



**DAYS INN BY WYNDHAM
WHEATLAND**

**109 16th St,
Wheatland, WY 82201**

DAN EMERT

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BROCHURE

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PROPERTY DESCRIPTION

Offered for sale is a 42-room Days Inn by Wyndham economy hotel located along Wyoming's well-traveled I-25 corridor. The two-story, exterior-corridor property totals ±22,333 SF on approximately 1.30 acres of commercially zoned land and has recently completed Wyndham's "New Dawn" PIP, supporting continued brand affiliation.

The hotel enjoys strong interstate visibility and access, capturing steady demand from highway travelers, commercial drivers, regional business, and leisure guests. Wheatland serves as a regional hub for Platte County, supported by agriculture, infrastructure projects, government activity, and outdoor recreation.

This asset operates in a supply-constrained market, offering an opportunity to acquire a nationally branded hotel at an attractive basis with upside through operational and revenue enhancements.

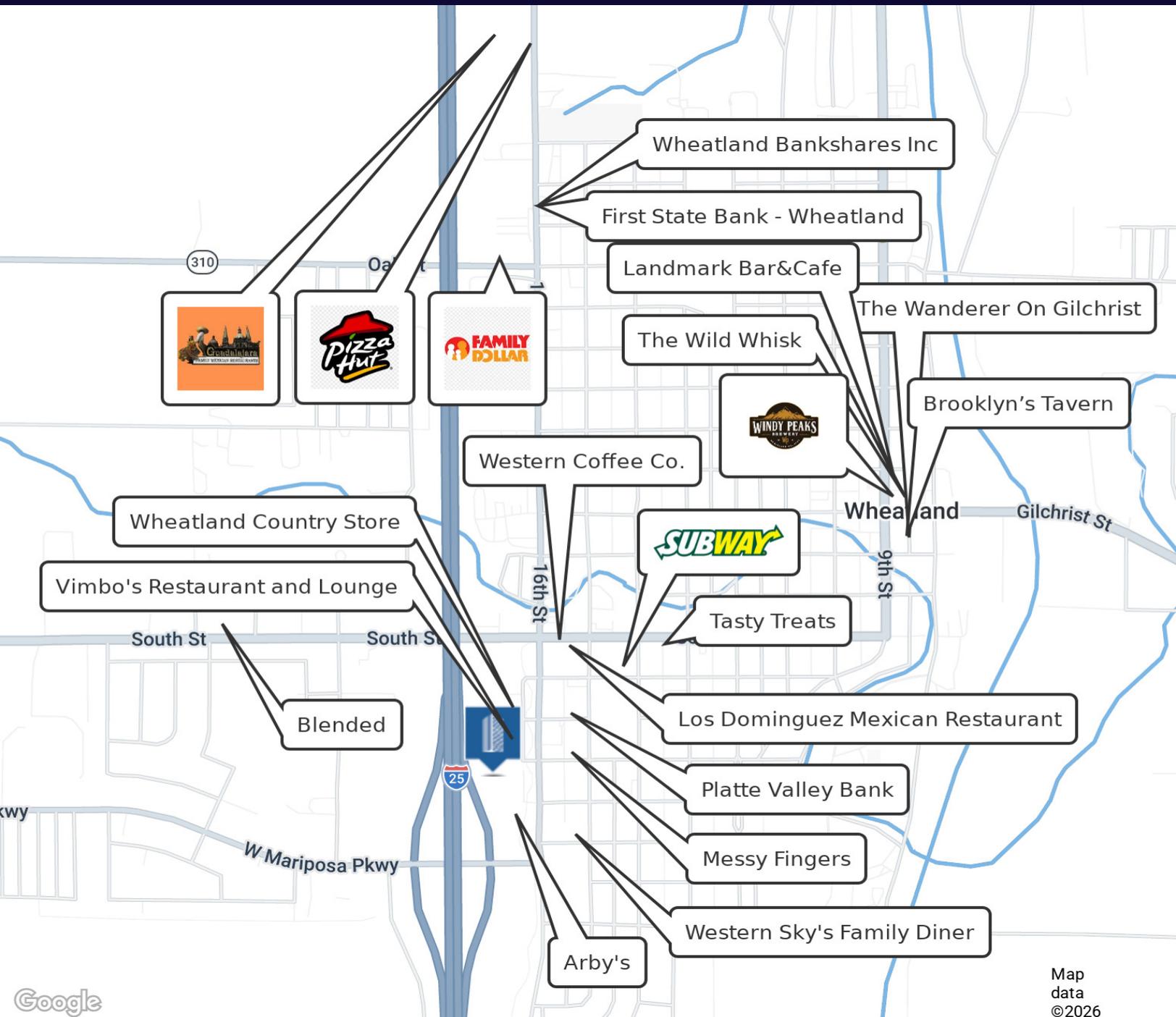
PROPERTY HIGHLIGHTS

- 42-room Days Inn by Wyndham economy hotel along Wyoming's I-25 corridor, including 4 apartment-style rooms
- ±22,333 SF, two-story, exterior-corridor property on ±1.30 acres
- "New Dawn" PIP completed, supporting continued Wyndham brand affiliation
- Excellent interstate access and visibility serving regional and through traffic
- Positioned as an attractive basis acquisition with operational upside potential
- Demand drivers include: I-25 travelers - both leisure and business, extended power plant projects, current and upcoming Wind Farm projects, as well as local business and agriculture

