



FOR SALE | 4.1 Acres of Prime Commercial Land

3250 PATRIOT DRIVE

CASPER, WY 82604

Price: \$2,143,152

JOHN TROST-PRINCIPAL

BrokerOne Real Estate

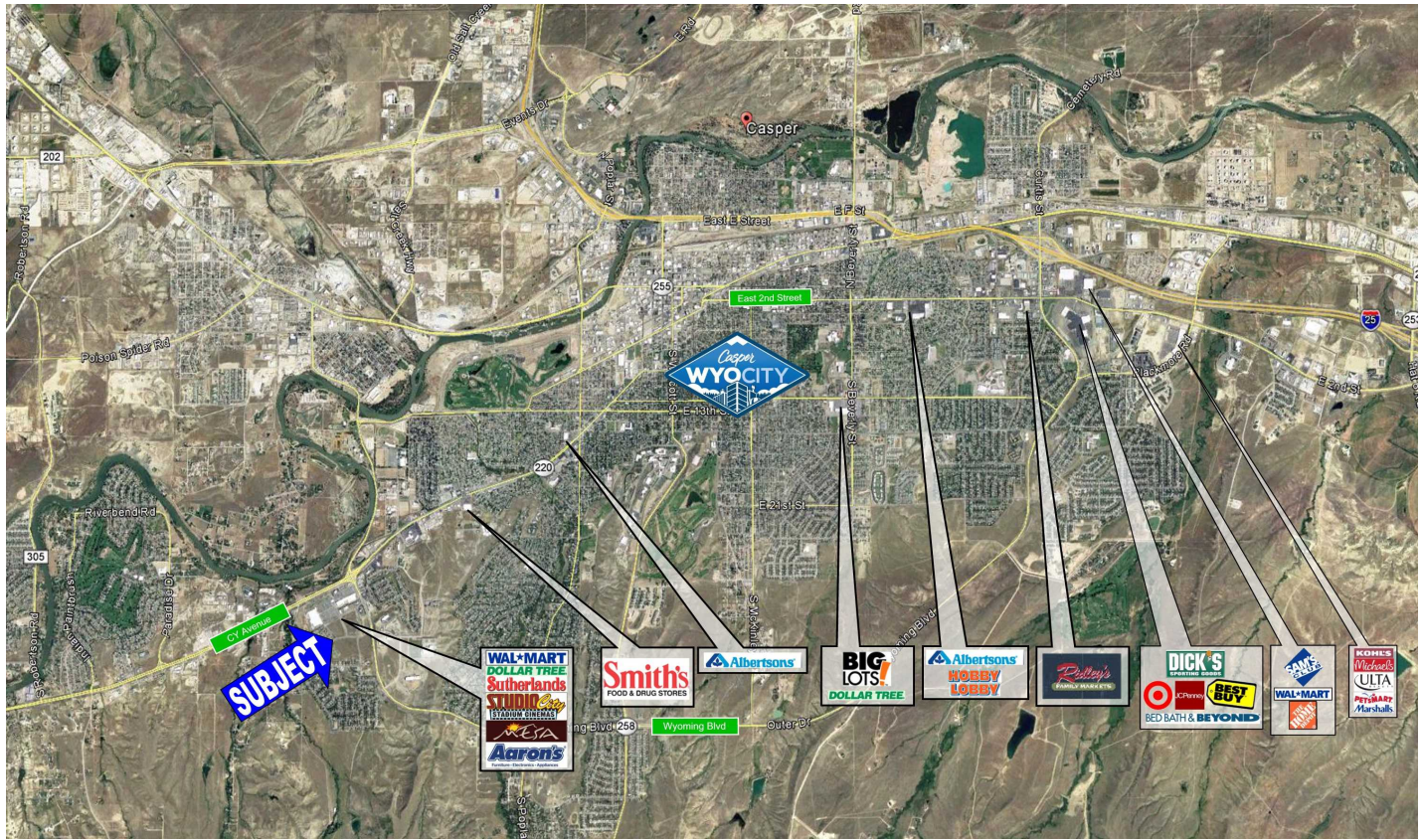
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jtrost5682@gmail.com

