



# FOR LEASE | IOS LAND

4820 S GREELEY HWY, CHEYENNE, WY 82007



Crystal  
View  
Capital



# PROPERTY OVERVIEW



## PROPERTY DESCRIPTION

This 11.5-acre community business (CB) zoned parcel offers a high-visibility position along Highway 85, directly beside the \$800 million Meta Data Center development. The 960-acre, 715,000-square-foot facility is targeted for completion in 2027, anchoring a fast-advancing growth corridor and driving significant long-term demand.

The site is well-positioned for commercial users looking to align with a major tech deployment and capture the upside of rising traffic, infrastructure expansion, and accelerating regional investment. With strong frontage and immediate adjacency to one of the market's most transformative developments, this parcel provides a scalable commercial footprint with a 4% broker co-op fee available.



## PROPERTY HIGHLIGHTS

- Total Acreage: 11.5 acres
- Zoning: Community Business (CB)
- Location: 4820 S Greeley Hwy, Cheyenne, WY 82007
- Utilities:
  - Electricity: Black Hills Energy
  - Water & Sewer: South Cheyenne Water & Sewer

# PROPERTY LOCATION



## LOCATION OVERVIEW

Cheyenne, Wyoming's capital and largest city, also serves as the county seat of Laramie County.

The city presents compelling opportunities, supported by a favorable tax environment, business-friendly regulations, and a low cost of operations. Its proximity to F.E. Warren Air Force Base contributes a highly skilled and disciplined workforce, including both active and retired personnel.

Strategically positioned at the crossroads of Interstates 25 and 80 and two major rail lines, Cheyenne is a key transportation hub. The city also offers access to a diverse labor pool, strong public schools, safe communities, and abundant outdoor recreation options.

## DEMOGRAPHICS

- 2024 Population: 66,405
- 2024 Households: 29,224
- 2024 Median Household Income: \$83,001
- 2024 Median Age: 38.7 Years