



CORNERSTONE

REAL ESTATE

300 E COLLINS DRIVE | SKYLINE TOWERS

FOR SALE

www.cornerstone.com



11-STORY SENIOR HOUSING COMMUNITY
100 UNITS | ±72,221 SF | DOWNTOWN CASPER

SKYLINE TOWERS IS A WELL-ESTABLISHED ELEVEN-STORY ASSISTED AND INDEPENDENT LIVING HIGH-RISE LOCATED ALONG THE SOUTHERN EDGE OF DOWNTOWN CASPER. CONSTRUCTED IN 1969, THE PROPERTY OFFERS APPROXIMATELY 72,221 SQUARE FEET ACROSS 100 RESIDENTIAL UNITS DESIGNED TO SERVE A DIVERSE RANGE OF SENIOR HOUSING NEEDS. THE PROPERTY QUALIFIES FOR SECTION 8 HOUSING SUBSIDY

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PROPERTY DETAILS

- 11-STORY HIGH-RISE SENIOR HOUSING COMMUNITY
- ±72,221 SF GROSS BUILDING AREA
- 100 APARTMENT UNITS
- 0.47 ACRE SITE
- SECTION 8 HOUSING SUBSIDY
- FULL LIFE SAFETY PLAN AND FIRE SUPPRESSION
- ASSISTED & INDEPENDENT LIVING OPTIONS
- MULTIPLE FLOOR PLAN CONFIGURATIONS
- ELEVATOR-SERVED BUILDING
- LOCATED IN DOWNTOWN CASPER





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COMMUNITY & UNIT FEATURES

COMMUNITY HIGHLIGHTS

- SECURE BUILDING ACCESS
- COMMON GATHERING AREAS
- CENTRALIZED MANAGEMENT
- WALKABLE DOWNTOWN LOCATION
- CLOSE PROXIMITY TO HEALTHCARE PROVIDERS

UNIT HIGHLIGHTS

- DIVERSE FLOOR PLAN LAYOUTS
- DESIGNED FOR ADA ACCESSIBILITY
- AFFORDABLE HOUSING COMPONENTS
- FUNCTIONAL KITCHEN LAYOUTS
- COMFORTABLE LIVING AREAS
- DURABLE, LOW-COST FLOORING FINISHES
- LARGE WINDOWS FOR NATURAL LIGHT
- CITY AND MOUNTAIN VIEWS



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INVESTMENT POSITIONING

SKYLINE TOWERS IS A WELL-ESTABLISHED SENIOR HOUSING COMMUNITY OFFERING SCALE, CENTRAL LOCATION, AND ELIGIBILITY FOR FEDERALLY SUPPORTED HOUSING PROGRAMS. THE PROPERTY'S SECTION 8 HOUSING SUBSIDY QUALIFICATION SUPPORTS AFFORDABILITY FOR RESIDENTS WHILE PROVIDING THE POTENTIAL FOR STABLE OCCUPANCY SUPPORTED BY GOVERNMENT HOUSING ASSISTANCE. WITH 100 UNITS ACROSS AN ELEVEN-STORY TOWER, SKYLINE TOWERS REPRESENTS ONE OF THE LARGER MULTIFAMILY HOUSING ASSETS IN DOWNTOWN CASPER. ITS WALKABLE LOCATION NEAR HEALTHCARE SERVICES, GOVERNMENT OFFICES, AND COMMERCIAL AMENITIES FURTHER REINFORCES LONG-TERM DEMAND. IN AN ENVIRONMENT WHERE AFFORDABLE HOUSING SUPPLY REMAINS CONSTRAINED NATIONWIDE, ASSETS POSITIONED TO SERVE INCOME-QUALIFIED RESIDENTS—PARTICULARLY THOSE ELIGIBLE FOR FEDERAL HOUSING PROGRAMS—OFFER INVESTORS A COMPELLING COMBINATION OF STABILITY AND LONG-TERM RELEVANCE.

