



## Anchored Industrial Portfolio



Offering Memorandum  
Colman Circle, Casper, WY. 82601

**PRB** | PREFERRED  
REAL ESTATE  
BROKERS

In Association with ParaSell, Inc. | A Licensed Wyoming Broker WY #238700

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1307 Colman Circle, Casper, WY. 82601



1813 Colman Circle, Casper, WY. 82601



2161 Colman Circle, Casper, WY. 82601



2327 Colman Circle, Casper, WY. 82601



1190 Colman Circle, Casper, WY. 82601



2425 Colman Circle, Casper, WY. 82601



# Building Summary

| Address                   | Tenant                                      | Building SF | Acres        | Lease Commencement | Lease Expiration | Lease term Remaining |             |
|---------------------------|---|-------------|--------------|--------------------|------------------|----------------------|-------------|
| 1190 Colman Cr Casper, WY | Pioneer Materials West, Inc (a GMS company) | 10,225      | 1.99         | 2/5/25             | 2/4/30           | +/- 4.5 years        |             |
| 1813 Colman Cr Casper, WY | Predator Downhole                           | 19,300      | 5.08         | 6/1/25             | 5/31/30          | +/- 4.5 years        |             |
| 2327 Colman Cr Casper, WY | Integrated Power Services                   | 16,430      | 2.05         | 9/3/24             | 9/2/29           | +/- 3.75 years       |             |
| 1307 Colman Cr Casper, WY | Oil Patch Group (a Centurion company)       | 13,520      | 3.26         | 5/1/25             | 4/30/28          | +/- 2.25 years       |             |
| 2425 Colman Cr Casper, WY | Vacant                                      | 18,125      | 3.93         | NA                 | NA               | NA                   |             |
| 2161 Colman Cr Casper, WY | Vacant                                      | 16,430      | 2.69         | NA                 | NA               | NA                   |             |
| Address                   | Cap Rate                                    | Price/ SF   | Monthly Rent | Annual Rent        | Rent/SF          | Lease Type           | Price       |
| 1190 Colman Cr Casper, WY | 8.25%                                       | \$120.92    | \$8500       | \$102,000          | \$9.98           | NNN                  | \$1,236,364 |
| 1813 Colman Cr Casper, WY | 8.25%                                       | \$105.51    | \$14,000     | \$168,000          | \$8.70           | NNN                  | \$2,036,364 |
| 2327 Colman Cr Casper, WY | 8.25%                                       | \$110.66    | \$12,500     | \$150,000          | \$9.13           | NNN                  | \$1,818,182 |
| 1307 Colman Cr Casper, WY | 8.25%                                       | \$96.82     | \$9000       | \$108,000          | \$7.98           | NNN                  | \$1,309,091 |
| 2425 Colman Cr Casper, WY | NA  | \$100.00    | NA           | NA                 | NA               | NA                   | \$1,812,500 |
| 2161 Colman Cr Casper, WY | NA  | \$100.00    | NA           | NA                 | NA               | NA                   | \$1,643,000 |
|                           |   |             |              |                    | Total            |                      | \$9,855,501 |

# Land Summary

| Address                              | Acres | Price/Acre   | Price/ Lot  |
|--------------------------------------|-------|--------------|-------------|
| <b>1310 Colman Cr<br/>Casper, WY</b> | 1.99  | \$160,000    | \$318,000   |
| <b>1750 Colman Cr<br/>Casper, WY</b> | 3.87  | \$160,000    | \$619,200   |
| <b>2110 Colman Cr<br/>Casper, WY</b> | 2.38  | \$160,000    | \$380,800   |
| <b>2230 Colman Cr<br/>Casper, WY</b> | 2.28  | \$160,000    | \$364,800   |
| <b>2350 Colman Cr<br/>Casper, WY</b> | 1.60  | \$160,000    | \$256,000   |
| <b>1510 Colman Cr<br/>Casper, WY</b> | 4.01  | \$160,000    | \$641,000   |
| <b>1630 Colman Cr<br/>Casper, WY</b> | 2.10  | \$160,000    | \$336,000   |
| <b>1430 Colman Cr<br/>Casper, WY</b> | 1.82  | \$160,000    | \$291,200   |
| <b>Total</b>                         | 20.05 | <b>Total</b> | \$3,208,000 |



