

1020 E U.S. HIGHWAY 14-16



GILLETTE, WY 82716



The National 9 Inn is a 79-room, two-story franchised economy hotel built in 1976 and strategically located along US Highway 14-16 in Gillette, Wyoming. Positioned on a 3.28-acre parcel (142,877 SF) with C-zoning, the property offers excellent visibility and accessibility for both leisure and business travelers, featuring 3,728 SF of meeting and event space, a restaurant, bar, pool, and business center, all supported by ample surface parking (104 spaces, 1.32 per room). Its prime interstate location ensures continued strong demand within Campbell County's hospitality submarket.



3.28 AC (142,877 SF)
LAND AREA



0.43
BUILDING FAR



79
ROOMS



2
STORIES



1976
BUILT



Hotel (Economy)
PROPERTY TYPE

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Investment Highlights

- Strategic Interstate Location: Strong exposure along US Hwy 14-16, a major route through Gillette, ensuring consistent transient and local demand.
- Hospitality Market Trends: Wyoming Area hotels report a 12-month occupancy of 52.8%, ADR of \$226.28, and RevPAR of \$119.46. Midscale & Economy assets—like National 9—achieve an average 44.2% occupancy and ADR of \$109.37, supporting steady cash flow.
- Sales Comparables: Recent hospitality transactions in Wyoming show midscale & economy hotels trading between \$32K–\$65K per key, with cap rates averaging 9–10%, indicating attractive yields for investors.
- Tenant Anchor: On-site commercial tenant Wyoming Horse Racing LLC (500 SF leased space) provides supplemental rental income.

Highway & Road Access Highlights

Highway Frontage with Traffic Counts

- US Highway 14 / East 2nd Street (Standley Ave intersection): 8,431 VPD (2022) and 8,587 VPD (2024) — strongest corridor in the immediate trade area.
- US 310 (Standley Ave intersection): 8,587 VPD (2024) - Supports regional access and cross-traffic visibility.
- East 4th Street (S Gurley Ave intersection): 1,501 VPD (2023) / 1,496 VPD (2025) - Secondary frontage; still valuable for local circulation.

Main Arterial Road Access

- Standley Avenue – feeds directly into US Hwy 14 and US 310, providing cross-town east–west access.
- East 2nd Street – parallel arterial to the highway with strong daily volume (8,587 VPD).
- East 4th Street – local access road (1,500–2,700 VPD depending on intersection) that ties into Gurley, Kendrick, and Green Avenues.
- Gurley Avenue (S Gurley Ave) – north–south spine through Gillette, connecting to downtown and residential neighborhoods.

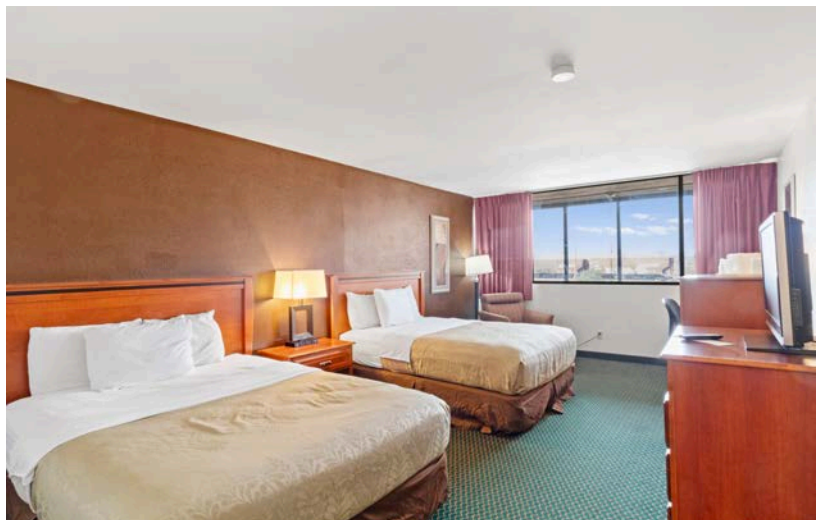


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