

Property can
be subdivided
to accommodate
multiple rail-served
tenants

±220 ACRES FOR SALE OR LEASE

Fort Sanders Road, Laramie, Wyoming



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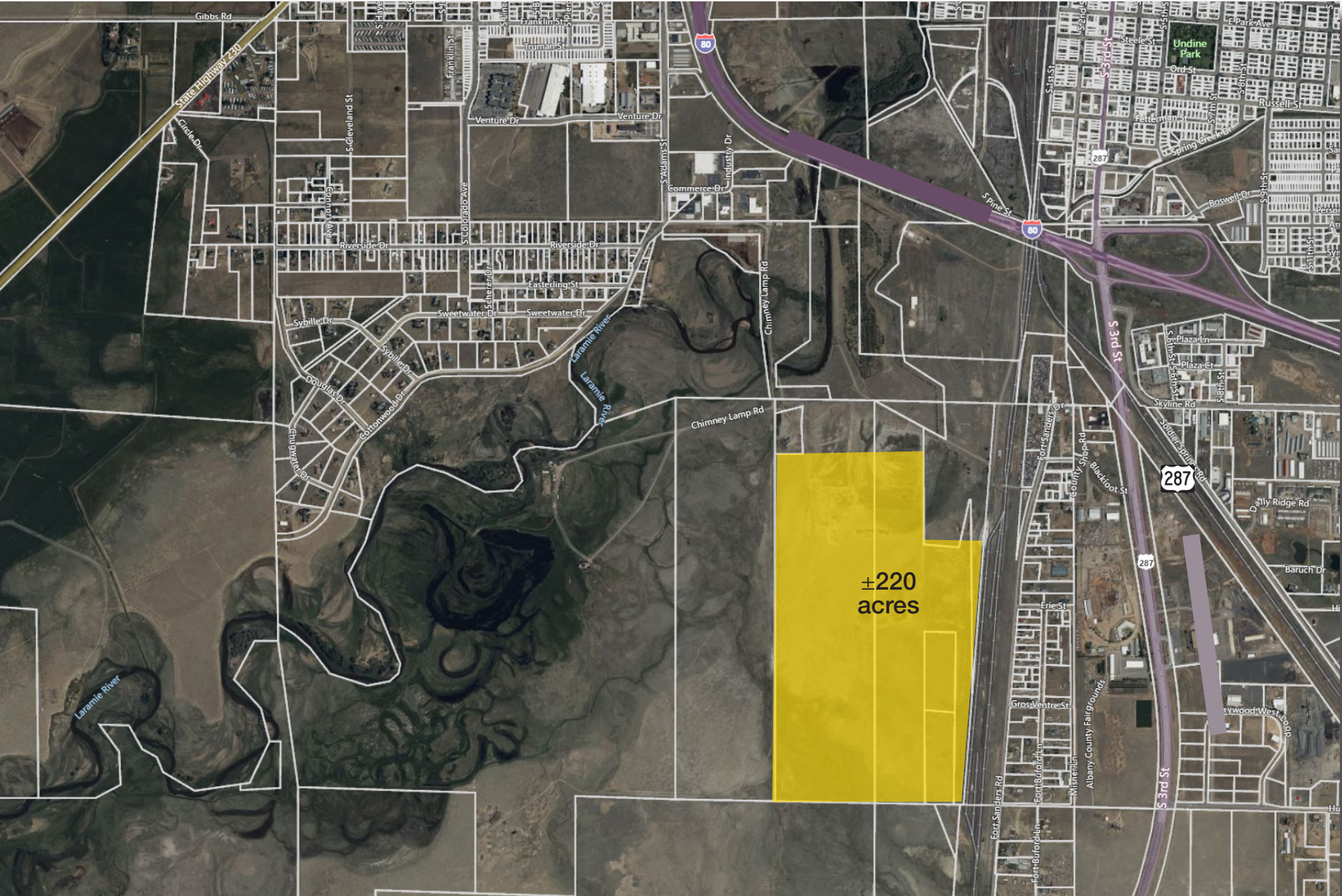
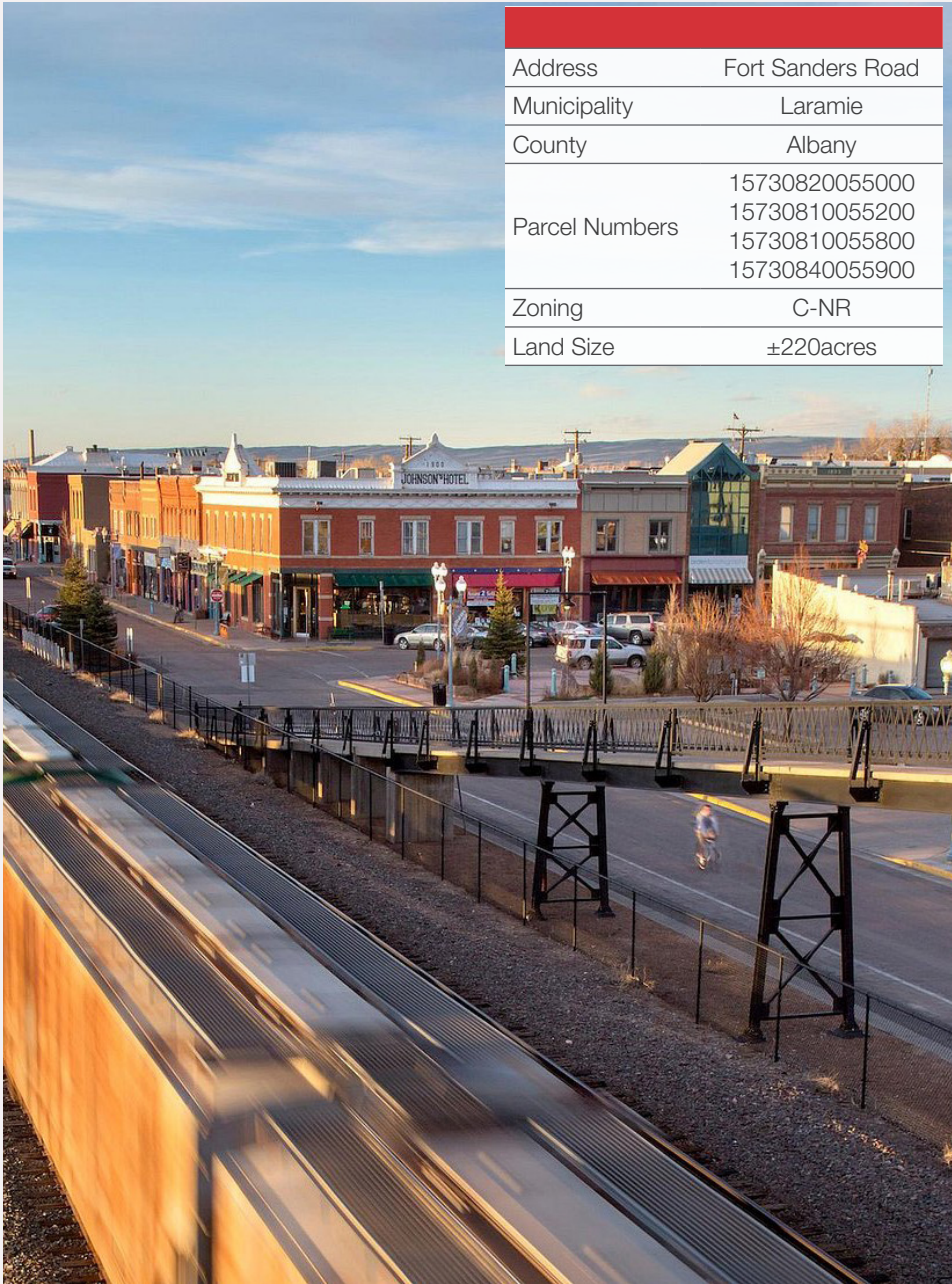
PROPERTY OVERVIEW