1703, Wyoming

PROPERTY SUMMARY

3250 PATRIOT DRIVE | CASPER, WY 82604



Property Summary

Price:	\$2,143,152
Lot Size:	2.01 Acres
Price / Acre:	\$522,719.51
Cross Streets:	Wyoming BLVD
Traffic Count:	16,707 (2019)
Zoning:	C2 - General Business

Property Overview

Located at 3250 Patriot Drive in Casper, Wyoming, this vacant commercial parcel offers a versatile and strategic development site within the city's expanding east-side business district. The Site offers 4.01 acres with three total Parcels. The property features level topography, convenient access to nearby utilities, and is zoned C-2 (General Business), allowing for a wide range of commercial uses. Its prominent position near major thoroughfares ensures excellent visibility and accessibility, making it an ideal location for retail, office, or mixed-use development. Surrounded by Walmart and other established businesses with new growth, the site is well-positioned to capitalize on the area's ongoing commercial expansion.

Location Overview

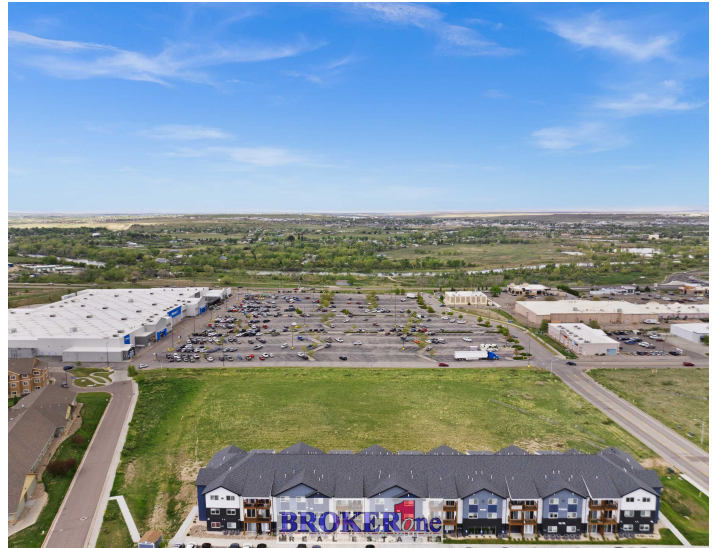
3250 Patriot Drive is strategically positioned in Casper's rapidly growing east-side commercial district, just minutes from key arterial roads including Wyoming Boulevard and Interstate 25. The surrounding area features a strong mix of national retailers, medical facilities, and residential neighborhoods, creating a steady flow of daily traffic and consumer activity. This location benefits from high visibility, convenient access, and proximity to major shopping centers, schools, and professional services, making it a prime site for new commercial development in one of Casper's most active submarkets.

