



PROPERTY DESCRIPTION

The Rodeway Inn in Buffalo, Wyoming, is a well-maintained exterior corridor motel conveniently located near I-25 and I-90. It provides easy access for travelers, outdoor enthusiasts, and visitors exploring the Bighorn Mountains. This budget-friendly hotel offers comfortable accommodations, featuring premium bedding, microwaves, refrigerators, and select rooms with kitchenettes for extended stays. Guests can enjoy complimentary Wi-Fi, free parking, an outdoor pool, and convenient access to local attractions, including historic downtown Buffalo, the Jim Gatchell Memorial Museum, and nearby outdoor recreation areas. With stable revenue potential and strong demand for hospitality in the region, this property presents an excellent opportunity for investors looking to expand or enter the Wyoming hospitality market.

OFFERING SUMMARY

Sale Price:	\$1,375,000
Number of Rooms:	27
Lot Size:	1.32 Acres
Building Size:	15,000 SF
Cap Rate:	9.75%

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LOCATION OVERVIEW

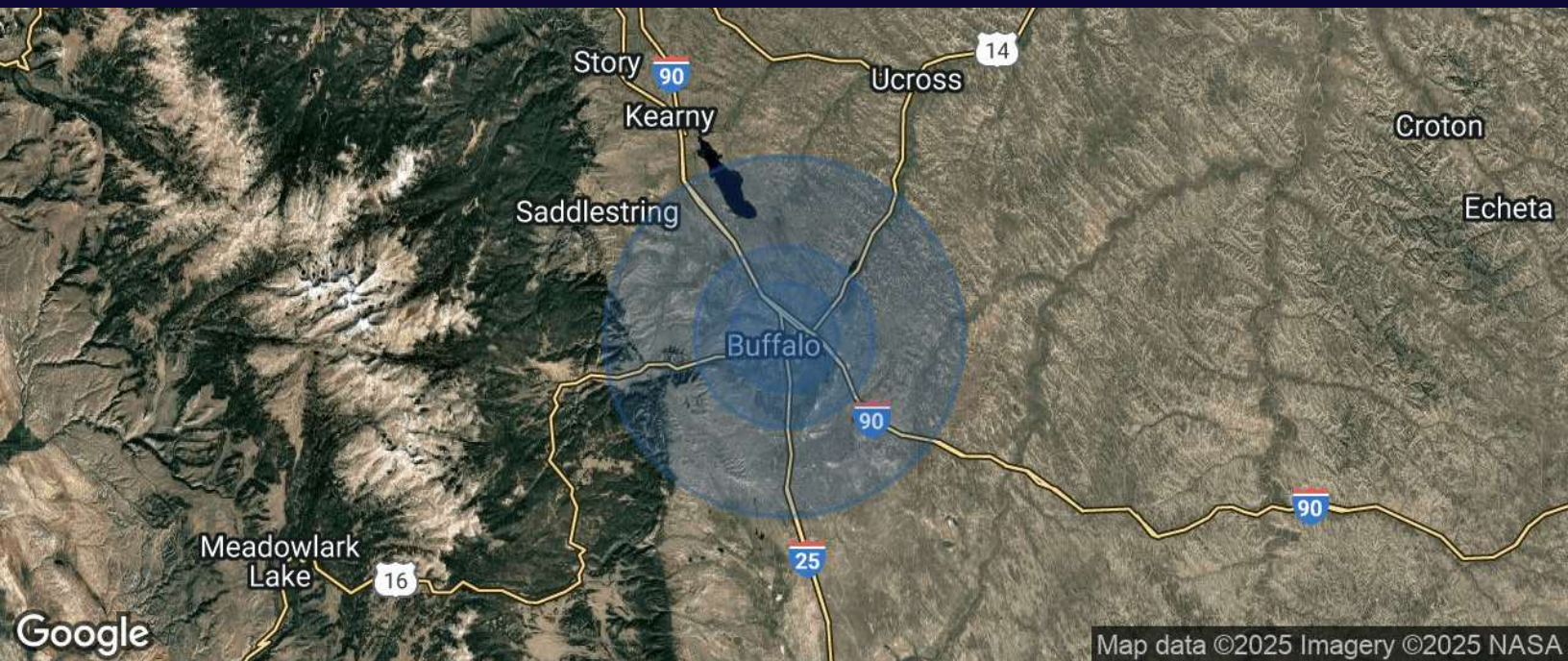
The Rodeway Inn in Buffalo, Wyoming, is a well-positioned hospitality investment situated at the junction of Interstates 25 and 90—two major transportation corridors that connect travelers throughout the region. This strategic location places the property approximately halfway between Yellowstone National Park and Mount Rushmore, making it a natural stopover for tourists exploring the Mountain West. The town's location along these key routes ensures steady visitor traffic and consistent demand for lodging year-round. Buffalo, located in Johnson County, serves as a gateway to the scenic Bighorn Mountains and offers a unique blend of outdoor adventure, western heritage, and small-town charm. The area attracts a diverse mix of travelers, including nature enthusiasts, history buffs, and business visitors. Guests enjoy easy access to cultural attractions like the Jim Gatchell Memorial Museum, which highlights the region's frontier history, and the Fort Phil Kearny Historic Site, a prominent landmark from the Indian Wars era. Outdoor recreation is abundant in the nearby Bighorn National Forest, offering hiking, fishing, camping, and wildlife viewing across a vast natural landscape. The town's historic charm is complemented by a variety of dining and entertainment options. A notable spot is the Occidental Saloon, a restored Western saloon featuring live music and classic American fare. With its unmatched location, regional significance, and surrounding attractions, Buffalo presents strong fundamentals for hospitality investment. The Rodeway Inn stands as an appealing opportunity for buyers seeking a well-located asset in a high-traffic corridor with enduring traveler demand.