The Laramie site features a ±220 acre parcel located off of Highway 287 just south of Laramie Wyoming. This property is strategically positioned and offers a rare opportunity for industrial/rail users. This site is a mix of Industrial and Rural Residential zoning and is located outside of city limits in Albany County.

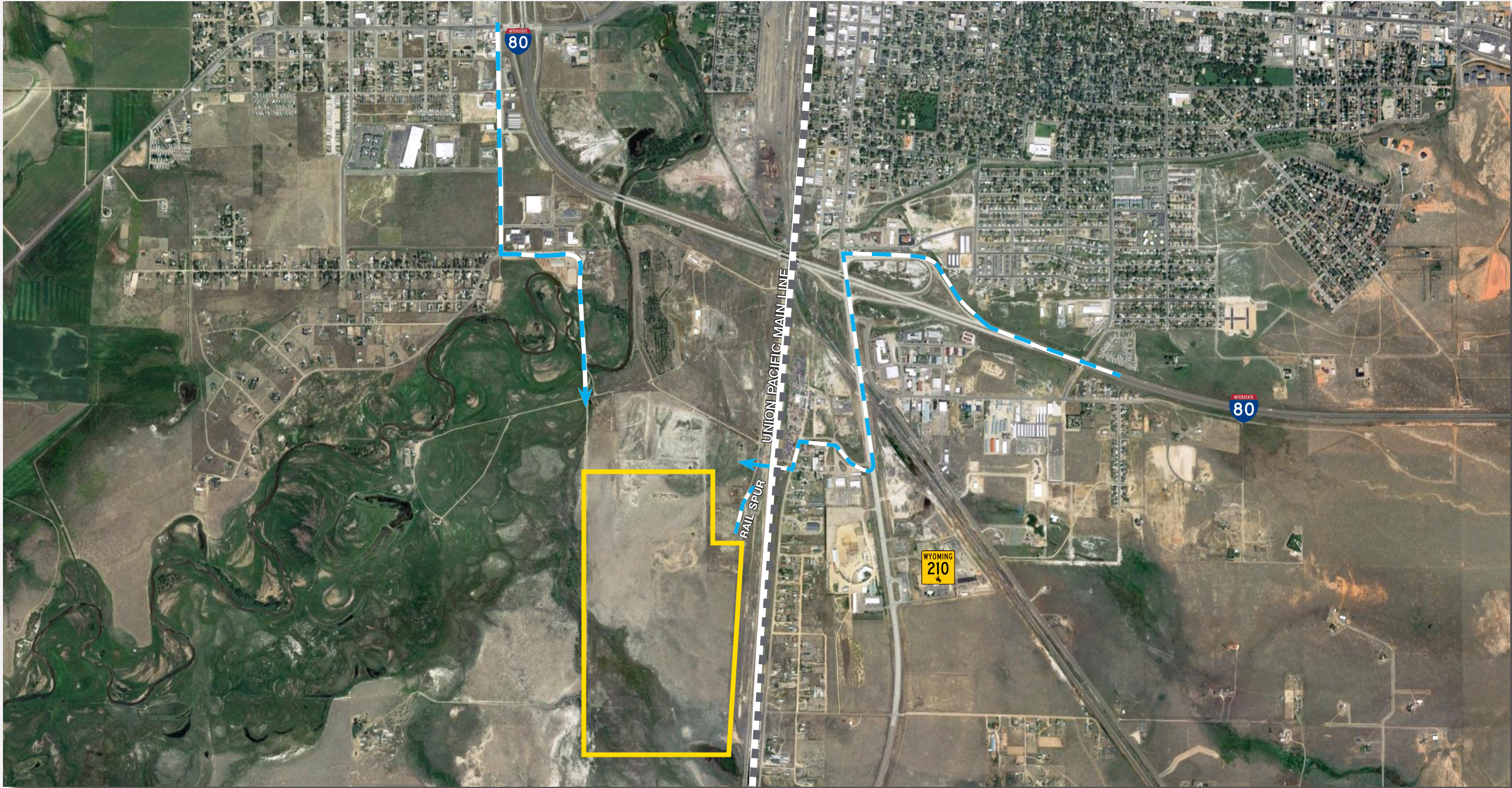
The City of Laramie is located in Southeast Wyoming with easy access to major transportation routes including the Union Pacific mainline and Interstate 80. Offering a diverse economy, Wyoming is a business friendly environment offering tax advantages and connectivity with local and state government.

