



# CORNERSTONE

REAL ESTATE

## FOR SALE

ANTELOPE FLATS CASPER LOT 1A

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



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**LOT 1A – PRIME LOCATION FOR FUEL & CONVENIENCE**

**1.7 Acres | High-Visibility Frontage on Wyoming Blvd | 15,000+ Vehicles Daily**

Lot 1A at Antelope Flats offers the ideal setting for a convenience store, travel plaza, or fuel station. With direct frontage along Wyoming Blvd. and over 15,000 vehicles passing daily, this site combines unbeatable visibility with easy access.

**SHAWN MCCOUL**

Realtor

✉ [shawn.mccoul@gmail.com](mailto:shawn.mccoul@gmail.com)

☎ 307-267-4966

**CHUCK HAWLEY**

Principal

✉ [chuckhawley@msn.com](mailto:chuckhawley@msn.com)

☎ 307-259-1315



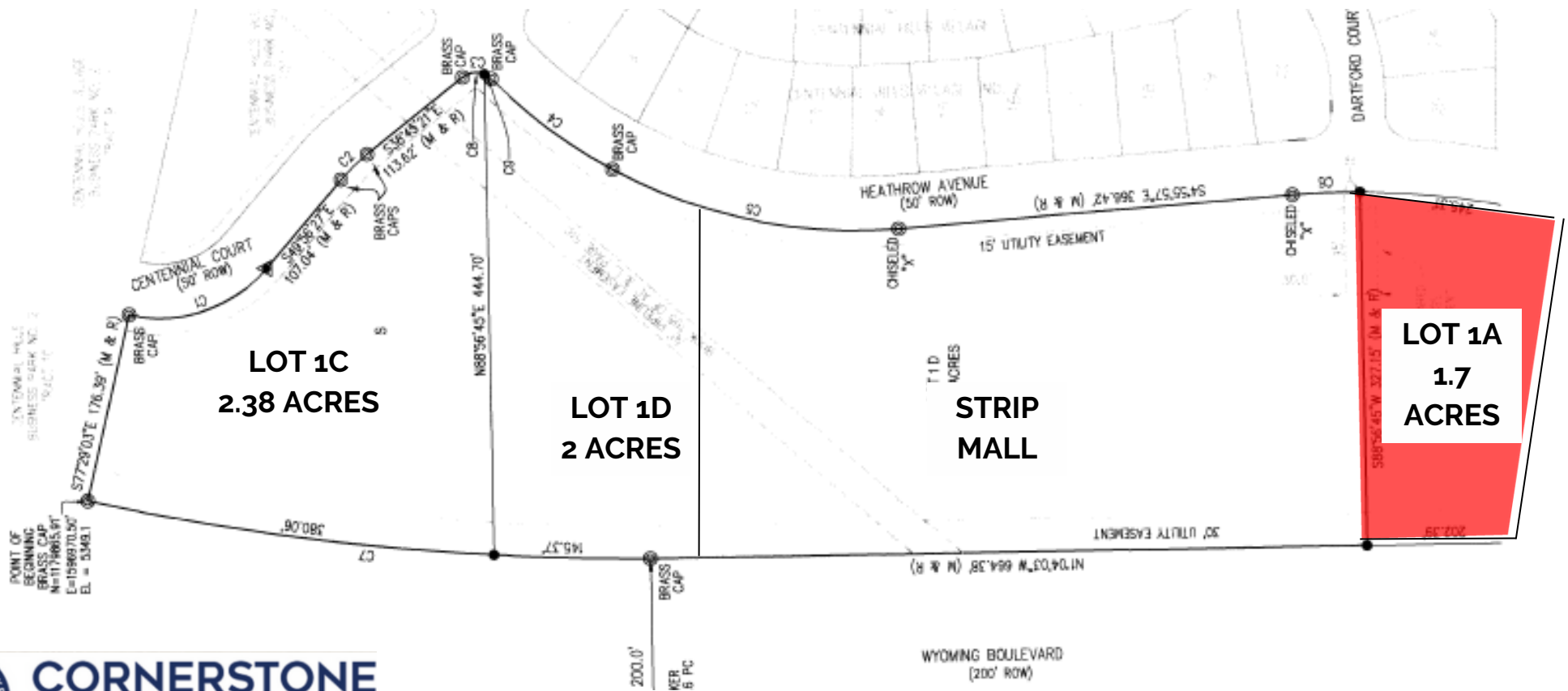
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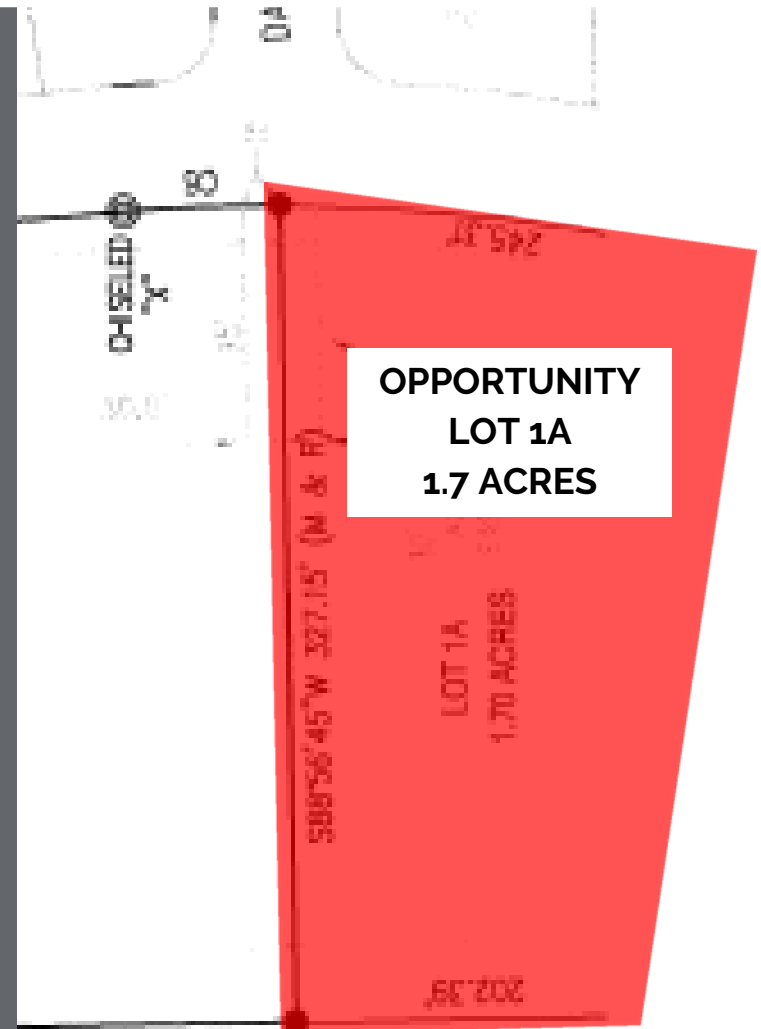
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### WHY LOT 1A WORKS FOR FUEL & C-STORES

