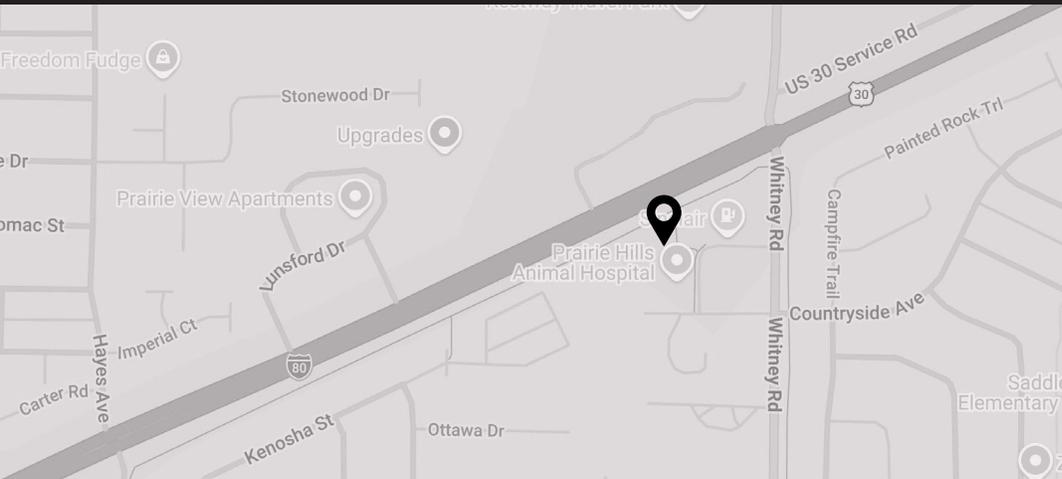


6100 COUNTRYSIDE AVENUE



FOR SALE: ±1.5-ACRE CORNER LOT IN A THRIVING CHEYENNE COMMERCIAL CUL-DE-SAC.



Rob Graham, CCIM, REALTOR®

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This corner commercial lot represents the last remaining buildable parcel within an established commercial cul-de-sac in Cheyenne. The site is surrounded by proven commercial users including Sinclair, U-Haul, the City of Cheyenne Fire Station, and Prairie Hills Animal Hospital, creating a stable, service-oriented commercial environment.

The property is located directly across from the Saddle Ridge residential neighborhood, a prime and well-established community that continues to see new home construction. This proximity provides consistent daily traffic, strong visibility, and a built-in customer base for a variety of commercial uses. Situated on a corner lot, the site offers flexible site design, excellent access, and efficient circulation. City water, sewer, and utilities are available at the street, helping streamline development timelines. The property also benefits from convenient access to US-30, further enhancing connectivity and exposure.



Bailey Wheeler, REALTOR®

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