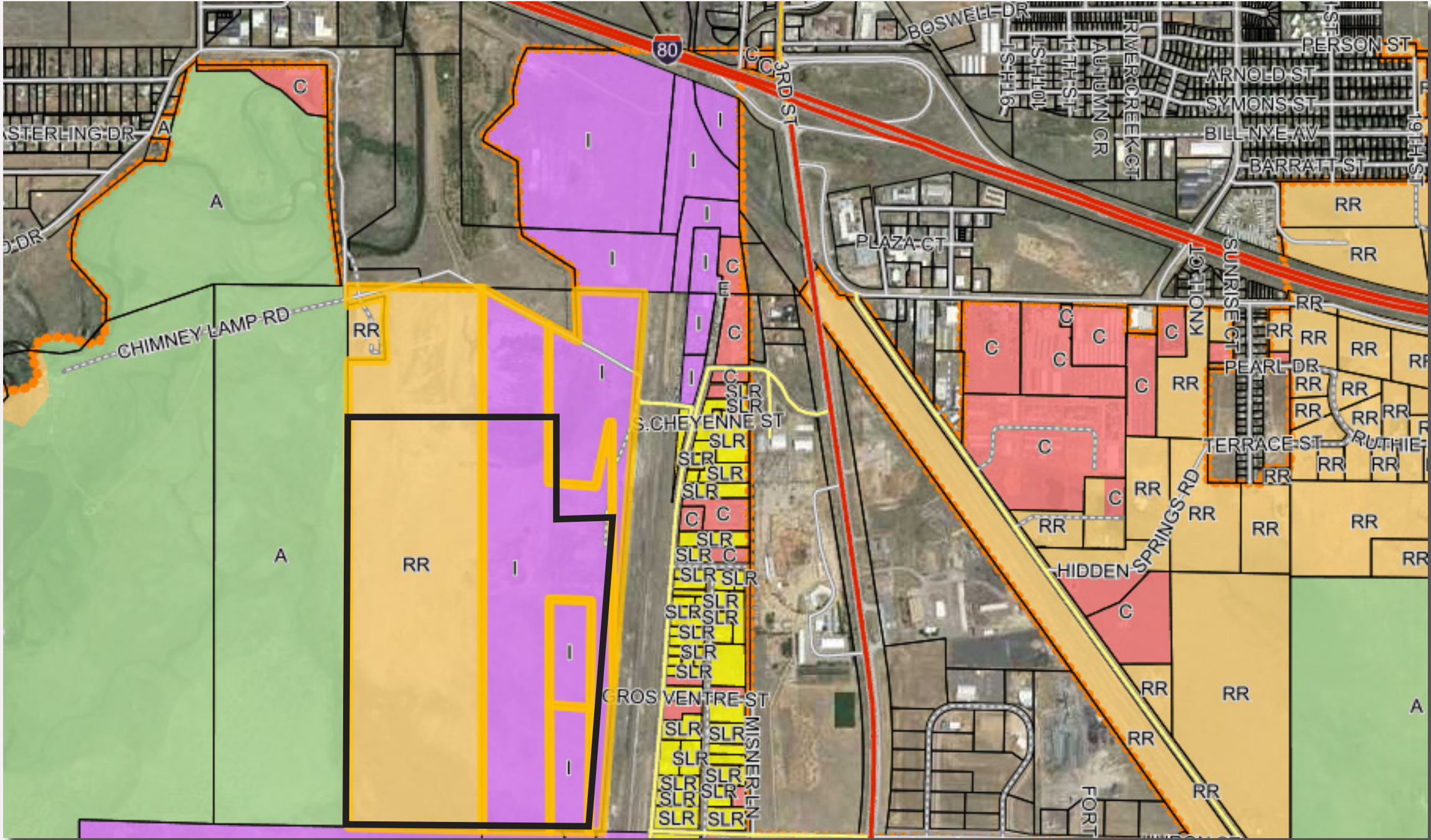
The standout feature of this property is that it is adjacent to Union Pacific Railroad’s mainline. The proximity to rail and major east/west Interstate freight routes ensures seamless transportation of goods, providing a logistical efficiency and a competitive advantage.