INVESTMENT HIGHLIGHTS

- ESTABLISHED 100-UNIT SENIOR HOUSING COMMUNITY
- PROPERTY QUALIFIES FOR SECTION 8 HOUSING SUBSIDY
- SUPPORTS AFFORDABILITY FOR INCOME-QUALIFIED RESIDENTS
- CAN ENHANCE OCCUPANCY STABILITY
- LONG-STANDING FEDERAL HOUSING PROGRAM
- LONG-STANDING PRESENCE IN DOWNTOWN CASPER
- DIVERSE ASSISTED AND INDEPENDENT LIVING MIX
- STRONG WALKABLE LOCATION
- REGIONAL HEALTHCARE SUPPORT INFRASTRUCTURE
- POSITIONED IN TAX-ADVANTAGED WYOMING MARKET
- FULL LIFE SAFETY PLAN AND FIRE SUPPRESSION IN PLACE



First United Methodist Church Casper

Veteran's Park

EAST 2ND STREET

Natrona County Library

The Nicolaysen Art Museum

300 E Collins Dr

Drew Woodward MD

The Science Zone

EAST COLLINS DRIVE

Grace Bible Baptist Church

LOCATION DETAILS

- LOCATED ALONG THE SOUTHERN EDGE OF DOWNTOWN CASPER
- WALKING DISTANCE TO CIVIC OFFICES AND MEDICAL SERVICES
- SURROUNDED BY PROFESSIONAL OFFICES, RETAIL, RESTAURANTS
- CLOSE PROXIMITY TO BANNER WYOMING MEDICAL CENTER
- EASY ACCESS TO I-25 AND HWY 20/26

Luther Classical College



CORNERSTONE
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CASPER, WY

WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state with a population of 60,000, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.



BUSINESSES IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

MARKETS CASPER SERVES

Evansville

- Population: 2,749 (2021)
- Median Household Income: \$73,256 (2021)
- Median Home Price: \$222,973 (2023)

Mills

- Population: 4,106 (2021)
- Median Household Income: \$44,115 (2021)
- Median Home Value: \$129,700 (2021)

CASPER'S ECONOMY BY THE NUMBERS

- Population: 58,543 people (2022)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: \$67,011 (2022)
- Median Sales Price of Home: \$265,800 (June 2023)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

**The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

CASPER'S LARGEST EMPLOYERS

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Wyoming Department of Transportation
- Power Service Inc.
- Wyoming Employee Resource Capital & Service
- Community Health Centers of Central Wyoming. ...
- True Drilling
- Automation & Electronics



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ABOUT US

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FORREST LEFF Principal

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Forrest Leff is the Principal and Managing Partner for Cornerstone Real Estate. He has been a highly respected and sought out real estate professional for over 15 years, emphasizing Industrial, Farm & Ranch and Commercial Real Estate sales and leasing.

Mr. Leff was born and raised in Casper and received his Associate of Science Degree from Casper College, and a Bachelor of Science Degree in Biology & Zoology from the University of Wyoming. Following graduation, he relocated to Southern California and established Turbo Cleaning Systems, specializing in medical biohazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy Hospital, Radiology Medical Group and Surgical centers in San Diego.

After returning to Casper in 1993, he successfully opened the first Espresso shop in Casper, Java Jitters Espresso, which is celebrating 25 years in business. As President of the Casper Petroleum Club, in 2017 he oversaw the dissolution, disbursement and disposition of the club's assets. Forrest is exceptionally in tune with Casper and the State of Wyoming's economic climate, as specialist in the Industrial and Commercial Real Estate market.

CHUCK HAWLEY Principal

307-259-1315 • chuckhawley@msn.com

Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA and was actively involved in property management, leasing, acquisitions, dispositions, and asset management. His roles have included oversight of local and national commercial property portfolios. He served as Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the maximization of asset values and financial performance for 34 commercial office buildings in Southern California Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.