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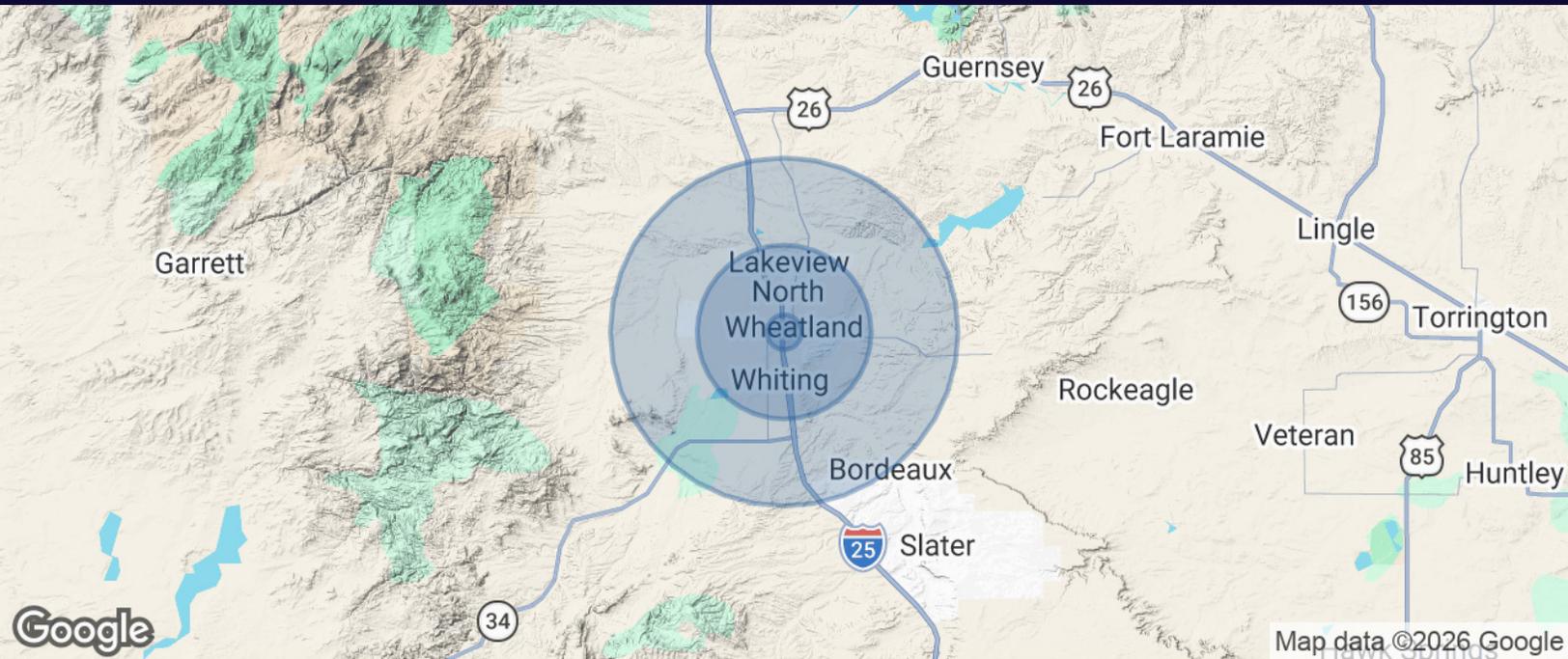


Map
data
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| Total Population | 3,048 | 5,294 | 5,814 |
| Average Age | 45 | 45 | 45 |
| Average Age (Male) | 44 | 44 | 45 |
| Average Age (Female) | 46 | 46 | 46 |

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| | |
|-------------------|--------------------|
| Sale Price | \$1,100,000 |
|-------------------|--------------------|

LOCATION INFORMATION

| | |
|-------------------------|-------------------------------|
| Building Name | Days Inn by Wyndham Wheatland |
| Street Address | 109 16th St |
| City, State, Zip | Wheatland, WY 82201 |
| County | Platte |

BUILDING INFORMATION

| | |
|----------------------------|-----------|
| Building Size | 22,333 SF |
| Number of Floors | 2 |
| Year Built | 1963 |
| Year Last Renovated | 2025 |
| Number of Buildings | 2 |

PROPERTY INFORMATION

| | |
|-------------------------|-----------------|
| Property Type | Hospitality |
| Property Subtype | Limited Service |
| Zoning | Commercial |
| Lot Size | 1.27 Acres |
| APN # | 246814400003CM |

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