Union Pacific will evaluate any rail opportunities

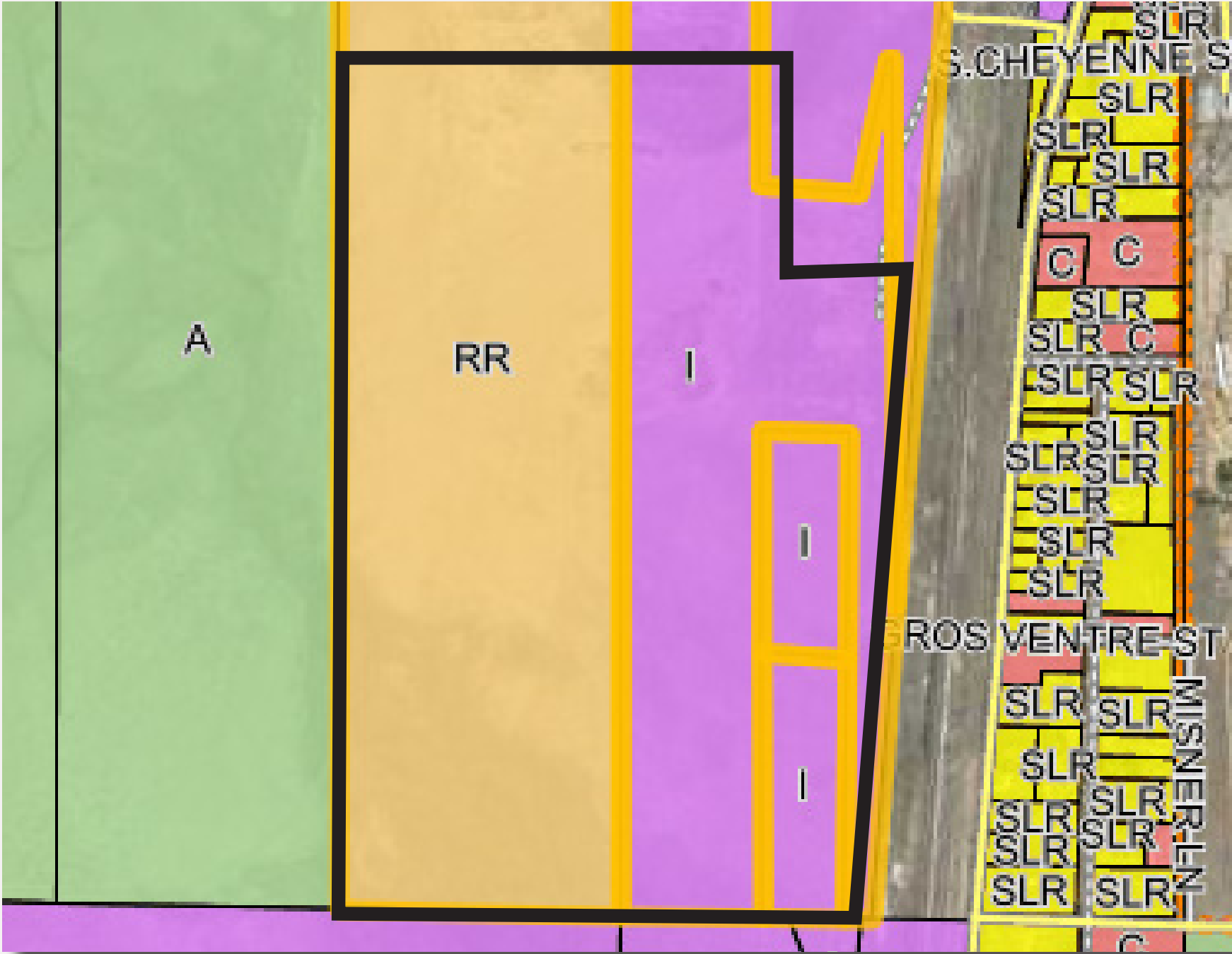








