



DAYS INN BY WYNDHAM WHEATLAND

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PROPERTY DESCRIPTION

Offered for sale is a 42-room Days Inn by Wyndham economy hotel located along Wyoming's well-traveled I-25 corridor. The two-story, exterior-corridor property totals ±22,333 SF on approximately 1.30 acres of commercially zoned land and has recently completed Wyndham's "New Dawn" PIP, supporting continued brand affiliation.

The hotel enjoys strong interstate visibility and access, capturing steady demand from highway travelers, commercial drivers, regional business, and leisure guests. Wheatland serves as a regional hub for Platte County, supported by agriculture, infrastructure projects, government activity, and outdoor recreation.

This asset operates in a supply-constrained market, offering an opportunity to acquire a nationally branded hotel at an attractive basis with upside through operational and revenue enhancements.

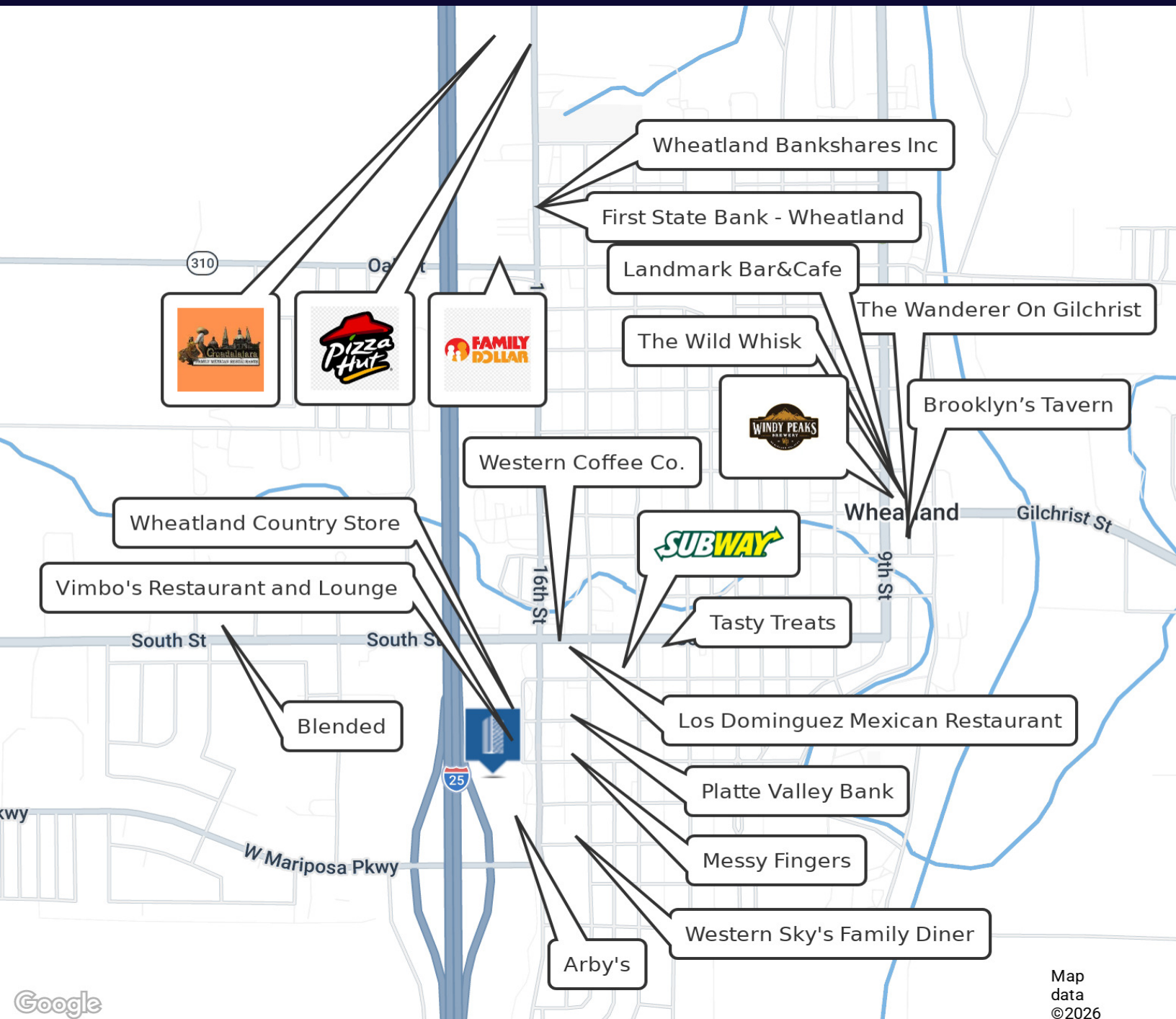
PROPERTY HIGHLIGHTS

- 42-room Days Inn by Wyndham economy hotel along Wyoming's I-25 corridor, including 4 apartment-style rooms
- ±22,333 SF, two-story, exterior-corridor property on ±1.30 acres
- "New Dawn" PIP completed, supporting continued Wyndham brand affiliation
- Excellent interstate access and visibility serving regional and through traffic
- Positioned as an attractive basis acquisition with operational upside potential
- Demand drivers include: I-25 travelers - both leisure and business, extended power plant projects, current and upcoming Wind Farm projects, as well as local business and agriculture