# Investment Highlights

- GMS & Centurion Anchored 39.05 -acre single tenant Industrial Portfolio
- Strong tenant mix | GMS | Centurion | Regionals tenants
- Mix of Turnkey investment properties, value-add through vacancy and land development
- 20.05 acres of land for development
- Located within an Industrial Park | long standing industrial area
- Functional Industrial properties | outdoor storage | roll up grade doors | 10-ton cranes
- Ample laydown yard, stabilized outdoor storage
- Zoned Industrial | outdoor storage approved
- Salt Creek Hwy frontage along I-25 with VPD
- I-25 entrance ramp is 1.8 miles from the property | I-25 runs from Las Cruces, New Mexico (connecting with I-10) to Buffalo, Montana (connecting with I-90)
- Population of 59,197 in a 5-mile radius with an average household income of \$73,530 a year
- Located 4.7 miles from BNSF Railway Tans-Load Facility
- Located 7.7 miles away from Wyoming's only International Airport
- Casper is Wyoming's geographic and economic center - "The Oil City"
- Casper rated "Top 25 Best Small Places for Business" by Forbes Magazine
- Wyoming lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates





Portfolio Price  
**\$13,063,500**

Total Acres  
**39.05**

Total SF  
**94,030**

Industrial Loop Portfolio  
**Casper, WY**  
**82601**

#### Number of properties

|             |             |
|-------------|-------------|
| Total SF    | 4           |
| Total Acres | 12.38       |
| NOI         | \$528,000   |
| Cap Rate    | 8.25%       |
| Price       | \$6,400,000 |

#### Leased Properties

#### Number of Properties

|             |             |
|-------------|-------------|
| Total SF    | 2           |
| Total Acres | 6.62        |
| Price/ SF   | \$100       |
| Price       | \$3,455,500 |

#### Vacant Properties

#### Number of lots

|               |             |
|---------------|-------------|
| Total acreage | 8           |
| Price/ Acre   | \$160,000   |
| Price         | \$3,208,000 |

#### Land

#### Portfolio Price

|                   |              |
|-------------------|--------------|
| Leased Properties | \$6,400,000  |
| Vacant Properties | \$3,455,500  |
| Land              | \$3,208,000  |
| Portfolio price   | \$13,063,500 |

# Wyoming's only international Airport

# Industrial Portfolio





## Pioneer Materials West is part of a nationwide network of success.

**GMS opened its doors in 1971 in Atlanta, Georgia.**

Gypsum Management and Supply (GMS) was founded by two partners who prided themselves in building a company comprised of local subsidiary partners who had a vested interest in their business and local communities. GMS operates hundreds of distribution centers nationwide across 40+ states. The GMS network of success includes Pioneer Materials West, providing customers across Colorado and Wyoming with a true competitive advantage.

Our unique service model combines the benefits of national scale with a local "go-to-market" strategy. Using an integrated national platform, we operate local companies with solid reputations, strong relationships, and local expertise.

We take pride in knowing that the talented professionals who work here with us are among the most knowledgeable in the industry. At GMS, we empower employees to focus on their customers and doing whatever it takes to exceed expectations and provide superior customer service. Our guiding principle has always been that you will seldom ever go wrong doing the right thing.

**Home Depot has completed the acquisition of GMS Inc. for approximately \$5.5 billion, enhancing its position in the specialty building products market.**

### Acquisition Overview

Home Depot announced the completion of its acquisition of GMS Inc. (Gypsum Management & Supply) through its subsidiary, SRS Distribution, for a total enterprise value of about **\$5.5 billion**. This acquisition was first announced on **June 30, 2025**, and the tender offer for GMS shares concluded on **September 3, 2025**. GMS is recognized as a leading distributor of specialty building products, including drywall, ceilings, and steel framing, which are essential for both residential and commercial construction projects.



The Home Depot  
2455 Paces Ferry Road • Atlanta, GA 30339  
NYSE: HD | \$352.22 as of 12/9/2025  
[www.homedepot.com](http://www.homedepot.com)

The Home Depot is the world's largest home improvement specialty retailer. The company operates more than 2,300 stores in all 50 states, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, 10 Canadian provinces and Mexico.

The typical store averages 105,000 square feet of indoor retail space, interconnected with an e-commerce business that offers more than one million products for the DIY customer, professional contractors, and the industry's largest installation business for the Do-It-For-Me customer.

The company employs approximately 475,000 associates. The Home Depot's stock is traded on the New York Stock Exchange (NYSE: HD) and is included in the Dow Jones industrial average and Standard & Poor's 500 index.



# CENTURION GROUP

A leader in the supply of critical rentals and services to the energy industries. We are committed to meeting the needs of our customers in a sustainable and efficient way, working to transform the industries we serve through innovation and collaboration.

## ACCOMMODATION & MODULAR SOLUTIONS (AMS)

Extensive line of modular rental solutions to the energy and mining industries.



## DRILLING, COMPLETIONS AND PRODUCTION (DCP)

Critical rental equipment and services to support wellsite operations.



## INFRASTRUCTURE (INF)

Project managed services for access, infrastructure & environmental operations.







