



**COLDWELL BANKER**  
**THE LEGACY GROUP**

**FOR SALE**

733 LANDMARK DRIVE, CASPER, WY

[www.TommyJRussell.com](http://www.TommyJRussell.com)



## **PURPOSE-BUILT MEDICAL FACILITY POSITIONED FOR ITS NEXT OPERATOR**

This offering presents a rare opportunity to acquire a purpose-built medical facility in Casper, Wyoming, totaling 13,064 square feet on a 2.08-acre site. Originally constructed in 2003 for BioLife Plasma Services, the building was designed to support high-volume clinical operations with an efficient layout and specialized infrastructure. Now offered vacant and ready for repositioning, the property provides flexibility for owner-users, healthcare operators, or investors seeking a strategic redevelopment opportunity.

**TOMMY RUSSELL, CCIM**  
Realtor

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## FUNCTIONAL CLINICAL LAYOUT WITH SPECIALIZED INFRASTRUCTURE

The building features a functional clinical layout including eight exam rooms, six private offices, conference and training rooms, staff locker facilities, and a large open clinical floor area. Additional infrastructure includes walk-in freezer and shock freezer components, dual boiler systems, fire suppression, and a dedicated 35' x 38' shipping and receiving area. These existing improvements significantly reduce the cost and timeline associated with developing a new medical facility.

