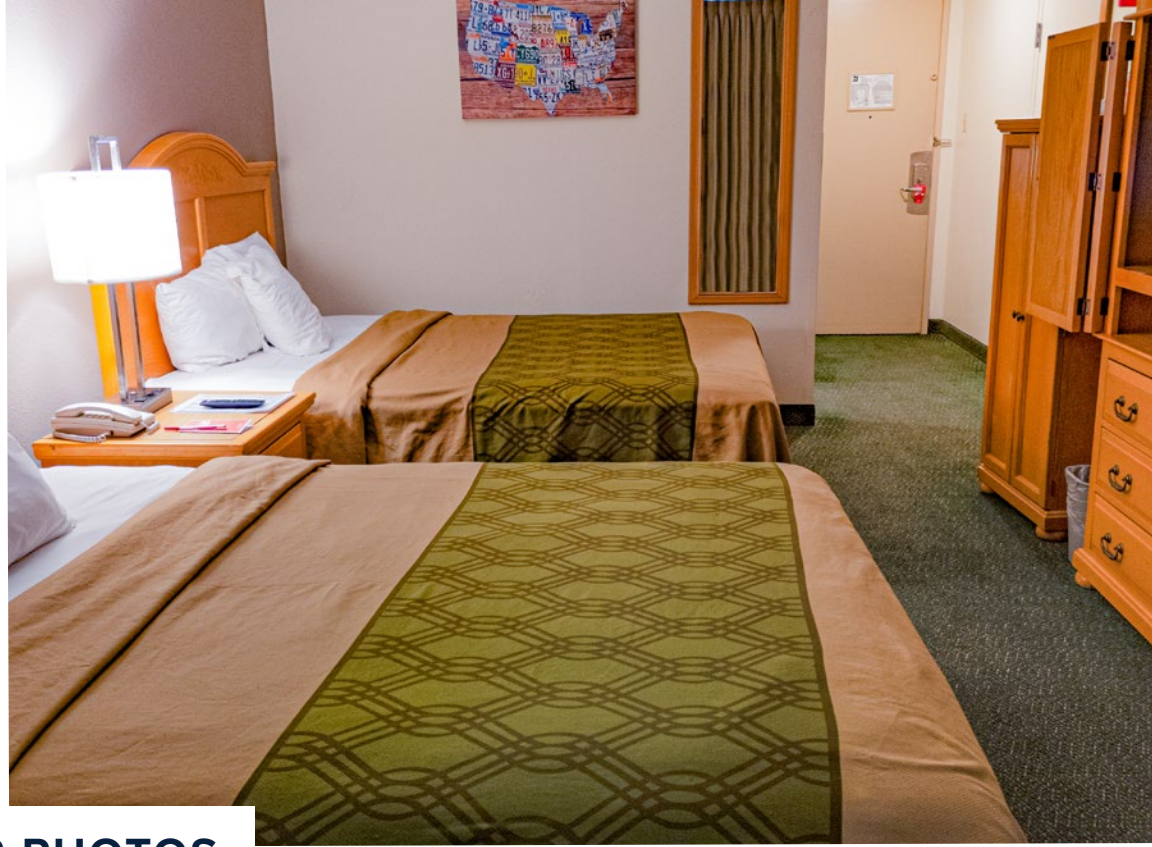


# INVESTMENT OVERVIEW

- **131-room hotel in a proven tourist market**
- **Prime location:** Less than 1 hour from Medicine Bow National Forest and 45 minutes from the Wyoming Red Desert
- **Strong financial momentum:** 2025 revenue up \$142,836 YTD (as of June 30) vs. same period last year
- **Attractive pricing:** Offered at 2.85× Gross Revenue Multiplier (3-year average) for a competitive entry point
- **Reliable demand drivers:** Outdoor recreation, sightseeing, and regional events
- **Diverse market capture:** Positioned for both leisure and group travel in a steadily expanding market







INTERIOR PHOTOS







## AMENITIES







 **RAWLINS MIDDLE SCHOOL**  
349 STUDENTS

 **RAWLINS HIGH SCHOOL**  
422 STUDENTS

 **ROCKY MOUNTAIN POWER**

**Wyoming Frontier Prison Museum**  
Rawlins, Wyoming

 **Memorial Hospital of Carbon County**

 **CARBON COUNTY FAIR**

 **bongaars**

 **MAVERIK**

 **Sinclair**

 **FAMILY DOLLAR**

 **BUCK'S SPORTS GRILL**

 **Econo Lodge**

 **TA**  
TravelCenters of America

**COUNTY 6 BAR & GRILL**

 **the MOVIES**

  
**RAWLINS MUNICIPAL AIRPORT**

 **City Market**  
 **Pizza Hut**

 **Walmart Supercenter**

 **ROCHELLE RANCH GOLF COURSE**

 **SUBWAY**



**MEDICINE BOW-ROUTT NATIONAL FOREST**  
± 46.1 MILES

**RED DESERT**  
± 51.8 MILES

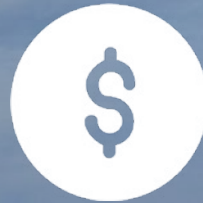
**N HIGLEY BLVD**

**E CEDAR ST**





# FINANCIAL OVERVIEW



**\$3,750,000**  
**LIST PRICE**

YEAR	NOI	GROSS REVENUE	GROSS REVENUE MULTIPLIER
2021	\$340,114	\$1,500,145	2.50x
2022	\$314,554	\$1,468,146	2.55x
2023	\$251,693	\$1,428,690	2.62x
2024	\$39,823	\$1,112,075	3.37x