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,338	6,419	7,234
Average Age	45	45	46

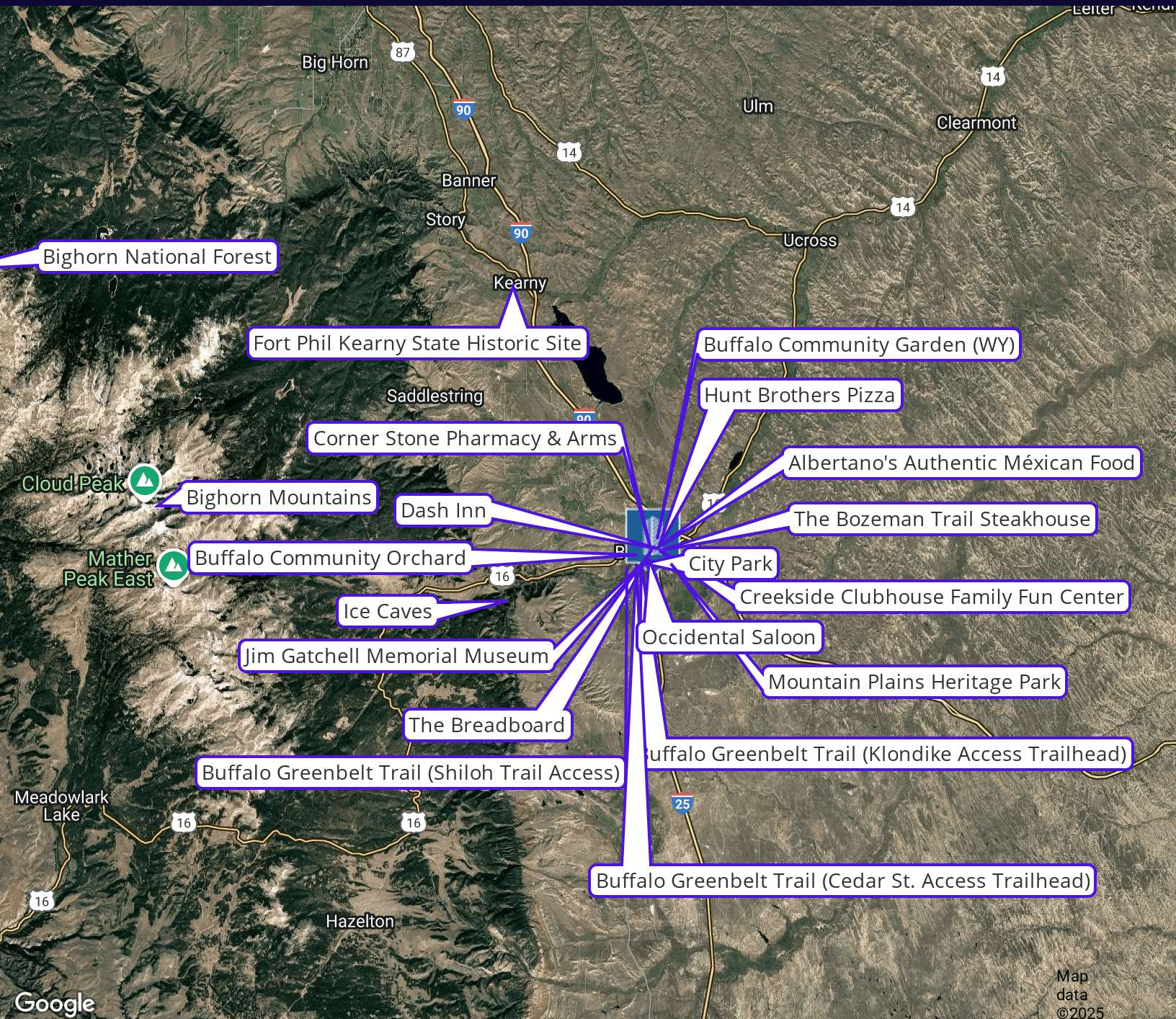
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,403	2,876	3,222
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$79,937	\$80,923	\$83,943
Average House Value	\$329,818	\$342,162	\$371,045

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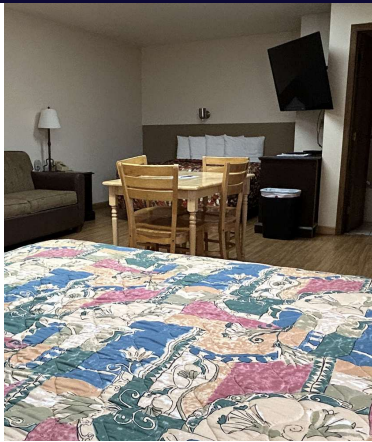


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