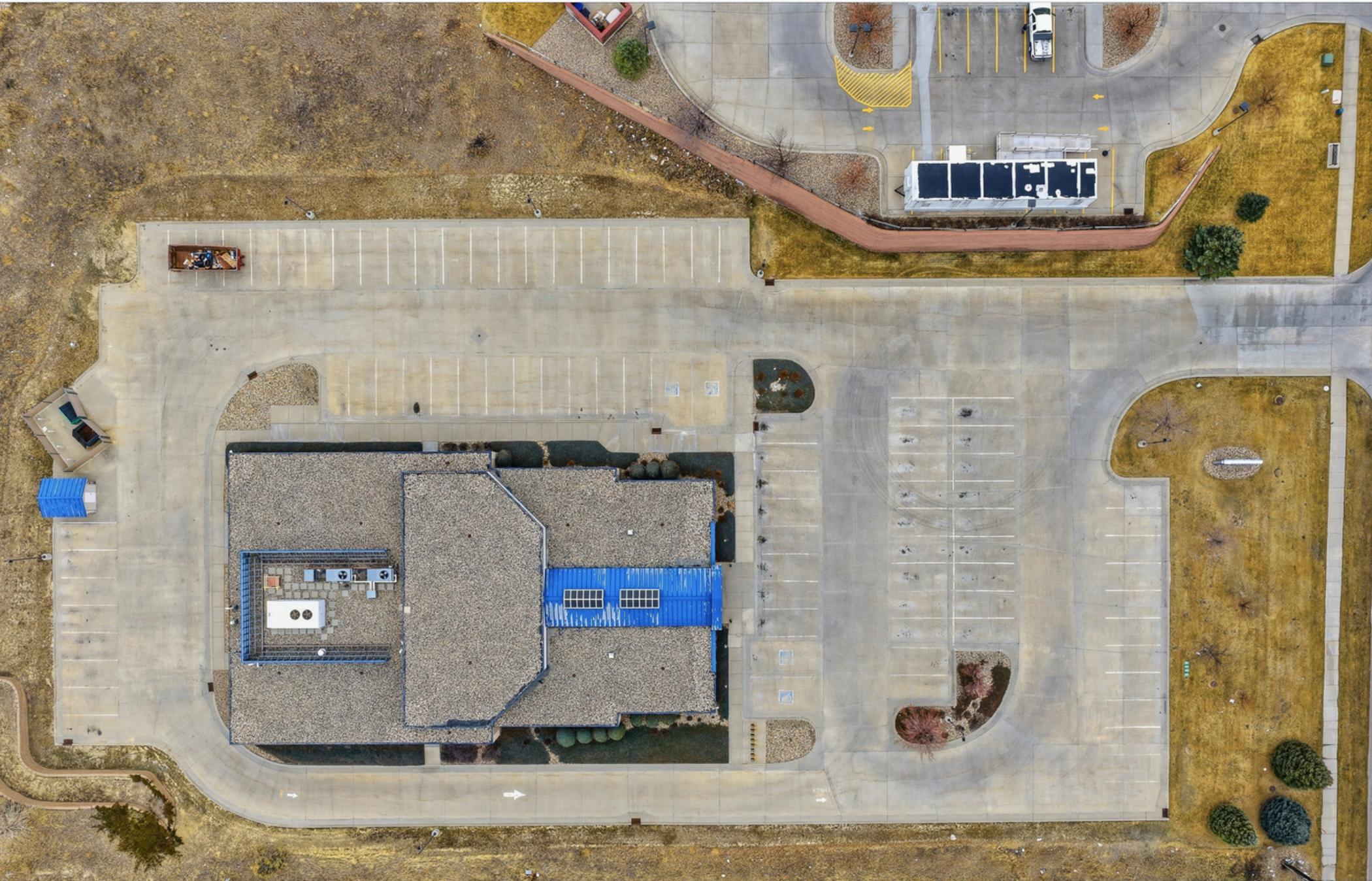


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## **FLEXIBLE REDEVELOPMENT AND HEALTHCARE USE POTENTIAL**

Positioned within Casper, Wyoming's primary regional healthcare and economic hub, the property offers multiple strategic paths for future use. Potential applications include urgent care, dialysis, dental practices, behavioral health, outpatient services, or adaptive reuse redevelopment. With over two acres of land and a modern building structure, the property provides a flexible platform for healthcare operators or investors seeking a value-add repositioning opportunity.





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## PROPERTY HIGHLIGHTS

- **Building Size:** 13,064 SF
  - **Lot Size:** 2.08 Acres
  - **Year Built:** 2003
  - **Zoning:** PUD
  - **Exam Rooms:** 8 (2 large, 6 small)
  - **Offices:** 6
  - **Restrooms:** 6
  - **Property Taxes:** \$23,445.37
- 
- **Medical Infrastructure in Place** - Eight exam rooms, six offices, conference and training rooms, and a large open clinical floor designed for medical operations.
  - **Flexible Redevelopment Potential** - Well suited for urgent care, dialysis, dental, behavioral health, outpatient services, or adaptive reuse.
  - **Strategic Site Characteristics** - 13,064 SF building situated on 2.08 acres, offering ample parking and room for operational flexibility.
  - **Specialized Facility Features** - Walk-in freezer, shock freezer, dual boilers, fire suppression system, and dedicated shipping/receiving area.
  - **Immediate Occupancy Opportunity**





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SUBJECT:  
 733 LANDMARK



## PRIME LOCATION IN A GROWTH CORRIDOR

Casper serves as the primary regional healthcare and commercial hub for central Wyoming, supporting a broad network of medical providers, specialty clinics, and regional patient services. Located at 733 Landmark Drive, the property sits within an established professional and medical corridor, offering convenient access for patients and providers throughout the Casper area and surrounding communities. With direct access to Interstate 25 via Exit 188B, the location provides excellent regional connectivity for healthcare operations serving a wider population base across central Wyoming. The area is supported by nearby professional services, retail amenities, and lodging accommodations, making it a practical and accessible location for medical providers and healthcare-related businesses.

## WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state, located in the Center of Natrona County with a population of 80,000±, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events, and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.