- **Traffic Counts that Drive Sales** – Capture daily commuters, residents, and travelers along one of Casper's busiest corridors.
- **Established Neighborhood Demand** – Surrounded by thriving residential developments, schools, healthcare, and retail — an immediate customer base looking for quick stops.
- **Travel Hub Advantage** – Just 7 minutes to I-25 and 20 minutes from Natrona County International Airport, making it a natural stop for regional and out-of-town travelers.
- **Plug-and-Play Development** – Full city utilities available, zoned PUD, and positioned within a growing master-planned commercial district.
- **Future Growth Catalyst** – Adjacent new retail and hospitality projects will drive additional customer flow.

### PERFECT FIT FOR:

- National & regional convenience store brands
- Gas stations & travel centers
- Quick-service food chains seeking high-traffic frontage
- Hybrid models (fuel + QSR + car wash)



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LOT 1A CENTENNIAL HILLS - CASPER, WY

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### CURRENT TENANTS

**Jump Craze (20,000 SF)** – Wyoming's indoor trampoline + family entertainment leader

**Sipps Coffee (1,800 SF)** – Local favorite, high customer loyalty

**Cheeba Hut (2,600 SF)** – National sandwich franchise with cult following





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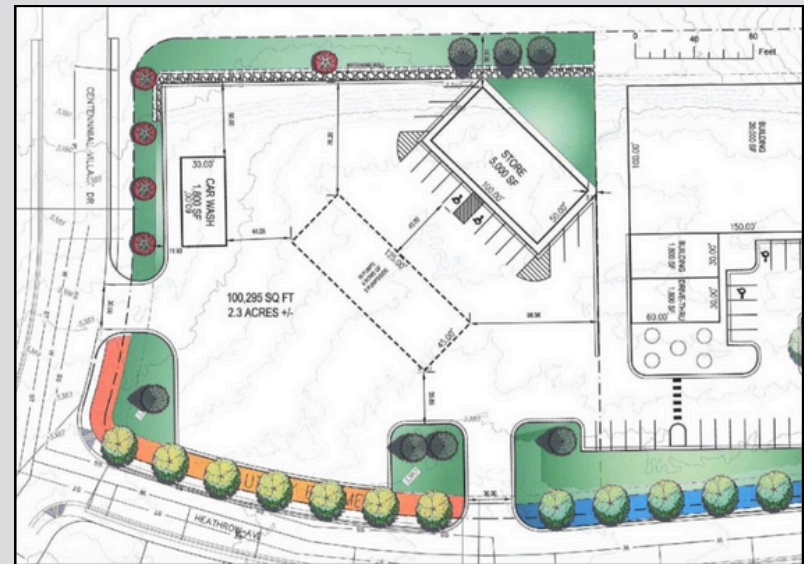
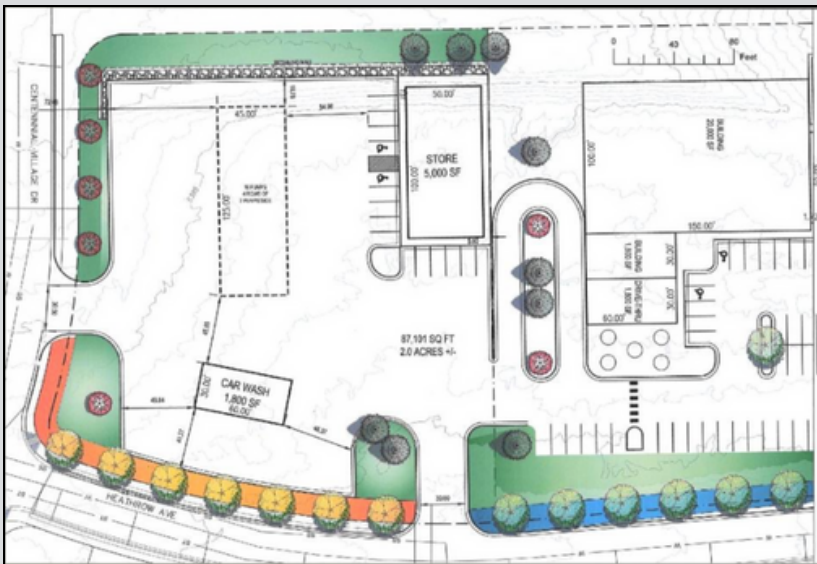
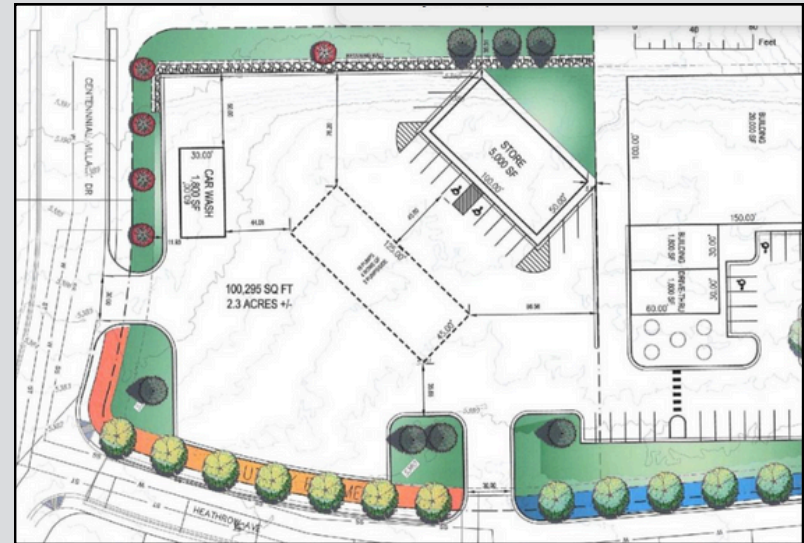
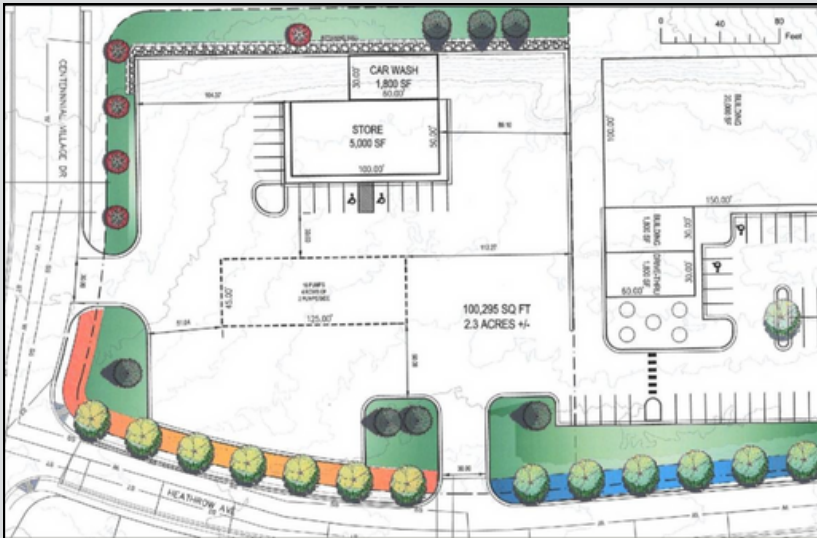




