



WALMART SUPERCENTER SHADOW DEVELOPMENT

# Mountain Plaza

CASPER, WYOMING 82604



OFFERING MEMORANDUM

**BROKERone**  
REAL ESTATE



# EXECUTIVE SUMMARY

## WALMART SUPERCENTER SHADOW DEVELOPMENT

**BrokerOne Real Estate** is pleased to offer for sale, fully-developed commercial lots adjacent to a Walmart Supercenter in the Mountain Plaza shopping district located in western **Casper, WY 82604**.

**Mountain Plaza**, a 50-acre retail and mixed use development, features ±17 acres available. Existing pads range in size from 31,563 sqft to 140,491 sqft and parcels can be combined up to 11.37 acres.

### PREMIER INVESTMENT OPPORTUNITY

Located in one of the most accessible parts of the city, the parcels in **Mountain Plaza** benefit from heavy local vehicular traffic and excellent visibility. Walmart SuperCenter, Studio City at Mesa 10-screen digital theater, City Brew Coffee, Shogun, Mesa Primary Care, Reliant Federal Credit Union, McDonald's, Taco Johns, Wash N Glow, Aaron's Rents, AT&T, Papa Murphy's Pizza, Casper Orthopedics and the soon-to-be-built LDS Temple are adjacent or in close proximity.

The ownership of Mountain Plaza is well capitalized and actively seeking regional and national retail, grocery, automotive, restaurant, multi-family, healthcare and hospitality end-users.



Not an accurate depiction. Artist's representation of Rexburg, ID Temple.

## SALE HIGHLIGHTS

- Multiple Commercial Parcels Available
- Adjacent to Walmart Supercenter
- All Utilities Available to Each Parcel
- Excellent Access from Multiple Points of Entry
- 3 Miles to the Central Business District
- National and Regional Co-Tenancy
- Easy Access to Wyoming 220, US 20-26 and I-25
- High Traffic Location
- Outstanding Visibility
- Traffic Count: 16,707 vehicles per day
- Well-suited for development of freestanding single or multi-tenant retail for fitness, restaurants, grocery, soft goods, furniture, education, health and medical, automotive retail and a myriad of other potential uses.
- The site benefits from a strong demographic profile with a population of 60,729 residents and an average household income of \$73,939 within a 5-mile radius, assuring an excellent consumer base with significant levels of disposable income.



# MARKET OVERVIEW

## WALMART SUPERCENTER SHADOW DEVELOPMENT



### Demographic and Income Comparison Profile



#### Demographic and Income Comparison Profile

SW Wyoming Blvd & Plaza Dr, Casper, Wyoming, 82604  
Rings: 3, 5, 50 mile radii

Prepared by Esri  
Latitude: 42.81844  
Longitude: -106.36783

	3 miles	5 miles	50 miles
<b>2022 Summary</b>			
Population	35,445	60,646	89,142
Households	14,247	25,368	36,466
Families	8,915	14,979	22,653
Average Household Size	2.44	2.35	2.41
Owner Occupied Housing Units	11,095	18,035	26,775
Renter Occupied Housing Units	3,152	7,333	9,691
Median Age	38.8	38.5	38.8
Median Household Income	\$72,966	\$63,623	\$67,461
Average Household Income	\$93,206	\$85,681	\$91,022





## WALMART SUPERCENTER SHADOW DEVELOPMENT



Mountain Plaza No. 3				
4075 Plaza Drive	24	72,428	\$ 18.00	\$ 1,303,704
4044 Talon Drive	12	64,664	\$ 15.00	\$ 969,960
3367 Patriot Drive	13	52,242	\$ 15.00	\$ 783,630
4015 Talon Drive	17	28,519	\$ 22.00	\$ 627,418
4003 Talon Drive	18	28,881	\$ 22.00	\$ 635,382
Mountain Plaza No. 5				
4025 Talon Drive	1A	309,930	\$ 10.00	\$ 3,099,300
Mountain Plaza No. 7				
3340 Aerie Drive	1	87,842	\$ 25.00	\$ 2,200,000
3325 Aerie Drive	2	32,833	\$ 22.00	\$ 722,326
3301 Aerie Drive	3	32,920	\$ 22.00	\$ 724,240
4280 Aerie Drive	5	58,462	\$ 18.00	\$ 1,052,316
3307 Patriot Drive	6	140,491	\$ 18.00	\$ 2,528,838
3320 Aerie Drive	7	56,119	\$ 18.00	\$ 1,010,142
4024 Talon Drive	8	51,007	\$ 20.00	\$ 1,020,140



PROPERTY IMAGES

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# COMMUNITY PROFILE

## WALMART SUPERCENTER SHADOW DEVELOPMENT

### DIVERSE EMPLOYMENT OPPORTUNITIES & EXCELLENT REGIONAL ACCESS

Major employers within the market include Natrona County School District, Wyoming Medical Center, The Industrial Company, Key Energy, Wyoming Machinery Company, McMurry Ready Mix, and many more. Casper's strategic location allows superb access to companies worldwide via enhanced freight routes along I-25, through Wyoming's only International Airport, via superior rail yard, routes and service on BNSF railway, and via unsurpassed telecommunications capabilities, just to name a few. The ability to get goods and services to more markets makes Casper businesses more efficient and more profitable.







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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective purchasers.

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## CONTACT

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