



CORNERSTONE
REAL ESTATE

1103 W YELLOWSTONE HWY, DOUGLAS, WY

FOR SALE

www.cornerstone.com



OPPORTUNITY OVERVIEW

A rare opportunity to own a high-visibility commercial lot on Yellowstone Highway — directly adjacent to the brand-new Scooter's Coffee in Douglas, Wyoming. This pad-ready 0.35-acre parcel sits in the heart of Douglas's busiest retail and travel corridor, surrounded by national brands, hotels, and daily traffic generators.

Zoned B-2 General Business, the site is well-suited for retail, restaurant, drive-thru, service, or office uses. With Scooter's already drawing customers to the corner and easy ingress/egress off Yellowstone Hwy and Wind River Drive, this is one of the strongest small-pad sites available in Converse County.

FORREST LEFF

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PROPERTY HIGHLIGHTS

- Approximately 0.35 acres — ideal pad site for retail, QSR, or service use
- Directly adjacent to brand-new Scooter's Coffee — built-in daily traffic
- Frontage on W Yellowstone Hwy (US-20/26) — Douglas's primary commercial corridor
- Corner exposure at Yellowstone Hwy & Wind River Dr
- Zoned B-2 General Business — broad range of permitted uses
- Pad-ready with utilities, curb cuts, and access in place
- Surrounded by national tenants — McDonald's, Arby's, Taco John's, Subway, Super 8, Holiday Inn Express
- Strong drive-by traffic from I-25 / Hwy 20 commuters, tourists, and energy-sector workers
- High-visibility signage opportunity

WHY THIS LOCATION WORKS

Douglas is one of Wyoming's strongest small-market commercial economies — a regional hub for energy, agriculture, tourism, and the Wyoming State Fair. Yellowstone Highway is the city's main retail spine, and 1103 W Yellowstone sits right where that traffic concentrates.

Co-locating next to Scooter's Coffee gives an incoming operator instant cross-traffic, shared visibility, and a turn-key customer base already routing through the corner every morning. For QSR, drive-thru, retail, or service concepts, this is the kind of small-format pad that rarely comes available in Douglas.



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B-2 (GENERAL BUSINESS) ZONING — WHAT IT ALLOWS

PRIMARY PERMITTED USES
TYPICALLY ALLOWED BY RIGHT:

RETAIL STORES AND SHOPS
RESTAURANTS, CAFÉS, AND DRIVE-THRU
CONCEPTS
CONVENIENCE STORES AND SERVICE
STATIONS
PROFESSIONAL AND MEDICAL OFFICES
PERSONAL-SERVICE BUSINESSES
(SALONS, FITNESS, ETC.)
BANKS AND FINANCIAL SERVICES
HOTELS AND LODGING
AUTO-RELATED SALES AND SERVICE
MIXED-USE COMMERCIAL DEVELOPMENT