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PROPERTY PHOTOS

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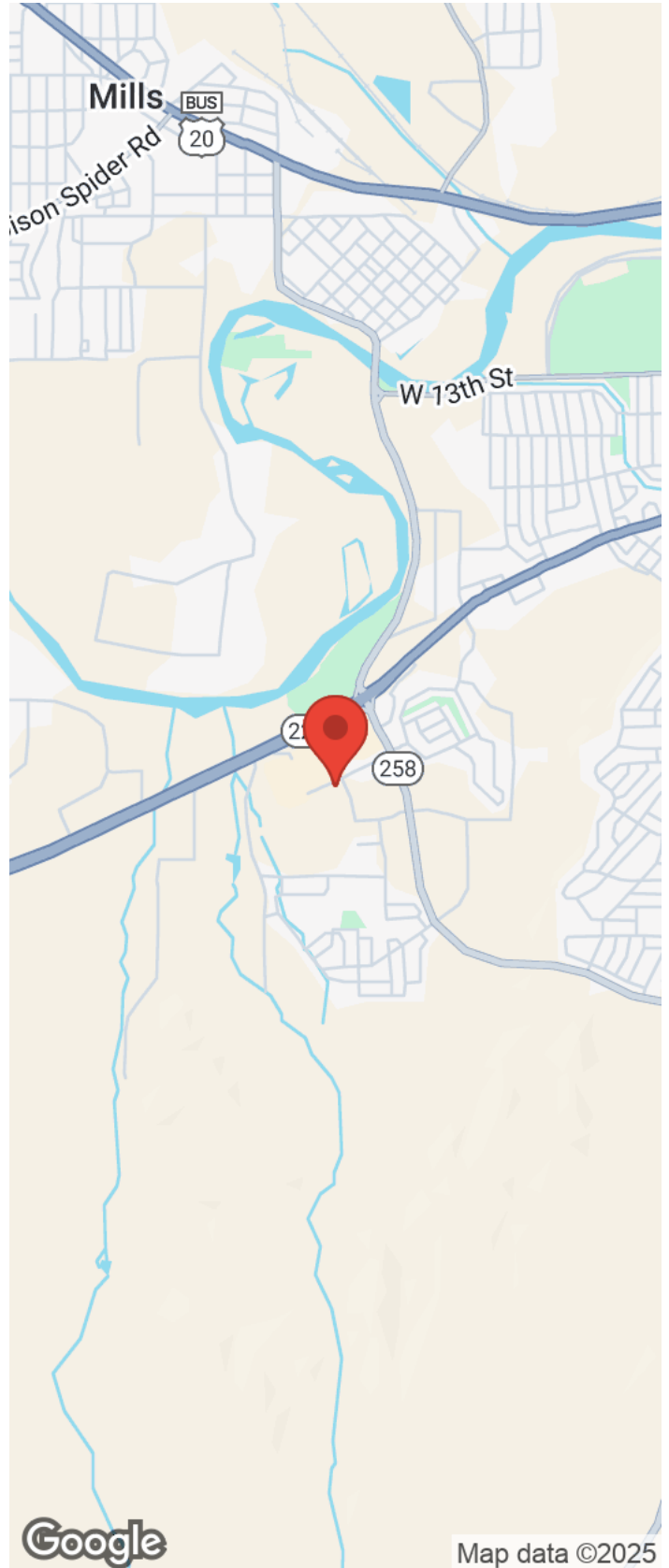
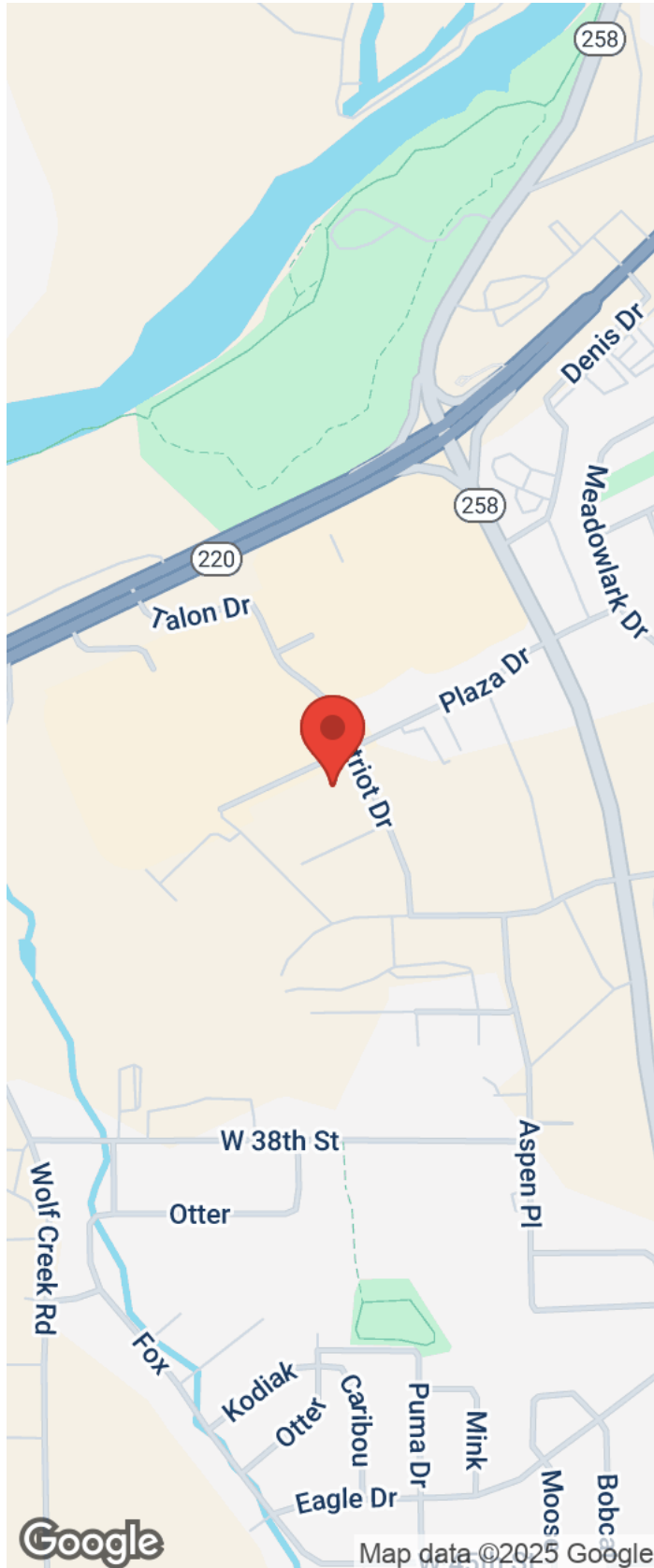
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LOCATION MAPS