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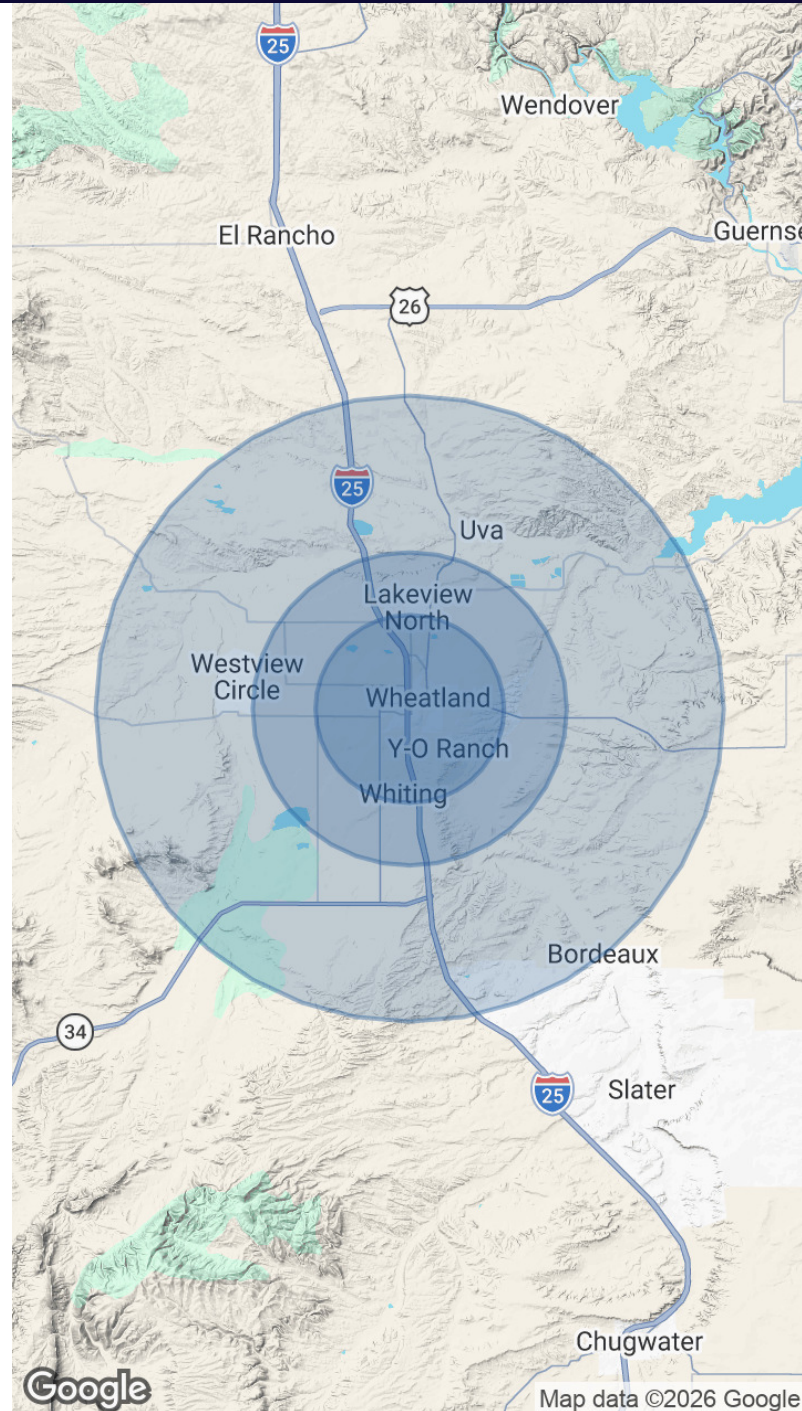
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,984	5,046	5,693
Average Age	42.1	44.4	45.7
Average Age (Male)	42.3	45.1	46.4
Average Age (Female)	47.5	48.3	49.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,760	2,218	2,523
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$78,781	\$80,716	\$81,540
Average House Value	\$323,451	\$341,012	\$341,976

2023 American Community Survey (ACS)



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Sale Price	\$995,000
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LOCATION INFORMATION

Building Name	Days Inn by Wyndham Wheatland
Street Address	109 16th St
City, State, Zip	Wheatland, WY 82201
County	Platte

BUILDING INFORMATION

Building Size	22,333 SF
Number of Floors	2
Year Built	1963
Year Last Renovated	2025
Number of Buildings	2

PROPERTY INFORMATION

Property Type	Hospitality
Property Subtype	Limited Service
Zoning	Commercial
Lot Size	1.27 Acres
APN #	246814400003CM

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