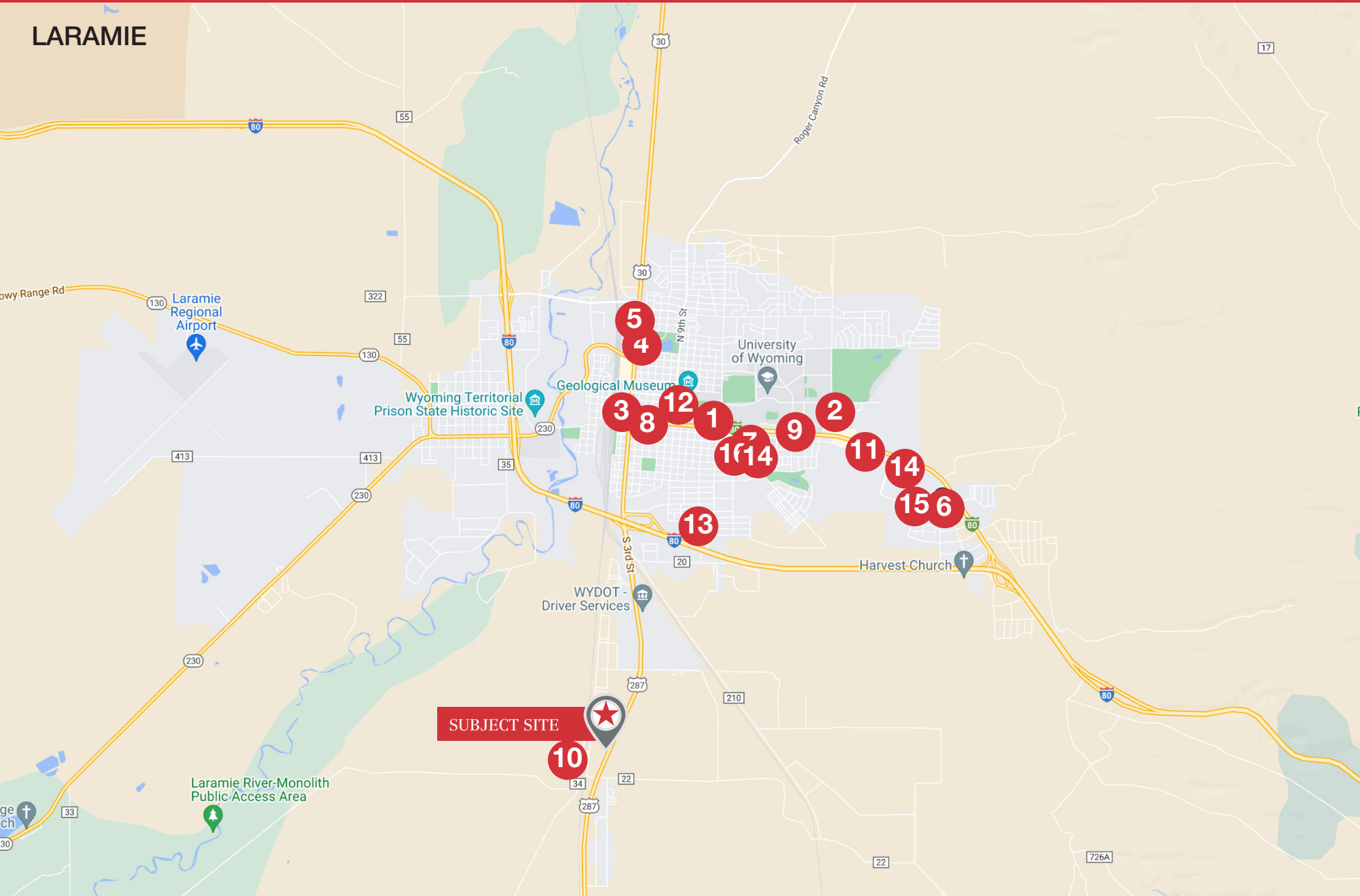
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FORT SANDERS ROAD, LARAMIE, WYOMING