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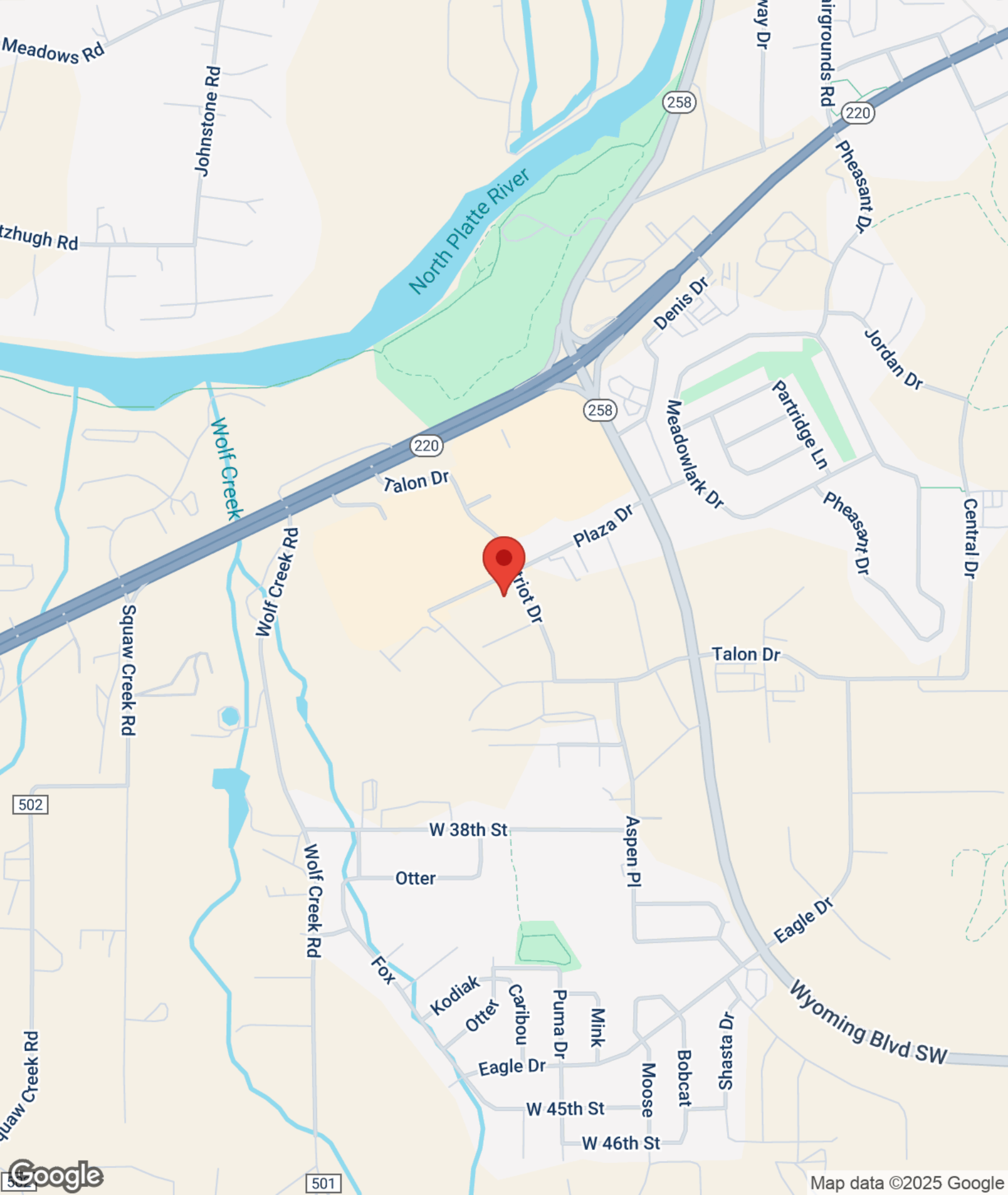