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CASPER, WY



Conceptual plans masterfully produced for the acreage.





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Aerial map of nearby businesses in Centennial Hills Plaza (marked by Gold Star)





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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 LOCATED IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates
- No corporate or state income tax

## CASPER'S ECONOMY BY THE NUMBERS \*

- Population: 59,782 people (2020)
- Unemployment rate: 4.2% (2022)
- Median household income: \$65,134 (2019)
- Median price of a home: \$245, 000 (2022)
- 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

- Natrona County School District #1
- Banner Wyoming Medical Center
- The Industrial Company
- Key Energy
- City of Casper
- Casper College
- Wyoming Machinery Company
- OfficeMax
- Natrona County Government
- McMurry Ready Mix



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# ABOUT US

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## SHAWN MCCOUL Realtor

**307-267-4966 • [shawn.mccoul@gmail.com](mailto:shawn.mccoul@gmail.com)**

Shawn McCoul has spent more than 20 years starting and operating successful businesses while actively investing in retail and light industrial real estate across Casper. Known for his ability to spot opportunity where others see risk, Shawn has built a career on utilizing creative financing and innovative deal structures to put together win-win transactions.

His unique background as both a business owner and property investor gives him a practical, results-driven perspective that few advisors bring to the table. Whether guiding clients through acquisitions, sales, or repositioning opportunities, Shawn draws on his hands-on experience to deliver solutions that align with both financial and operational goals.

Rooted in the community, Shawn is a proud husband to his wife, Tondi, and father to five sons. He approaches every deal with integrity, long-term vision, and a commitment to helping others succeed in business and real estate.

## CHUCK HAWLEY Principal

**307-259-1315 • [chuckhawley@msn.com](mailto:chuckhawley@msn.com)**

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.