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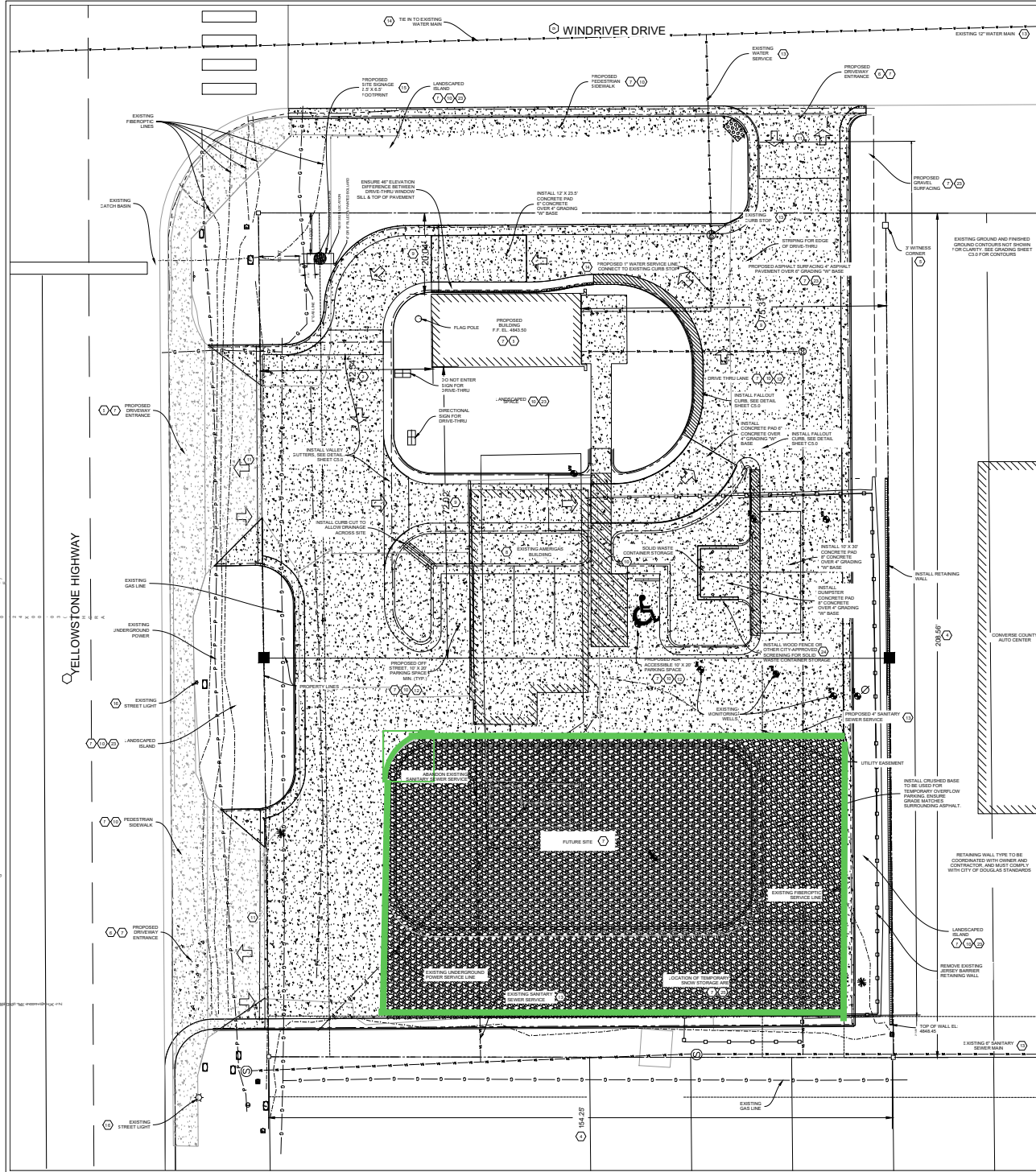
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PHASE I SITE PLAN FOR
SCOOTERS COFFEE
IN THE CITY OF DOUGLAS
CONVERSE COUNTY, WYOMING

SITE PLAN CHECKLIST

- CURRENT ZONING: B-2 (GENERAL BUSINESS)
1. TITLE BLOCK: AS SHOWN
 2. NORTH ARROW AND SCALE: AS SHOWN
 3. VICINITY MAP: AS SHOWN
 4. LAND AREA DIMENSIONS: AS SHOWN
 5. VERIFICATION OF PROPERTY CORNERS: SEE ATTACHED PLAT
 6. ADJACENT STREETS AND DRIVEWAYS: AS SHOWN
 7. PROPOSED USE OF ALL AREAS: AS SHOWN
 8. STRUCTURE LOCATIONS: AS SHOWN
 9. BUILDING SETBACK DIMENSIONS: AS SHOWN
 10. LOCATION OF DESIGNATED AREAS: AS SHOWN
 11. LOCATION OF INGRESS AND EGRESS POINTS: AS SHOWN
 12. LOCATION AND DIMENSION OF OFF STREET PARKING SPACES: AS SHOWN
 13. STREET, WATER AND SEWER SPECIFICATIONS: AS SHOWN
 14. PLAN FOR UNDERGROUND UTILITIES: SEE UTILITY SHEET C2.0
 15. LOCATION AND DIMENSION OF ADVERTISING SIGNS: AS SHOWN
 16. LOCATION OF EXTERIOR LIGHTING: AS SHOWN
 17. FLOODPLANS AND FLOOD ZONES: N/A
 18. LOCATION OF DRAINAGE WAYS: SEE DRAINAGE REPORT
 19. SURFACE DRAINAGE PLAN: SEE DRAINAGE REPORT
 20. ALL NECESSARY DRAINAGE AND UTILITY EASEMENTS SERVING THIS DEVELOPMENT HAVE BEEN PROVIDED
 21. HAZARDOUS MATERIAL STORAGE: N/A
 22. LANDSCAPING PLAN REQUIREMENTS: SEE LANDSCAPING PLAN
 23. A. TOTAL LAND AREA: 0.74 ACRES (32,222 SQUARE FEET)
 24. B. TOTAL BUILDING AREA: 1644 SQUARE FEET
 25. C. TOTAL BUILDING FOOTPRINT AREA: NONE
 26. D. PERCENT OF LAND COVERED BY STRUCTURES: 2.1%
 27. E. BUILDING HEIGHT: 12'-0"
 28. F. NUMBER OF STORES: 1 STORY
 29. G. TOTAL NUMBER OF PARKING SPACES: 5 SPACES (1 ADA SPACE)
 30. H. PARKING AREA: 800 SQUARE FEET
 31. I. PERCENT OF LAND COVERED BY PARKING: 2.5%
 32. J. LANDSCAPED AREA: 13,422 SQUARE FEET
 33. K. PERCENT OF SITE COVERED BY LANDSCAPING: 41.6%