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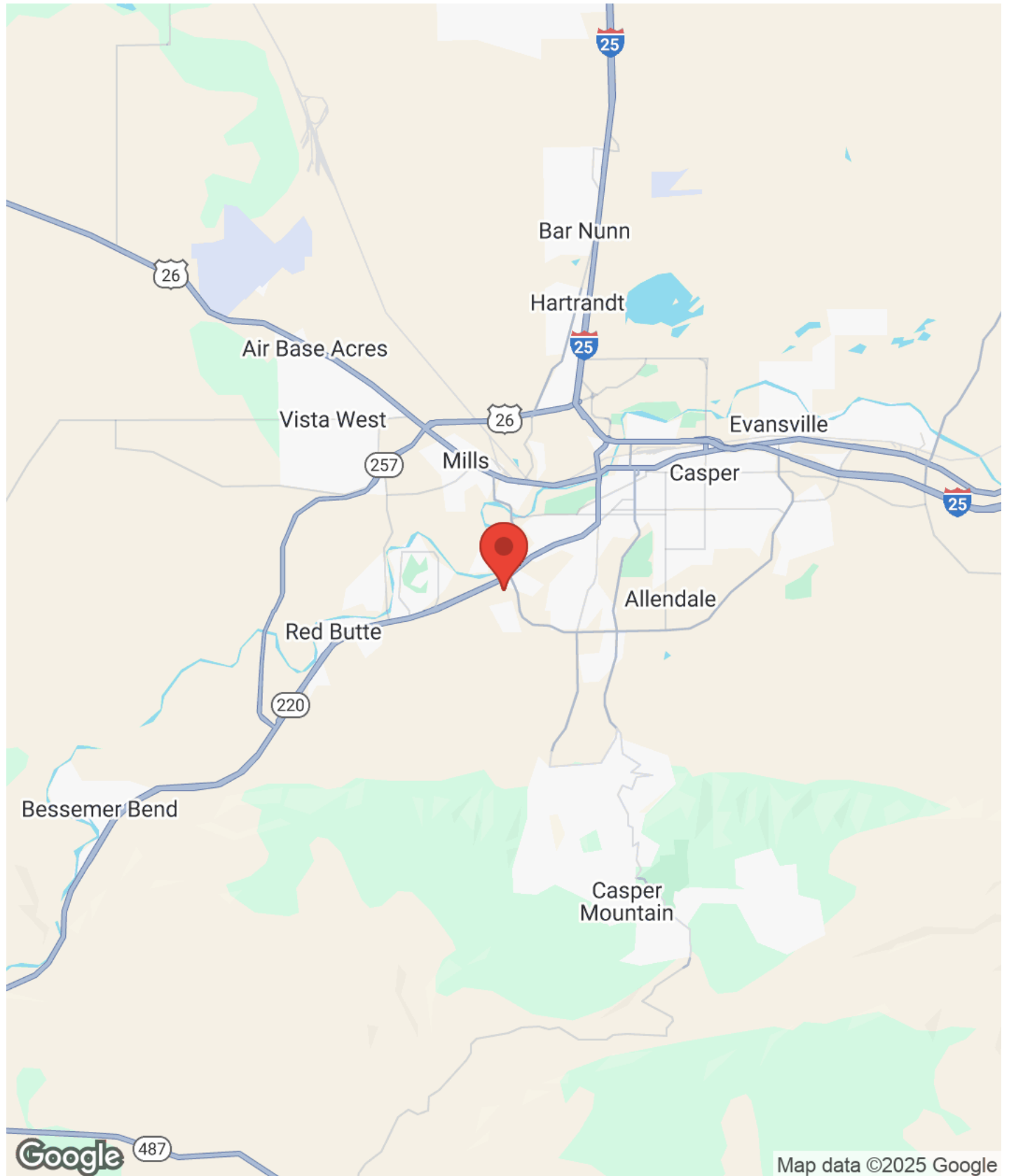
BUSINESS MAP

