



**COLDWELL BANKER  
COMMERCIAL**

THE PROPERTY  
EXCHANGE



**LAND DEVELOPMENT OPPORTUNITY  
ON SOUTH GREELEY HIGHWAY  
CHEYENNE, WY 82007**

**LISTING AGENTS**

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# PROPERTY SUMMARY



## PRIME DEVELOPMENT OPPORTUNITY

A total of 94.9 contiguous acres along Cheyenne’s busy South Greeley Highway, within close proximity to Microsoft’s Bison Business Park, Meta’s Highland Business Park, and the Planned Unit Development for the Sweetgrass residential subdivision.

This land is well-situated with the projection of Cheyenne’s Master Plan for the rapidly expanding south side.

### Available Parcels:

*48.2-Acre North Parcel:	\$3,250,000
*36.7-Acre South Parcel:	\$2,500,000
10.0-Acre East Parcel:	\$650,000

*\*Subject to Laramie County approval of split.*

Contact listing agents for details on possible tax credits for developers of affordable housing, or low interest rural development loans.

## PROPERTY DETAILS

Combined Price:	\$6,400,000
Parcels Available:	(3): 48.2, 36.7, 10 Acres
Class:	Lots/Land
Type:	Unimproved Residential
Zoning:	Agricultural Residential

### BUSINESSES NEAR TRACT 1 SOUTH GREELEY HIGHWAY

- Bison Business Park (Microsoft)
- High Plains Business Park (Meta)
- Sweetgrass Residential Subdivision
- Transportation Port of Entry
- Laramie County Community College
- Southeast Wyoming Welcome Center
- Terry Bison Ranch



