

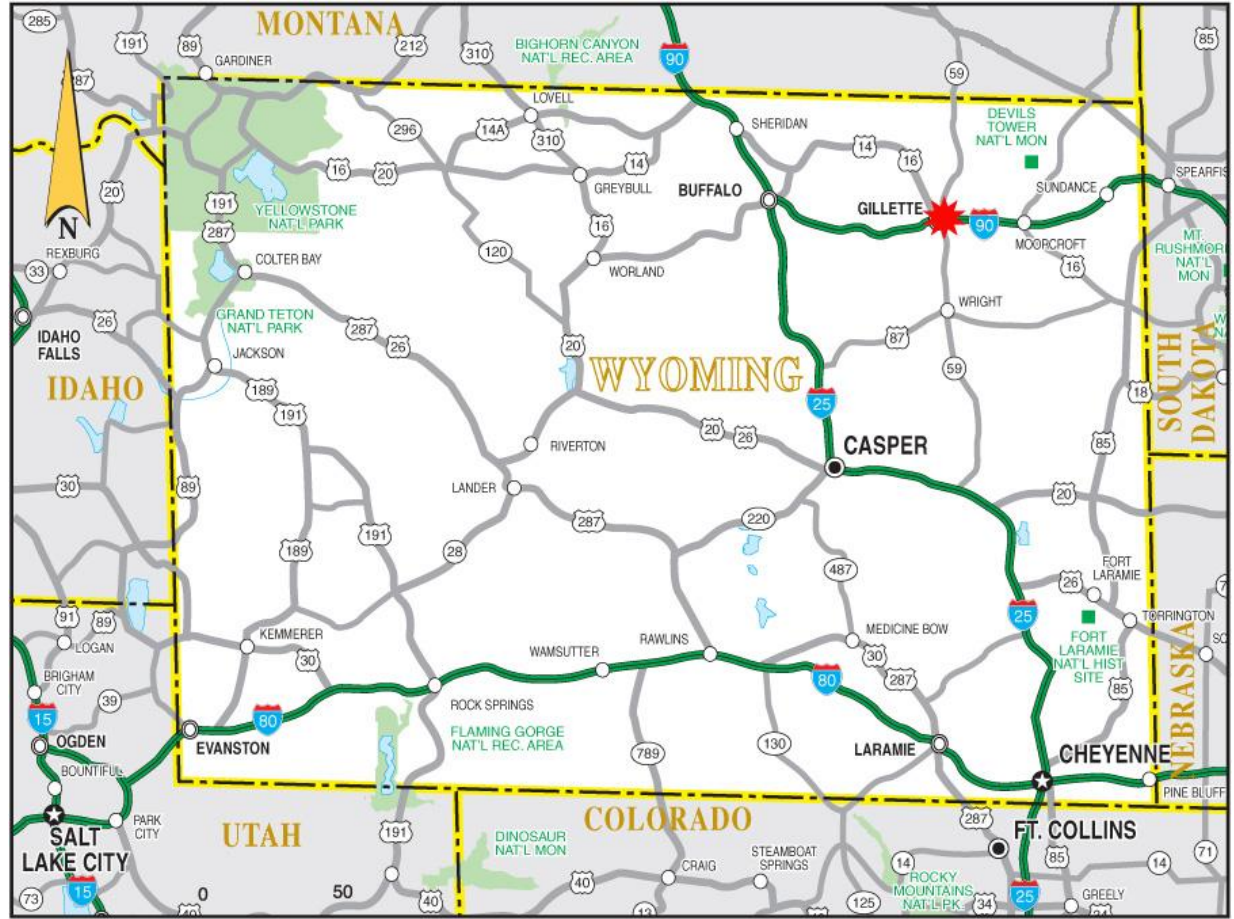
# *Outstanding Restaurant Locations*

*Interstate Visibility*

*Demand Generators*

*Rapidly Developing Area*





*Premium hotel anchored restaurant pads with high visibility from Boxelder Road and Interstate 90, positioned in a rapidly developing area of Gillette, WY.*

- *Three Premium Sites Available*
- *Great Interstate 90 Visibility*
- *Developed Lots / Cross Parking*
- *Boxelder Rd. Frontage (Main Corridor for Gillette)*
- *City Utilities*







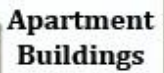
Boxelder Ave.