LEGEND

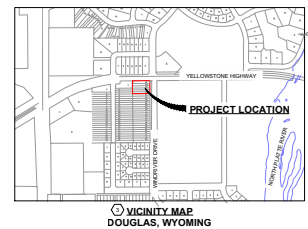
- RIGHT OF WAY
- PROPERTY LINES
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EDGE EXISTING ASPHALT
- EXISTING WOOD FENCE
- PROPOSED CHAINLINK FENCE
- EXISTING GAS LINE
- PROPOSED DRAINAGE MAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY MAIN
- PROPOSED SANITARY MAIN
- EXISTING STORM MAIN
- PROPOSED STORM MAIN
- OVERHEAD POWER LINE
- TELEPHONE LINE
- UNDERGROUND POWER
- EXISTING FIBEROPTIC LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOURS
- EXISTING CONCRETE SURFACING
- PROPOSED CONCRETE SURFACING
- EXISTING ASPHALT SURFACING
- PROPOSED ASPHALT SURFACING
- PROPOSED GRADING "W" BASE
- PROPOSED LANDSCAPING AREA
- PROPOSED RETAINING WALL

SYMBOLS

- STREET LAMP
- ECB CONTROL POINT
- ELECTRICAL VAULT
- FIBER OPTIC PEDESTAL
- FIRE HYDRANT
- PROFILE FIRE HYDRANT
- FLARED END SECTION
- GAS METER
- CATCH BASIN
- GUY WIRE ANCHOR
- POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- IRRIGATION VALVE BOX
- STORM SEWER MANHOLE
- STREET LAMP
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- SANITARY SEWER CLEAN OUT
- IRRIGATION VALVE BOX
- STORM SEWER MANHOLE