## Area Map



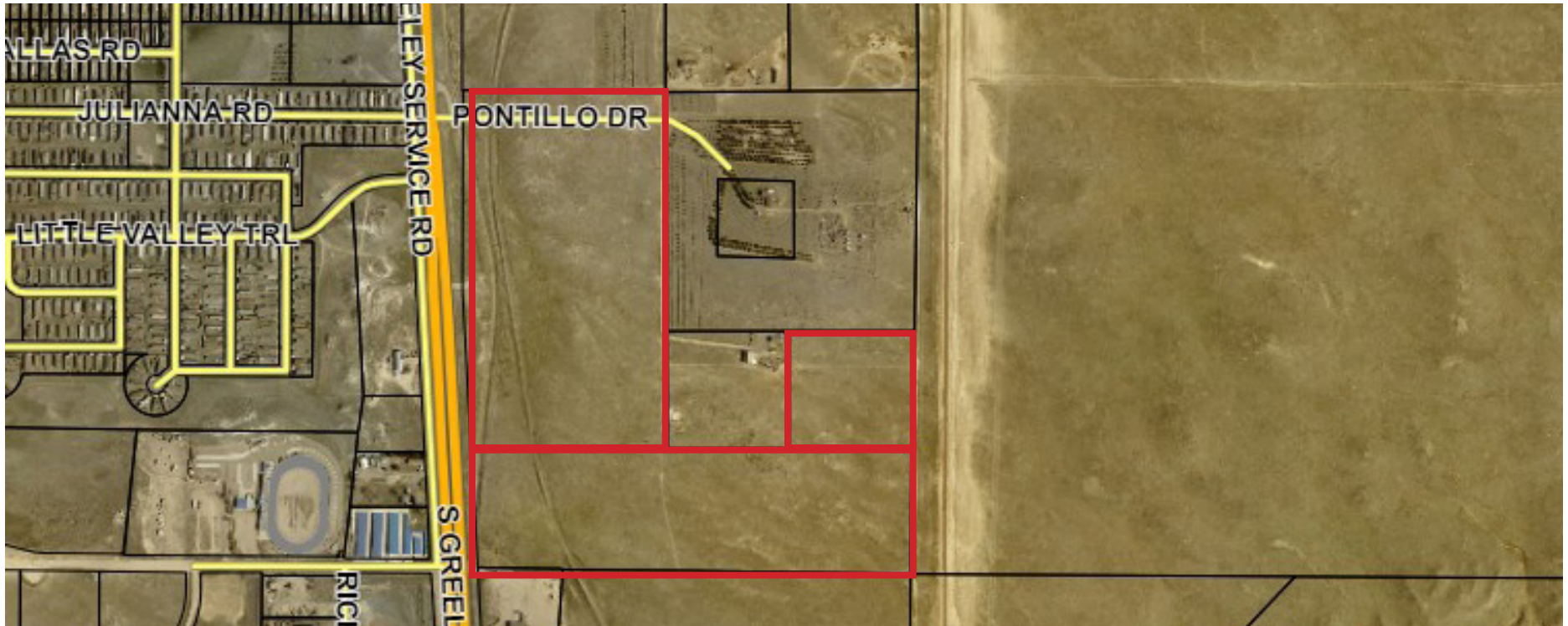
## Area Map



## Aerial – Subject Property



# PROPERTY OVERVIEW



## Site Summary

<b>Address</b>	Tract 1 South Greeley Highway, Cheyenne, WY 82007
<b>Access</b>	Two access points: South Greeley Highway & Pontillo Drive
<b>Site Area</b>	3 Parcels: 48.2 Acres, 36.7 Acres, 10.0 Acres
<b>Zoning</b>	Agricultural Residential
<b>Tax Parcel Number</b>	00013006620180 - Laramie County GIS System
<b>Traffic Counts</b>	12,202/day on South Greeley Highway



## South Greeley Hwy Corridor

The South Greeley Highway Corridor has seen explosive growth over the past decade as more industrial facilities, mobile home parks, small businesses, and new residential communities have popped up in South Cheyenne, a vast area of the City from I-80 and the Union Pacific Railroad/viaduct southward.

South Greeley Highway (US-Hwy 85) has long been considered the main street of South Cheyenne and serves as a regional highway providing for long distance travel between Cheyenne and its neighbors to the south in Colorado. Improvement to existing infrastructure, namely roads, sidewalks/crosswalks, and traffic lights, has been a key focus for both the City of Cheyenne and Laramie County, who share jurisdictional boundaries. Traffic counts are currently standing at 12,202/day.

Short- and long-term measures have been put in place to ensure that area residents and businesses have supported economic growth and prosperity. Future beautification and traffic flow improvements are slated for this area that has seen increasing traffic and pedestrian counts over the past decade.

The two major railroads that border the northern most edge of South Cheyenne have helped to make Cheyenne a hub for industrial development and growth, which have caught the eye of many national brands to headquarter within the City.

There are two large business parks near this land development opportunity with a variety of established businesses. Located within equal proximity to both I-25 and I-80, make this property a great place for industrial businesses to thrive.

## Cheyenne, WY Quick Stats

Population, 2020 Census	65,132
Population, 2010 Census	59,466
2020 Daytime Population	77,132
Average Household Income	\$78,146
Per Capita Income	\$41,908
Average Value of Owner Housing, 2023	\$326,166
Unemployment Rate	2.0%

## In Proximity To...

Denver, Colorado	95.2 Miles (91 minutes)
Fort Collins, Colorado	41.3 Miles (43 minutes)
Laramie, Wyoming	49.9 Miles (55 minutes)
Casper, Wyoming	101 Miles (98 minutes)
Scottsbluff, Nebraska	102 Miles (101 minutes)

Sources: <https://www.census.gov>, ESRI, [plancheyenne.org](http://plancheyenne.org)



## Why Cheyenne?

Source: [cfdrodeo.com](http://cfdrodeo.com), [rentcafe.com](http://rentcafe.com), [wyo.edu](http://wyo.edu), [data.bls.gov](http://data.bls.gov), [cheyenne.org](http://cheyenne.org), [wikipedia.org/wiki/Cheyenne,\\_Wyoming](http://wikipedia.org/wiki/Cheyenne,_Wyoming); [taxfoundation.org](http://taxfoundation.org)

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.

**50,540**  
Civilian Labor Force

**8.98**  
Average Commute (Min)

**Located Near I-25, I-80  
& Two Major Railroads**

Headquarter Locations  
**blue** FEDERAL CREDIT UNION **taco john's**



U.S. AIR FORCE

**9,700**  
Personal Civil Service  
Independence



### Quick Facts

The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.



The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.

Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

## Why Wyoming?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.

 <b>±12,000</b> Student Population	 <b>8</b> Community Colleges	 <b>9</b> Commercial Airports	 <b>2</b> Class One Railroads	 <b>\$400M</b> State-Wide Scholarships
 <b>2 National Parks</b> Grand Teton & Yellowstone  <b>5 National Forests</b> Bighorn, Bridger-Teton, Medicine Bow-Routt, Shoshone, & Targhee  <b>12 State Parks</b> & acres of public land to hunt, fish, bike, hike, & climb.	<b>580,435</b> State Population  <b>0%</b> Income Tax  <b>4%</b> Sales Tax  <b>2.9%</b> Unemployment Rate  <b>97,914 Sq.Mi.</b> 9th Largest State	 The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors.  Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to/from communities statewide.		



### #1 Most Business-Friendly Tax Climate in the Nation for 11 years running.

Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner-occupied housing value.

### Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.

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January 2024.



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