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REGIONAL MAP

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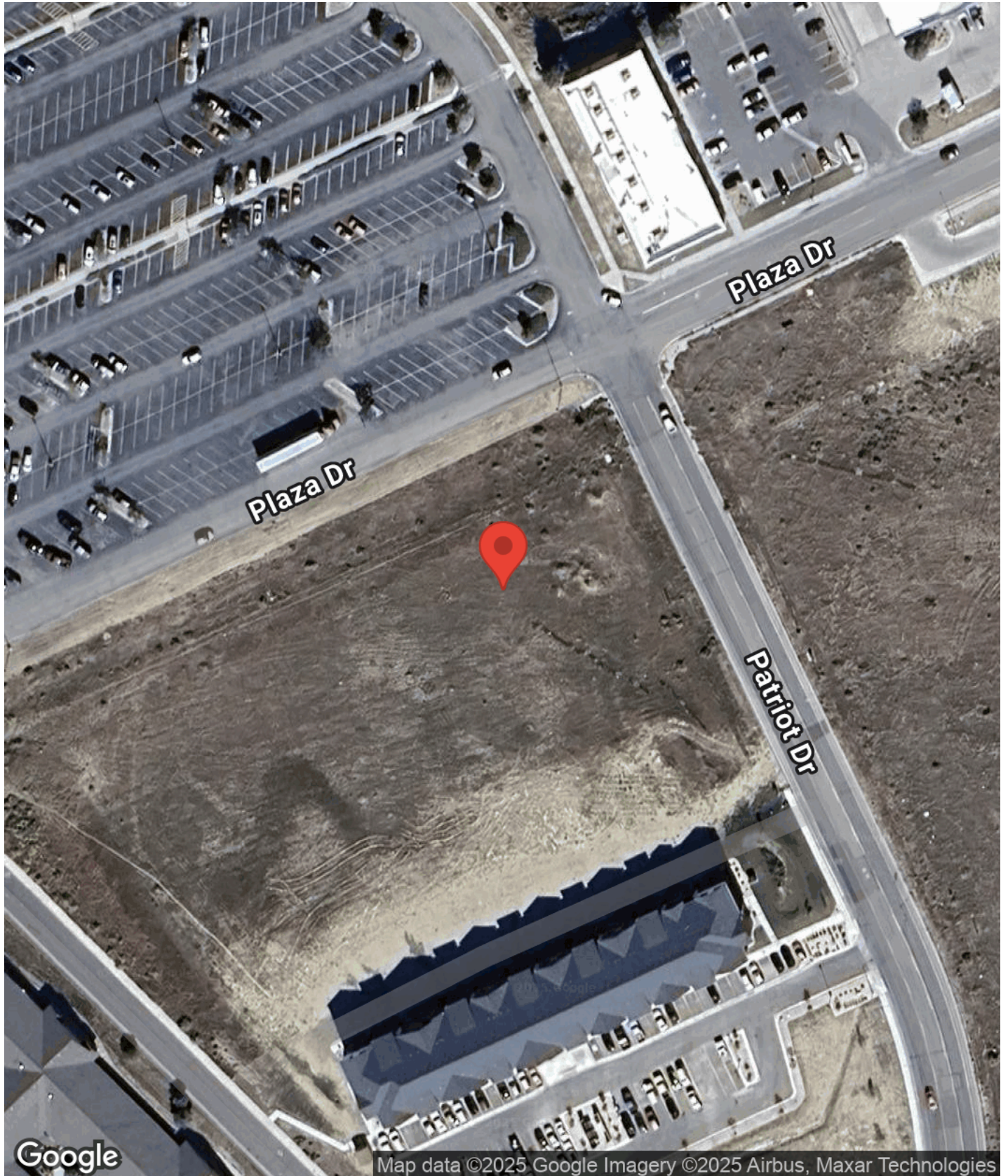


