



CORNERSTONE
REAL ESTATE

FOR SALE

Salt Creek Heights Business Center

www.cornerstonere.com



COMMERCIAL DEVELOPMENT OPPORTUNITY

Outstanding commercial development opportunity within the highly desirable Salt Creek Heights Business Center. Strategically situated in North West Casper, among many of the nation's leading Company's. The Development sits with the picturesque backdrop of Casper Mountain. The lot locations have utilities available to site, to include; Electricity, Gas, Water & Sewer. There are a wide variety of Lots, that vary in size and are zoned PUD. The Salt Creek Heights Business Center Lots are highly visible and have convenient access to the High traffic areas of Salt Creek Highway, Interstate I-25, Hwy 20/26, Hwy 257, Hwy 220 as well as the BNSF Railway.

FORREST LEFF

Principal

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CHUCK HAWLEY

Principal

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LOCATION:

- Opportunity zone
- Convenient access to BNSF Railway, Interstates & Highways
- Set among some of the Nation's Industry Leaders
- A large variety of Lot sizes
- Beautifully set with Casper Mountain views

SURROUNDING BUSINESSES

- FedEx
- Old Dominion
- CODALE- Electrical Supply
- ATD – American Tire Distributors
- Industrial Measurement Control, Inc
- Air Gas
- Sidelines Sports Bar
- RMI
- SM Energy
- Newsco – International Energy Services Inc.
- Trigger Energy
- Pro Kote
- Casper Pickle Ball and Sports Complex





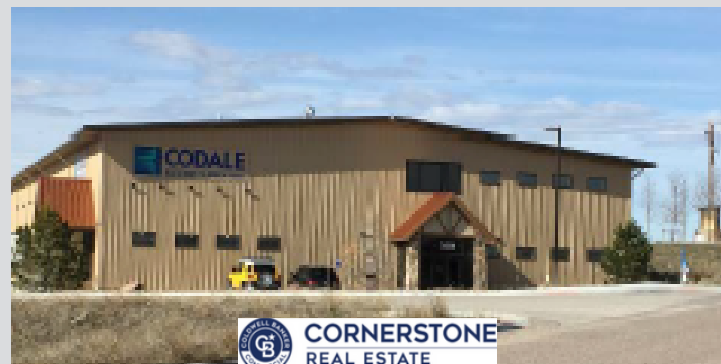
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CASPER, WY

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 with a population of 60,000, 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.



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CASPER, WY



BUSINESSES IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

MARKETS CASPER SERVES

Evansville

- Population: 2,749 (2021)
- Median Household Income: \$73,256 (2021)
- Median Home Price: \$222,973 (2023)

Mills

- Population: 4,106 (2021)
- Median Household Income: \$44,115 (2021)
- Median Home Value: \$129,700 (2021)

CASPER'S ECONOMY BY THE NUMBERS

- Population: 58,543 people (2022)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: \$67,011 (2022)
- Median Sales Price of Home: \$265,800 (June 2023)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

**The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

CASPER'S LARGEST EMPLOYERS

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Natrona County Jail
- Wyoming Department of Transportation
- Power Service Inc.



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ABOUT

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FORREST LEFF Principal & Managing Partner

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Forrest Leff, Principal and Managing Partner of Cornerstone Real Estate, is a highly respected and sought-after professional with over 20 years of experience in Industrial, Farm and Ranch, Hospitality, and Commercial Real Estate sales and leasing. Known for his client-focused approach and entrepreneurial spirit, Forrest has facilitated successful transactions for a diverse range of clients, including corporations, financial institutions, and retail businesses.

Forrest's real estate career is distinguished by his expertise and proven track record, with notable transactions including:

- Industrial and Energy Projects: Granite Peak Fabrication (85,000 SF), Equipment Share (10,000 SF), Distribution NOW (30,000 SF), and Brigade Energy (7,000 SF).
- Corporate and Financial Institutions: Wells Fargo, Bank of the West, and First Interstate Bank.
- Specialized Transactions: Wyoming Rescue Mission (23,000 SF), Casper Pickleball and Sports Center (48,000 SF), Pella Window (32,000 SF), and Scottsdale Mint (48,000 SF).

At Cornerstone Real Estate, Forrest has also cultivated strategic partnerships with top national brokerage firms, including Colliers International, JLL, CBRE, Cushman & Wakefield, Marcus & Millichap, and Newmark Knight Frank, extending the reach and impact of his work.

As an Industrial and Commercial Real Estate specialist, Forrest combines deep market knowledge with a commitment to client success. His entrepreneurial background, coupled with a focus on hospitality and community development, has solidified his reputation as a trusted partner in the industry.



CHUCK HAWLEY Principal

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Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA and was actively involved in property management, leasing, acquisitions, dispositions, and asset management. His roles have included oversight of local and national commercial property portfolios. He served as Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the maximization of asset values and financial performance for 34 commercial office buildings in Southern California Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.