



CORNERSTONE
REAL ESTATE

FOR SALE

4150 LEGION LANE, CASPER, WY

www.cornerstonere.com



INVESTMENT OVERVIEW

This offering presents a rare opportunity to acquire 1.771 acres of prime commercial land in the heart of Casper's high-traffic commercial corridor. Located at 4150 Legion Lane with direct access to I-25, this C4 Highway Business-zoned parcel is positioned in one of Casper's most active commercial nodes.

Surrounded by national retailers, hotels, and service businesses, this site offers exceptional visibility and accessibility for a wide range of development uses. Wyoming's business-friendly environment — including no corporate or personal income tax — further enhances the long-term investment appeal.

SHAWN MCCOUL

Realtor

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☎ 307-267-4966



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PROPERTY HIGHLIGHTS

- Address: 4150 Legion Lane, Casper, WY 82609
- Size: 1.771 Acres (77,144 SF)
- Zoning: C4 — Highway Business
- Legal Description: Legion (RPLT L1) Lot 1A Commercial
- Parcel #: 33790130500500
- List Price: \$725,000
- 2025 Annual Taxes: \$1,962.03
- Access: Direct access via Legion Lane
- Location: Adjacent to I-25, Hospitality Lane corridor

WHY THIS SITE WORKS

This strategically located parcel offers developers and investors an outstanding opportunity in one of Casper's premier commercial districts. The C4 Highway Business zoning permits a broad range of high-value uses — from retail and hospitality to medical and service businesses.

With proximity to I-25, strong traffic counts, and established neighboring national tenants, this site is ideally positioned for immediate development. Ideal for investors or end-users seeking a shovel-ready commercial land opportunity in Wyoming's second-largest city.



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C4 (HIGHWAY BUSINESS) ZONING — WHAT
IT ALLOWS

PRIMARY PERMITTED USES
TYPICALLY ALLOWED BY RIGHT:

HOTELS & MOTELS

RESTAURANTS & FAST FOOD

RETAIL STORES & SHOPPING CENTERS

AUTO DEALERSHIPS & SERVICE STATIONS

BANKS & FINANCIAL INSTITUTIONS

MEDICAL & DENTAL OFFICES

DRIVE-THROUGH FACILITIES

CAR WASHES & AUTO SERVICE

ENTERTAINMENT & RECREATION
FACILITIES

CONVENIENCE STORES & FUEL STATIONS





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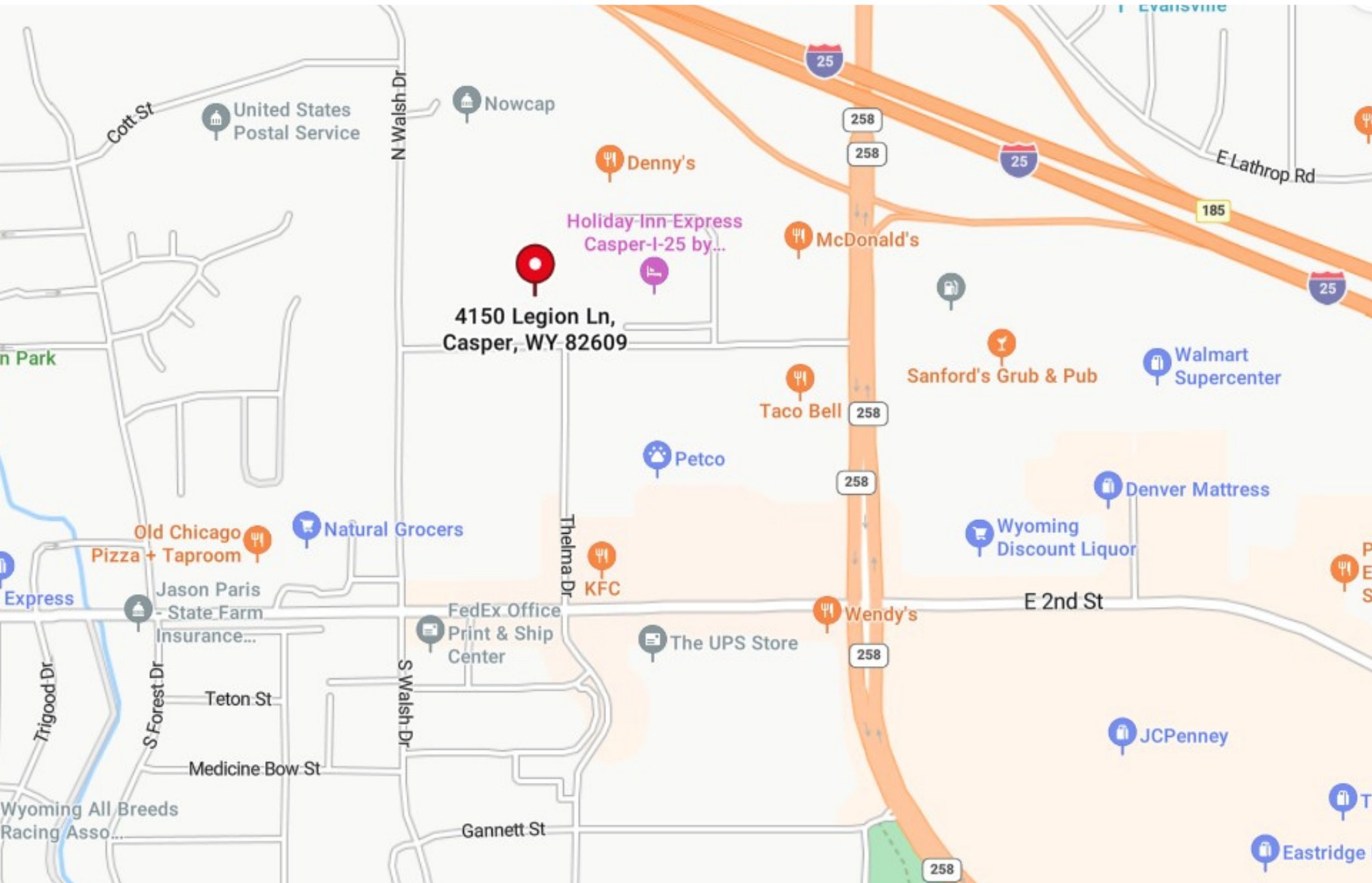
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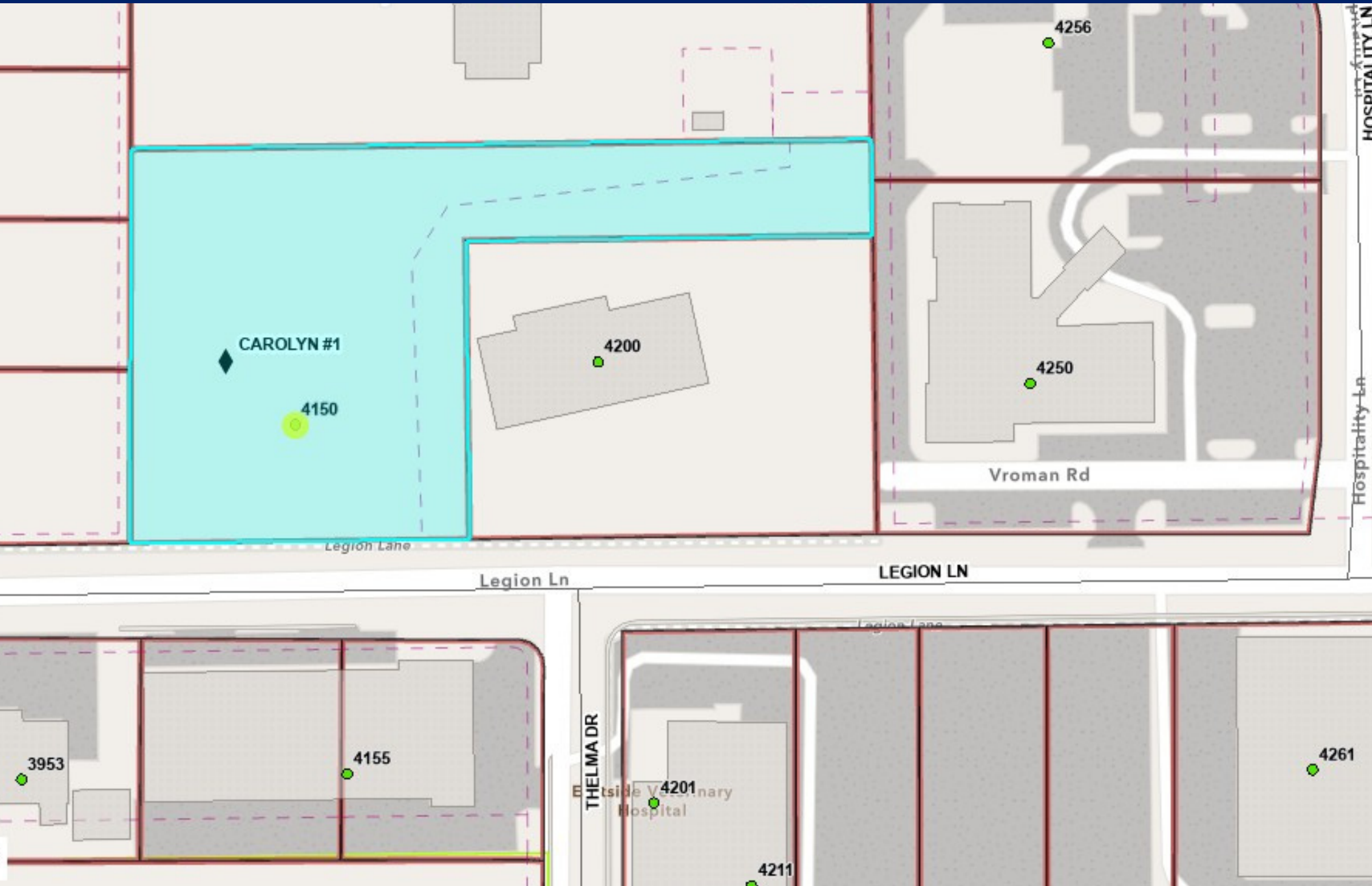


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ABOUT

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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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SHAWN MCCOUL Partner



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.

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