## Demographic Summary

Casper, Wyoming (15 miles)  
Casper, Wyoming  
Ring of 15 miles

Prepared by Esri  
Latitude: 42.85009  
Longitude: -106.32520

## DEMOGRAPHIC SUMMARY

Casper, Wyoming  
Ring of 15 miles

### KEY FACTS

78,614

Population



32,565

Households

38.1

Median Age

\$58,986

Median Disposable Income

### EDUCATION

5.6%

No High School Diploma



27.7%

High School Graduate



38.9%

Some College/  
Associate's Degree



27.8%

Bachelor's/Grad/ Prof Degree

### INCOME



\$69,412

Median Household Income



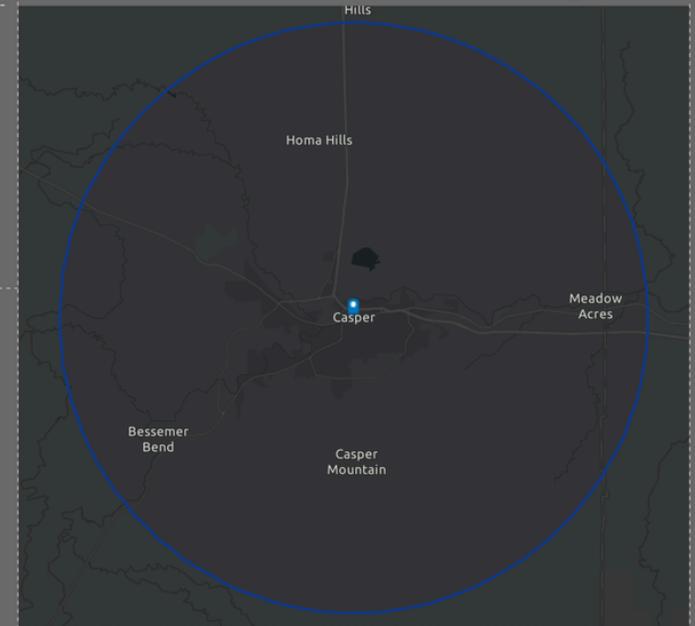
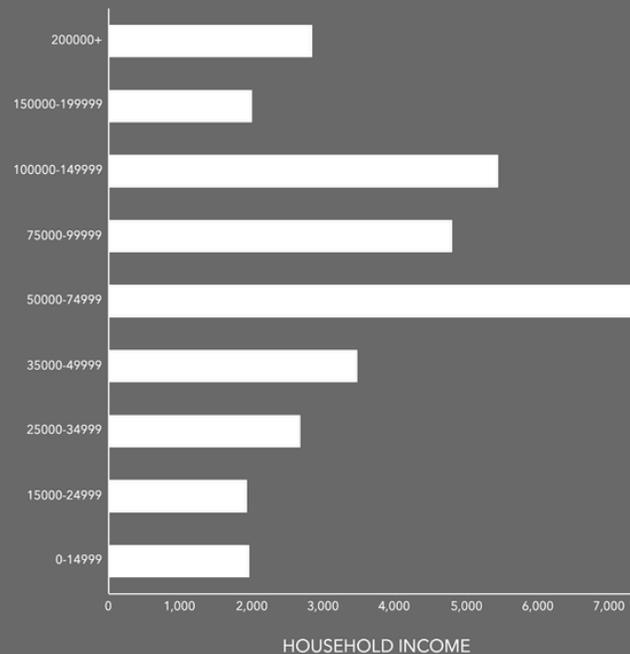
\$40,306

Per Capita Income



\$219,584

Median Net Worth



### EMPLOYMENT

59.7%

White Collar



26.6%

Blue Collar



16.4%

Services

1.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Source: This infographic contains data provided by Esri (2024, 2029).



## TOMMY RUSSELL, CCIM

307-267-7606 • [tommy@ccim.net](mailto:tommy@ccim.net)

I am a driven problem solver with expertise in communication, digital media and design, and a passion for commercial real estate. With a background in commercial brokerage and leasing, I specialize in industrial, retail, office, and land transactions, helping clients navigate the complexities of site selection, lease negotiations, and property marketing.

My strong communication skills allow me to collaborate effectively with business owners, investors, and developers to find strategic solutions that meet their needs. I stay ahead of the curve in the ever-evolving realm of technology, utilizing the latest tools to deliver innovative marketing and design strategies that enhance property exposure and maximize value. My experience in education has honed my interpersonal skills, enabling me to seamlessly integrate into project teams and apply my organizational and creative skills to meet project requirements and deadlines. I believe in using my ingenuity and technical knowledge to drive results for my clients and make a positive impact in the commercial real estate industry.

For more information about me, or if you have any questions, feel free to contact me directly at 307-267-7606 or [tommy@ccim.net](mailto:tommy@ccim.net)

## TANNER VIVIAN

307-267-1892 • [tannervivian@hotmail.com](mailto:tannervivian@hotmail.com)

With over 10 years of experience as a Commercial Real Estate Associate Broker in Casper, Wyoming, Tanner Vivian helps clients make strategic, informed real estate decisions. He has represented local businesses, regional investors, and national companies across a broad range of commercial transactions, delivering consistent, results-driven outcomes.

Tanner combines strong market intelligence, data-driven strategy, and high-level marketing to maximize value for his clients. His focus is simple: align real estate opportunities with each client's goals through thoughtful planning and effective market exposure. Based in Casper, he leverages deep local knowledge and a statewide perspective to serve clients with professionalism and precision.

As the 2026 MLS Board President, Tanner demonstrates his commitment to strengthening the industry beyond individual transactions, helping guide policy and contribute to the continued growth and professionalism of the marketplace.