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AERIAL MAP

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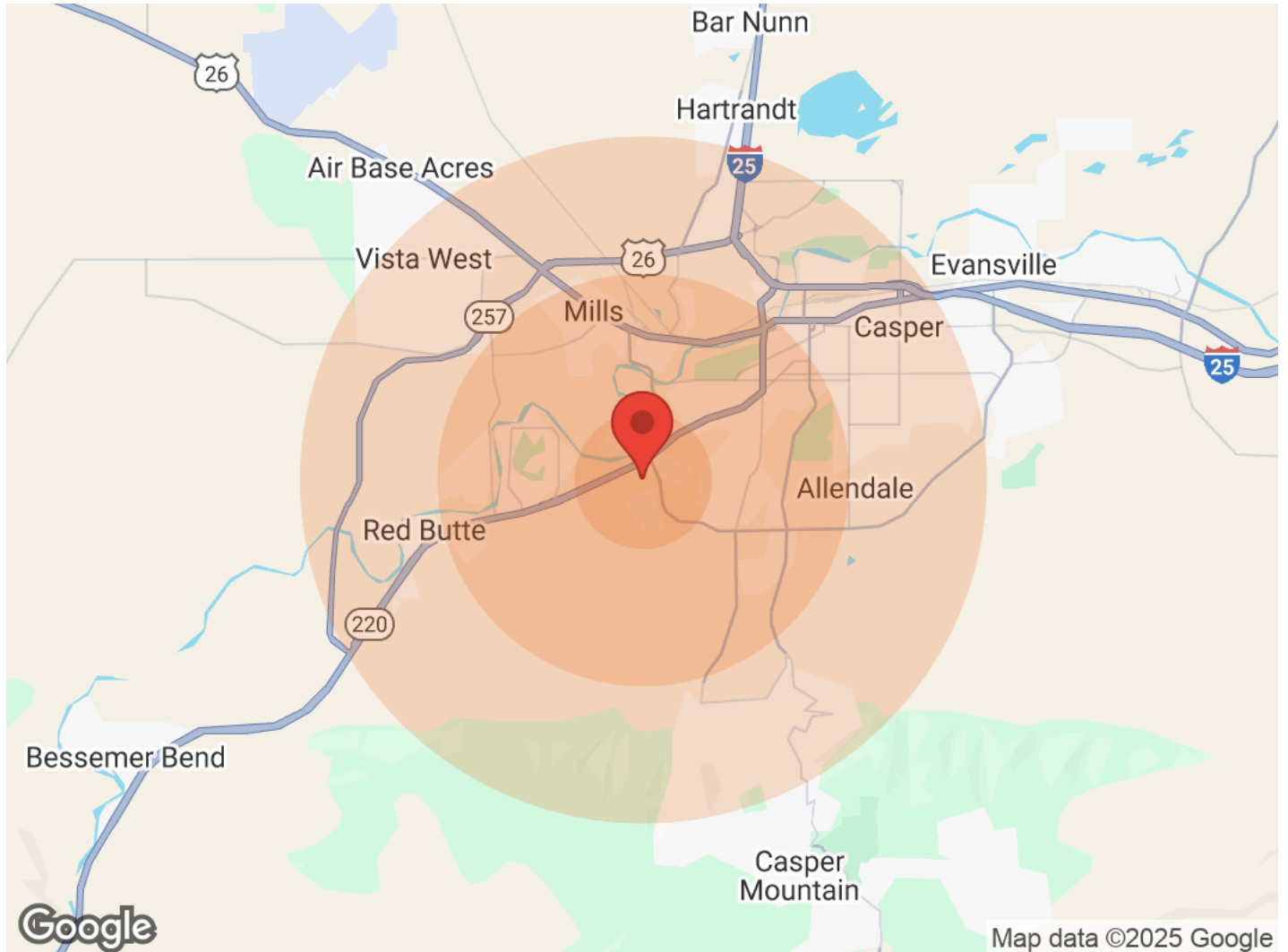