NEIGHBORING EMPLOYERS

100+ Employees within 50 miles



#	COMPANY NAME	ADDRESS	# EMP
Notable Employers in Laramie			
1	University Wyoming Physical	1000 E University Ave	400
2	Ivinson Memorial Hospital	255 N 30th St	391
3	Laramie City Hall	406 E Ivinson Ave	295
4	Ark Regional Svc	1150 N 3rd St	200
5	Ark Industries	1360 N 3rd St	200
6	Premier Bone & Joint	1909 Vista Dr	200
7	Five Star Quality Care/Pine	503 S 18th St	150
8	Albany County	525 E Grand Ave	148
9	University Of Wy Clg Of Law	222 S 22nd St	137
10	Mountain Cement Co	5 Sand Creek Rd	135
11	Western States Bank	3430 E Grand Ave	126
12	University Of WY Libraries	1000 E University Ave	117
13	Wyotech-Laramie	1889 Venture Dr	120
14	Laramie Care Ctr	503 S 18th St	110
15	Mountain West Farm Bur Mutual	931 Boulder Dr	110
16	Genesis Health Care-Main Voice	503 S 18th St	100
Notable Employers in Cheyenne			
17	Governor's Office (State Capitol)	200 W 24th St	6,000
18	Walmart Distribution Ctr	426 Logistics Dr	750
19	Hollyfrontier Cheyenne Rfnry	300 Morrie Ave	315
20	University Of Wyoming	820 E 17th St	200
21	Dyno Nobel Inc	8305 Otto Rd	180
22	United States Dept-The Air Frc	5305 Randall Ave	152

I - INDUSTRIAL

ACCESSORY USES

- Asphalt plant/hot mix plant
- Compressor Station
- Construction yard/shop, Heavy
- Dairy processing (e.g. cheese factory)
- Heavy equipment sales and service
- Manufacturing, light
- Manufacturing, heavy
- Meat packing and slaughterhouse
- Research and development
- Saw mill, portable
- Storage, outdoor
- Telephone service garage
- Temporary hot-mix facility



CONDITIONAL USES

- Correctional facility
- Landfill, commercial
- Mineral processing (mineral mining is exempt)
- Non-mineral mining
- Refinery, petroleum and natural gas products
- Salvage yard
- Saw mill

UTILITY USES

Accessory Uses

- Re-generation structures for fiber optic cables
- Small wind energy systems
- Switching station buildings and electronic enclosure building for phone lines
- Temporary towers

Conditional uses

- Commercial wind energy conversion systems
- Power plant
- Solar energy facility, commercial
- Substations for electrical utilities
- Towers

RR - RURAL RESIDENTIAL

PERMITTED

- Asphalt plant/hot mix plant
- Compressor Station
- Construction yard/shop, Heavy
- Correctional facility
- Dairy processing (e.g. cheese factory)
- Heavy equipment sales and service
- Landfill, commercial
- Manufacturing, light
- Manufacturing, heavy
- Meat packing and slaughterhouse
- Mineral processing (mineral mining is exempt)
- Non-mineral mining
- Refinery, petroleum and natural gas products
- Research and development
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WHY WYOMING?

Tax Breaks/Economic Incentives

In Wyoming they take different approach to encouraging business growth. Rather than have multiple taxes which are then mitigated only for some qualifying businesses they keep the cost of doing business low by keeping the tax burden as low as possible for all businesses, both new and existing.

For example, Colorado has a “Job Growth Incentive Tax Credit” which provides a state income tax credit to qualifying businesses. Wyoming does not have a similar tax credit because there is no state income tax. Looked at another way, all businesses in Wyoming receive such a tax credit when compared to other states. **The Tax Foundation again ranked Wyoming #1 for the 2022 State Business Tax Climate Index.**

Tax advantages of doing business in Wyoming are:

- No state corporate or individual income tax
- No inventory tax
- No sales tax on manufacturing equipment
- No sales tax on electricity and gas used in the manufacturing process
- No state or local gross receipts tax
- Low sales tax (4% state + 2% county)



Wyoming has ranked **#1** for overall tax climate, corporate tax structure and individual income tax structure since 2013.

- Tax Foundation’s State Business Climate Index

9
Commercial
Airports



4%
Sales Tax
2%
County Tax

0%
State
Income
Tax



2
National Parks
5
National Forests
12
State Parks



“Most
Business-
Friendly Tax
Climate”

Class One
Railroad



8
Community
Colleges



source: wyomingbusiness.org

Wyoming ranks **#5** out of 50 states and the District of Columbia for educational opportunities and performance.

- Quality Counts, Report Card 2020/21



Offered at \$20,000 per acre or \$4,400,000

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