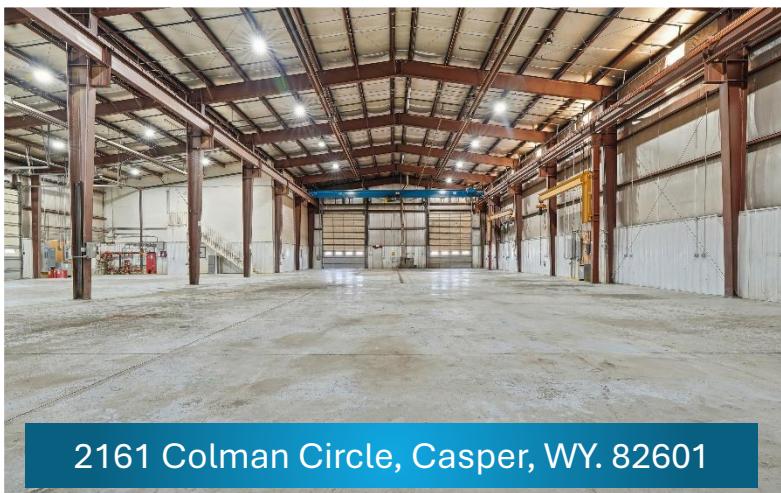
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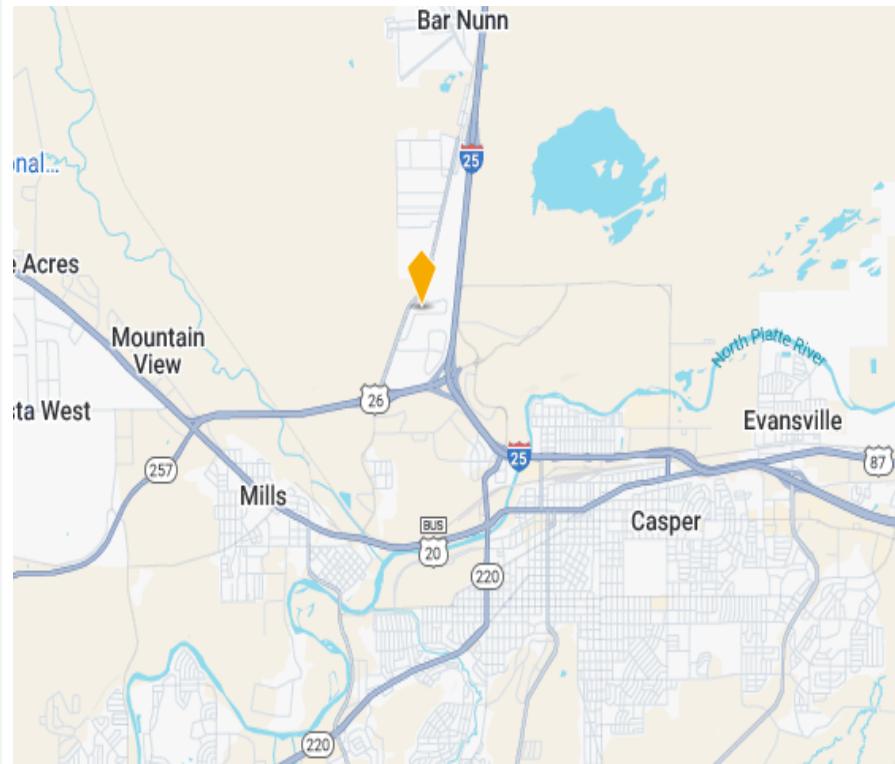


## Population

|                             | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2020 Population             | 317    | 16,310  | 59,014  |
| 2024 Population             | 356    | 16,797  | 59,187  |
| 2029 Population Projection  | 369    | 17,144  | 60,106  |
| Annual Growth 2020-2024     | 3.1%   | 0.7%    | 0.1%    |
| Annual Growth 2024-2029     | 0.7%   | 0.4%    | 0.3%    |
| Median Age                  | 41.1   | 40.5    | 39.2    |
| Bachelor's Degree or Higher | 4%     | 12%     | 21%     |
| U.S. Armed Forces           | 0      | 7       |         |

## Income

|                         | 1 mile   | 3 miles  | 5 miles  |
|-------------------------|----------|----------|----------|
| Avg Household Income    | \$69,190 | \$60,169 | \$73,530 |
| Median Household Income | \$63,913 | \$45,167 | \$60,404 |
| < \$25,000              | 28       | 2,173    | 5,029    |
| \$25,000 - 50,000       | 20       | 1,935    | 5,527    |
| \$50,000 - 75,000       | 36       | 1,476    | 4,981    |
| \$75,000 - 100,000      | 19       | 897      | 3,563    |
| \$100,000 - 125,000     | 23       | 611      | 2,520    |
| \$125,000 - 150,000     | 3        | 254      | 1,254    |
| \$150,000 - 200,000     | 2        | 153      | 955      |
| \$200,000+              | 3        | 195      | 988      |



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