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,084	15,241	29,372	Median	\$73,084	\$48,670	\$48,009
Female	2,057	15,587	30,478	< \$15,000	20	973	2,404
Total Population	4,141	30,828	59,850	\$15,000-\$24,999	128	1,230	2,802
				\$25,000-\$34,999	196	1,571	3,272
				\$35,000-\$49,999	196	1,979	3,891
				\$50,000-\$74,999	387	2,359	4,656
				\$75,000-\$99,999	235	1,587	3,093
				\$100,000-\$149,999	213	1,836	3,177
				\$150,000-\$199,999	93	329	687
				> \$200,000	85	351	678
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	912	6,168	12,330	Total Units	1,512	13,029	27,147
Ages 15-24	612	4,017	7,859	Occupied	1,452	12,231	25,128
Ages 25-54	1,609	11,849	23,301	Owner Occupied	1,171	9,364	17,084
Ages 55-64	452	3,918	7,389	Renter Occupied	281	2,867	8,044
Ages 65+	556	4,876	8,971	Vacant	60	798	2,019
Race	1 Mile	3 Miles	5 Miles				
White	4,056	30,155	57,634				
Black	2	53	181				
Am In/AK Nat	N/A	47	86				
Hawaiian	1	1	1				
Hispanic	207	968	2,926				
Multi-Racial	162	1,092	3,698				

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PROFESSIONAL BIO

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John Trost is a seasoned commercial real estate broker with over a decade of experience in commercial and investment real estate brokerage, private syndication, and development. His expertise spans across Wyoming, where he has played a pivotal role in shaping the state's real estate market.

As both a broker and developer, John has been instrumental in the growth of East and West Casper. He and his family personally redeveloped their company's office building into one of the finest Class A office spaces in Wyoming, showcasing his commitment to high-quality development. He has also led major transactions in The MESA and Mountain Plaza, two mixed-use developments in West Casper, securing key parcels for Walmart, Studio City 10-Screen Theater, Reliant Credit Union, McDonald's, Western Vista, and others.

John's extensive portfolio includes facilitating transactions for national and regional companies throughout Wyoming. He and his team have successfully managed the sale and acquisition of millions of square feet of special-purpose properties, including a 132,000 SF Cendant Corporation customer service center in Cheyenne, a 70,000 SF hospital in Lander, and a 66,000 SF OfficeMax call center in Casper. His expertise also extends to multiple large heavy fabrication facilities in Casper, two former Safeway stores in Casper and Riverton, and four former Kmart locations in Casper, Gillette, Rock Springs, and Riverton. Additionally, John has brokered the sale of three major retail centers in Casper, anchored by Kohl's, Albertsons, and Sutherland's Home Improvement, totaling over 400,000 SF.

In addition to brokerage, John specializes in business acquisitions and leasing. As the representative for Les Schwab Tire Centers, his team successfully brokered the acquisition of nine Plains Tire stores across Wyoming, along with their retail leases. His recent transactions include the sale of a \$5.6M single-tenant, net-leased industrial property in Casper, leased long-term to Codale Electric, as well as a 67,000 SF industrial fabrication facility sold to Wyoming's Peterbilt dealer.

John and his team at BrokerOne have also brokered many of Casper's largest retail transactions, including deals for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

With a proven track record in investment, development, and brokerage, John Trost remains a driving force in Wyoming's commercial real estate market, delivering strategic solutions and high-value opportunities for his clients.

DISCLAIMER

3250 PATRIOT DRIVE

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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