## TENANT OVERVIEW



**INDUSTRY**  
HOSPITALITY



**HEADQUARTERS**  
ROCKVILLE, MD



**NUMBER OF LOCATIONS**  
673

### CHOICE HOTELS

Choice Hotels International is a hospitality company that owns and operates several hotel brands, including Econo Lodge. It was founded in 1939 by seven Florida-based motel owners and is headquartered in Rockville, Maryland, USA. Choice Hotels International operates in the lodging and hospitality industry, providing a wide range of accommodation options for travelers, including economy, mid-scale, and upscale hotels. Choice Hotels International is a publicly traded company and is one of the largest hotel franchisors in the world, with thousands of hotels across over 40 countries.

### Their brands include:

- Econo Lodge®
- Cambria® Hotels & suites®
- Comfort Inn®
- Comfort Suites®
- Sleep Inn®
- Clarion® Hotels
- Clarion Point®
- Rodeway Inn®
- WoodSpring Suites®
- MainStay Suites®
- Suburban Extended Stay Hotel®
- Ascend Hotel Collection®



# AREA OVERVIEW

## RAWLINS, WYOMING

Rawlins, Wyoming is a charming small city in Carbon County, known for its rich Old West heritage and beautiful natural surroundings. Founded in the 1860s and named after Union general John A. Rawlins, it served as a key supply center during the transcontinental railroad expansion. Today, attractions like the Carbon County Museum highlight its history, while the nearby Medicine Bow National Forest offers ample outdoor recreation, including hiking, camping, and wildlife viewing. The city also features a historic downtown area with unique shops and restaurants, adding to its local charm. With a strong sense of community and events like the Carbon County Fair celebrating local culture, Rawlins combines historical appeal with a welcoming atmosphere, making it a unique destination in the American West. Its blend of heritage and outdoor adventure attracts visitors and residents alike.

## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2029 Projection	3,908	9,614	9,685
2024 Estimate	3,799	9,364	9,438
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2029 Projection	1,590	3,954	3,980
2024 Estimate	1,543	3,841	3,869
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. HH Income	\$82,569	\$85,125	\$85,119





# ATTRACTIONS

## MEDICINE BOW NATIONAL FOREST

Medicine Bow National Forest, located just west of Rawlins, Wyoming, is a stunning natural area known for its diverse landscapes, including towering mountains, alpine lakes, and expansive meadows. The forest offers a wealth of outdoor recreational opportunities, such as hiking, camping, fishing, and wildlife viewing, making it a popular destination for nature enthusiasts. With over 1.1 million acres to explore, visitors can enjoy scenic trails, breathtaking vistas, and the chance to see a variety of wildlife, including elk and deer. The area's rich history and vibrant ecosystems also make it a significant spot for both adventure and relaxation.

## WYOMING FRONTIER PRISON MUSEUM

The Wyoming Frontier Prison Museum, located in Rawlins, is a fascinating historical site that showcases the state's early penal system. Opened in 1901, the prison housed notorious criminals and operated until 1981. Visitors can explore the eerie cells and learn about the prison's history, including the infamous inmates and the harsh conditions of life behind bars. The museum also offers guided tours that delve into stories of crime, punishment, and the impact of the prison on the local community.

## HISTORIC DOWNTOWN RAWLINS

Historic downtown Rawlins offers a charming glimpse into the city's Old West heritage, featuring beautifully preserved buildings and unique architecture. Visitors can explore a variety of local shops, restaurants, and galleries, showcasing regional art and handmade goods. The area is also home to several historical landmarks, including the Carbon County Courthouse and the old train depot, which add to its cultural significance. Highlighting the community spirit, the nearby Carbon County Fair brings the vibrancy of rural life to downtown with livestock shows, rodeos, and local crafts, making it a hub for both locals and tourists looking to experience the city's rich history and lively atmosphere.

## RAWLINS MUNICIPAL GOLF COURSE

Rawlins Municipal Golf Course is a scenic 9-hole course that caters to golfers of all skill levels located just a mile away from the subject property. Set against Wyoming's beautiful landscapes, it features well-maintained greens and fairways, along with a driving range and clubhouse. With its friendly atmosphere, the course is a popular spot for both casual outings and competitive play.





# CONFIDENTIALITY & DISCLOSURE AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1801 E Cedar St, Rawlins, WY 82301** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. 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. It is not to be used for any other purpose or made available to any other person without the written consent of Seller. The material and information in the Offering Memorandum is unverified. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Owner expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.





1801 E CEDAR ST, RAWLINS, WY 82301

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

**BROKER**

BRIAN BROCKMAN

LICENSE#: RE-15604

Bang Realty-Colorado, Inc.

[brian@bangrealty.com](mailto:brian@bangrealty.com)

513-898-1551