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DOUGLAS AND WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND INFRASTRUCTURE IMPROVEMENTS AND THE 2018 IBC, UNLESS OTHERWISE STATED IN THESE PLANS AND SPECIFICATIONS.
2. THE CITY OF DOUGLAS PUBLIC WORKS DEPARTMENT SHALL BE CONTACTED PRIOR TO ANY WORK. ALL CITY PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE WITH THESE UTILITIES DURING CONSTRUCTION.
4. THE LOCATION OF THE EXISTING UTILITIES IN THE PLANS ARE APPROXIMATE. THE ENGINEER AND OWNER SHALL NOT BE HELD ACCOUNTABLE FOR THE COMPLETENESS OR ACCURACY OF THE UTILITY LOCATIONS.
5. ALL WATER CROSSINGS WITH OTHER UTILITY SYSTEMS WHERE VERTICAL CLEARANCE IS LESS THAN 18", SHALL BE INSULATED AND ENCASED IN FLOW PIPING, OR AS DIRECTED BY THE ENGINEER.
6. ALL WATER PIPE SHALL BE AWWA - C900 DR-18 PVC PIPE. TRACER WIRE SHALL BE INSTALLED ON ALL WATER MAINS AND SERVICES.
7. ALL SEWER MAIN SHALL BE SDR-35 PVC PIPE.
8. SANITARY SEWER SERVICES SHALL BE INSTALLED AT A MINIMUM OF 2.0% SLOPE. PIPE SHALL BE SDR 35.
9. DIRT UTILITY TRENCHING AND CONDUIT INSTALLATION WILL BE PERFORMED BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THESE ITEMS.
10. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR MATERIALS TESTING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO COMPLY WITH FEDERAL, STATE, COUNTY, AND CITY REGULATIONS INCLUDING WYOMING THAT PROHIBIT DISCHARGE OF POLLUTANTS, INCLUDING SEDIMENTS RESULTING FROM EROSION OR OTHER CONSTRUCTION ACTIVITIES.
12. THE CONTRACTOR SHALL PROVIDE DUST CONTROL AND SHALL CONDUCT WORK SO THAT SEDIMENT IS NOT TRANSFERRED ONTO ROADWAY OR ADJACENT PROPERTY.
13. CONCRETE WALKS AND SECTIONS TO HAVE CONTRACTION JOINTS EVERY 6' AND PREFORMED HALF-INCH EXPANSION JOINTS EVERY 100' AT RADIUS POINTS AND AT CONNECTIONS TO BUILDING AND WITH EXISTING CONCRETE. EXPANSION JOINTS SHALL BE SEALED WITH AN APPROPRIATE SILICONE JOINT SEALANT.
14. CONTRACTOR TO CHECK, CONFIRM AND COORDINATE ALL DIMENSIONS AND DETAILS. TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS AND COORDINATE WORK WITH THAT OF OTHER CONTRACTORS FOR THE PROJECT AND THE ENGINEER. ANY DISCREPANCIES OR CONCERNS REGARDING PLANS, NOTATIONS OR ELEVATIONS SHALL BE DIRECTED TO THE ENGINEER FOR CLARIFICATION.



ENGINEERS

1103 W. SCOOTERS COFFEE FREEWAY

AS BUILT DRAWINGS

SEI SI

PROJECT LOCATION

VICINITY MAP DOUGLAS, WYOMING

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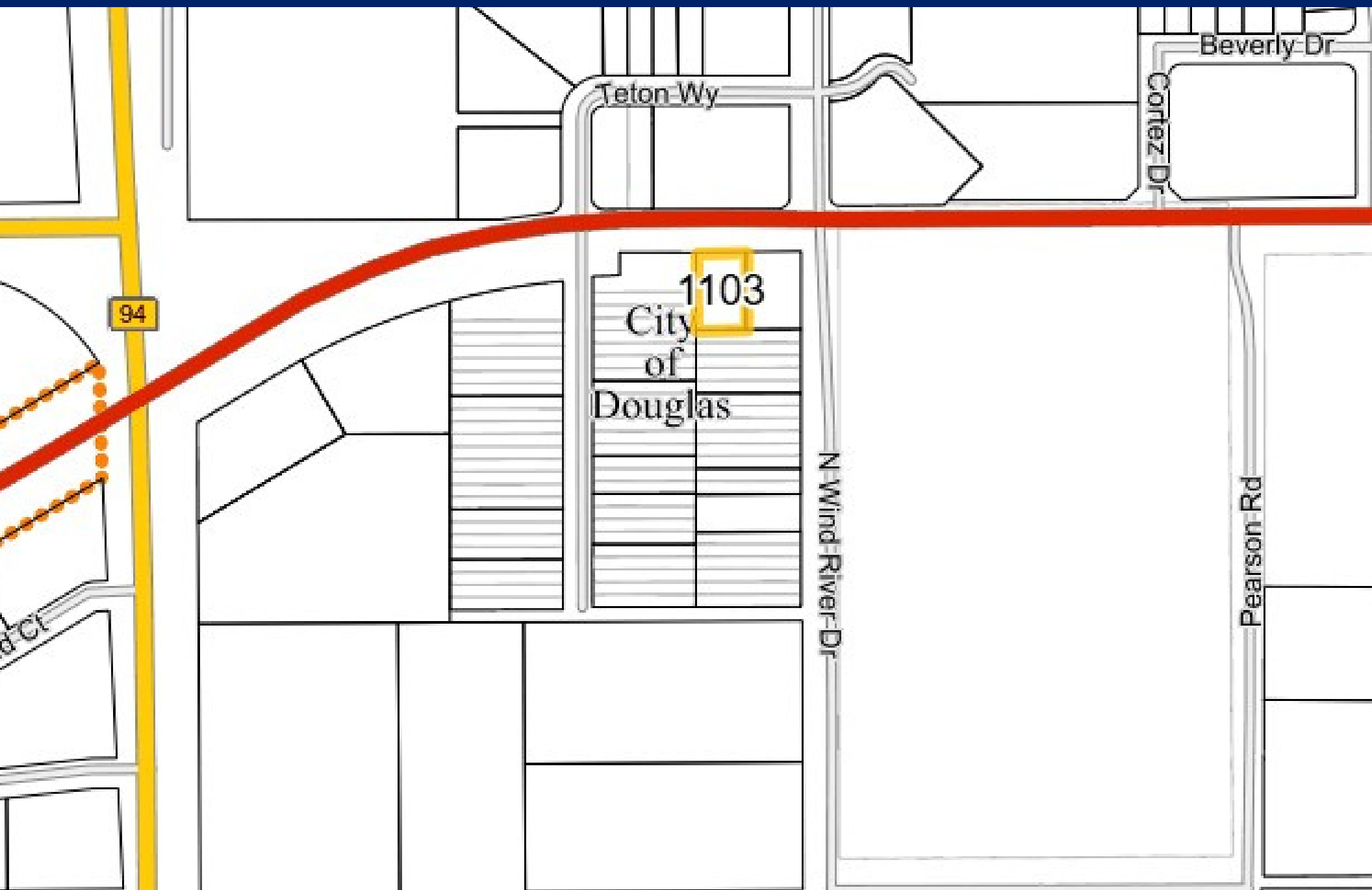


