



**PRICE
DROP**
to \$2,000,000

Laramie redevelopment

1952 BANNER ROAD | LARAMIE, WYOMING



~~\$3M~~

Just shy of 5 parcels ripe for redevelopment in Laramie, Wyoming.

property Overview

Sitting at close to 5 acres, this rare opportunity lies just off of the interchange at Curtis Street and I-80 in Laramie, Wyoming. With great visibility from the freeway, along with a pole sign still on the property, these parcels of land create a flexible space for redevelopment that is already surrounded by other traffic driving retail. This includes fast food restaurants, truck stops, and several hotels; all which provide services & attract travelers passing through on the interstate, or for those visiting the town or University. This would make a perfect spot for a hotel or restaurant.



ZONING
B-1



LAND SIZE
4.92 AC



NOTES
Buildings & Pumps have ben removed



costar 2022

area Demographics

	2 MILES	5 MILES	10 MILES
HOUSEHOLDS	7,765	15,121	36,720
H.H.INCOME	\$57,308	\$65,729	\$50,574
MEDIAN AGE	29.1	29.3	29.5
TRAFFIC COUNTS	CURTIS ST @ MCCUE AVE		9,397 VPD



zoning & Potential Uses

B-1 LIMITED BUSINESS: The B1 district is intended for retail and office uses. The district includes retail centers that provide shopping service to surrounding neighborhoods and the community. Commercial uses that would not be compatible with surrounding residential areas are prohibited or subject to special restrictions. This district is intended to accommodate commercial development on a smaller scale. Please see city of Laramie for full use of permitted uses.

POTENTIAL USES

- Admin/Professional Offices
- Hotel/Spa/Service
- Barber Shops/Beauty Parlor
- Child Care Center
- Church/Worship
- Restaurant/Fast Food/Coffee Shop
- Dry Cleaners/Laundry Services
- Bank
- Grocery
- Medical



aerial map & competition



[In Laramie], over the past number of years, direct and indirect economic development municipal investments have exceeded \$80 million. The result of those investments has netted a marked increase in jobs and a steep growth in all business sectors, especially in the areas of technology and manufacturing. This culture of innovation and creativity has launched Laramie into Wyoming's home-grown tech hub, expanding to 80 companies, as compared to just nine in 1994 and 60 in 2012. Manufacturing in Laramie continues to expand with both small and large companies manufacturing everything from rifle scopes to craft beers, and from hiking and biking gear to specialized tungsten parts and components. A strong regional synergy has developed in recent years between Laramie's growing technology cluster, the University of Wyoming, Cheyenne's NCAR-Wyoming Supercomputing Center, and the Microsoft Data Center.

www.cityoflaramie.org



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