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ABOUT

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FORREST LEFF Principal & Managing Partner

307-262-2393 • forrestleff@gmail.com

Forrest Leff, Principal and Managing Partner of Cornerstone Real Estate, is a highly respected and sought-after professional with over 20 years of experience in Industrial, Farm and Ranch, Hospitality, and Commercial Real Estate sales and leasing. Known for his client-focused approach and entrepreneurial spirit, Forrest has facilitated successful transactions for a diverse range of clients, including corporations, financial institutions, and retail businesses.

Forrest's real estate career is distinguished by his expertise and proven track record, with notable transactions including:

- Industrial and Energy Projects: Granite Peak Fabrication (85,000 SF), Equipment Share (10,000 SF), Distribution NOW (30,000 SF), and Brigade Energy (7,000 SF).
- Corporate and Financial Institutions: Wells Fargo, Bank of the West, and First Interstate Bank.
- Specialized Transactions: Wyoming Rescue Mission (23,000 SF), Casper Pickleball and Sports Center (48,000 SF), Pella Window (32,000 SF), and Scottsdale Mint (48,000 SF).

At Cornerstone Real Estate, Forrest has also cultivated strategic partnerships with top national brokerage firms, including Colliers International, JLL, CBRE, Cushman & Wakefield, Marcus & Millichap, and Newmark Knight Frank, extending the reach and impact of his work.

As an Industrial and Commercial Real Estate specialist, Forrest combines deep market knowledge with a commitment to client success. His entrepreneurial background, coupled with a focus on hospitality and community development, has solidified his reputation as a trusted partner in the industry.



SHAWN MCCOUL Principal

307-267-4966 • shawn.mccoul@gmail.com

Shawn McCoul has spent more than 20 years starting and operating successful businesses while actively investing in retail and light industrial real estate across Casper. Known for his ability to spot opportunity where others see risk, Shawn has built a career on utilizing creative financing and innovative deal structures to put together win-win transactions.

His unique background as both a business owner and property investor gives him a practical, results-driven perspective that few advisors bring to the table. Whether guiding clients through acquisitions, sales, or repositioning opportunities, Shawn draws on his hands-on experience to deliver solutions that align with both financial and operational goals.

Rooted in the community, Shawn is a proud husband to his wife, Tondi, and father to five sons. He approaches every deal with integrity, long-term vision, and a commitment to helping others succeed in business and real estate.