COUNTRY CLUB

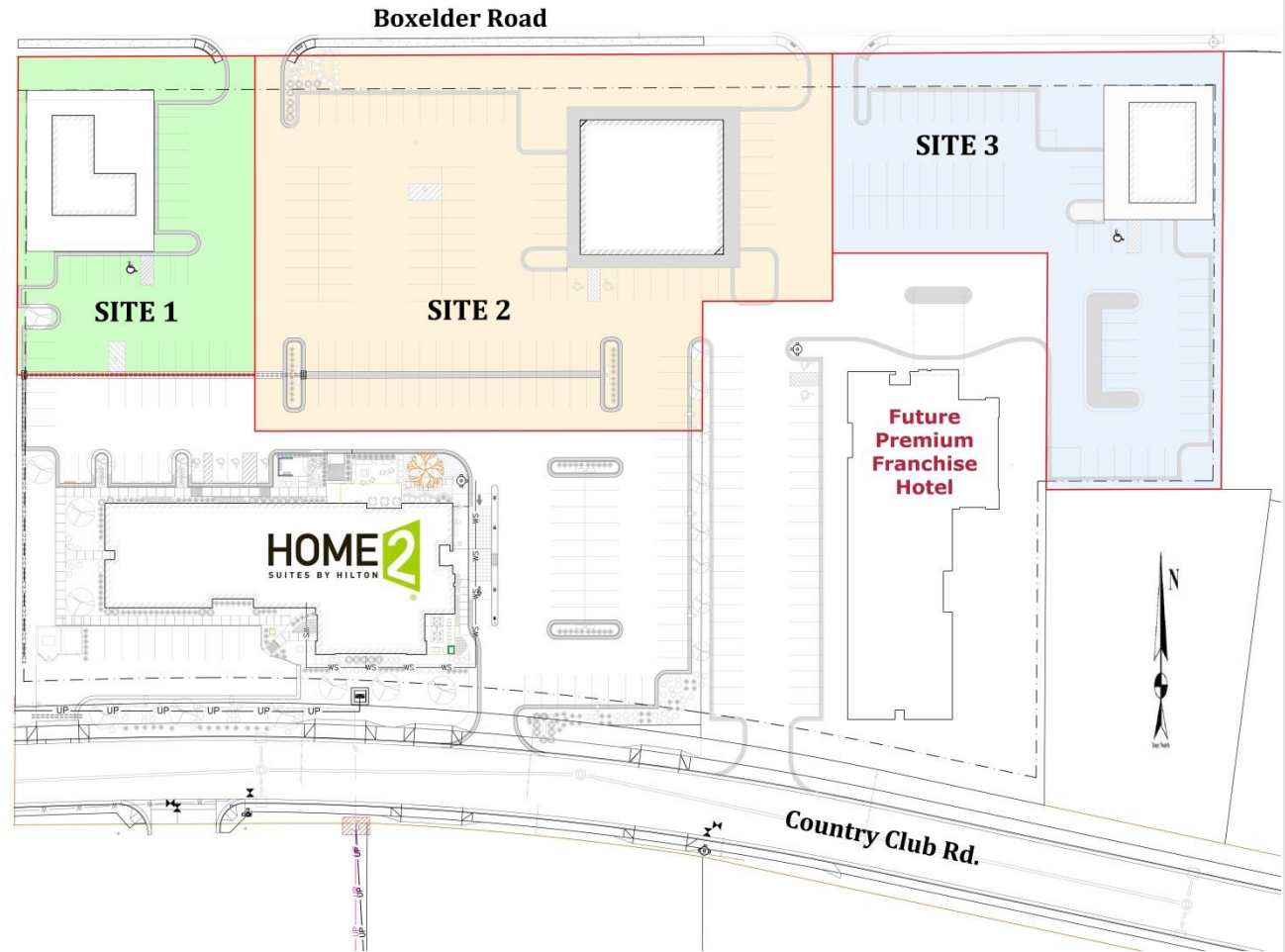


MITCHELL



LAKEWAY

# Vista Grande' Development





# SITE ONE

## SITE DESCRIPTION

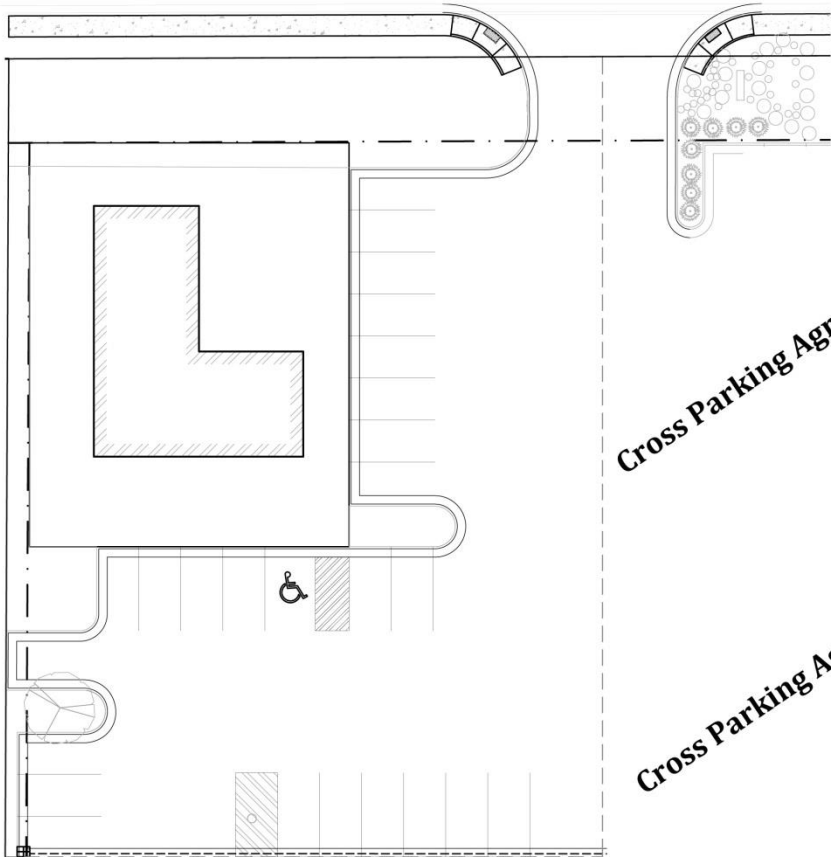
Size.....26,910 SF

Price.....\$15 / SF (\$403,650)

Conceptual.....2,100 SF

Footprint

Utilities.....City Sewer, Water & Electric



Cross Parking Agreement

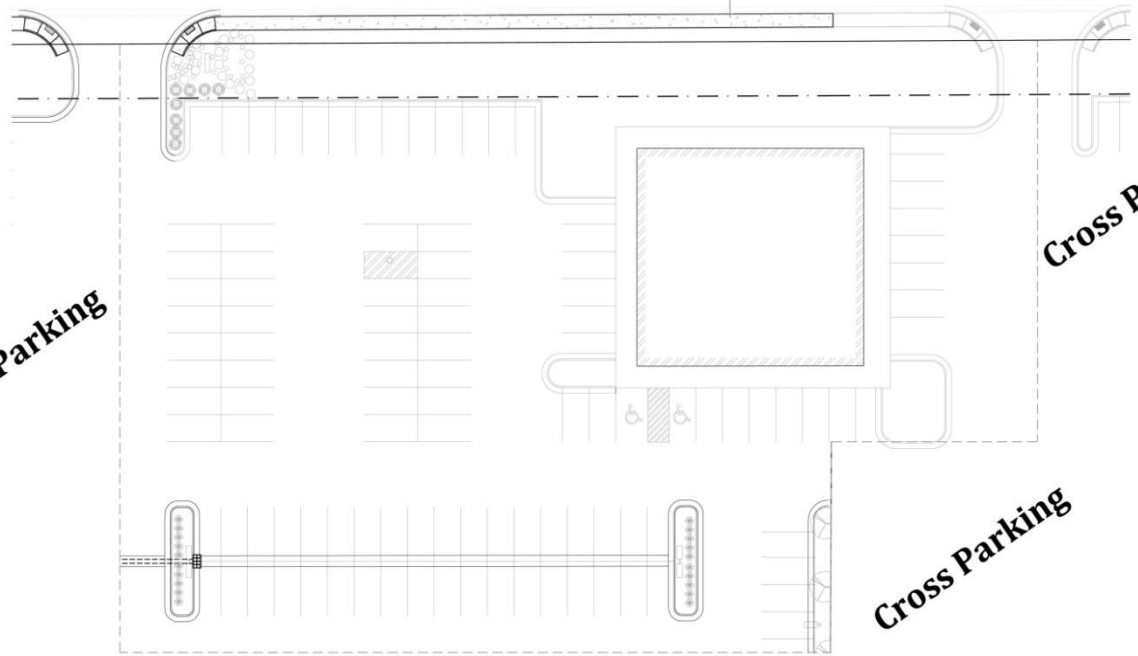
Cross Parking Agreement

Cross Parking Agreement





Cross Parking



Cross Parking

Cross Parking

Cross Parking

# SITE TWO

## SITE DESCRIPTION

Size.....71,281 SF

Price.....\$15 / SF (\$1,069,215)

Conceptual.....6,800 SF

Footprint

Utilities.....City Sewer, Water & Electric



# SITE THREE

## SITE DESCRIPTION

Size.....42,594 SF

Price.....\$15 / SF (\$638,910)

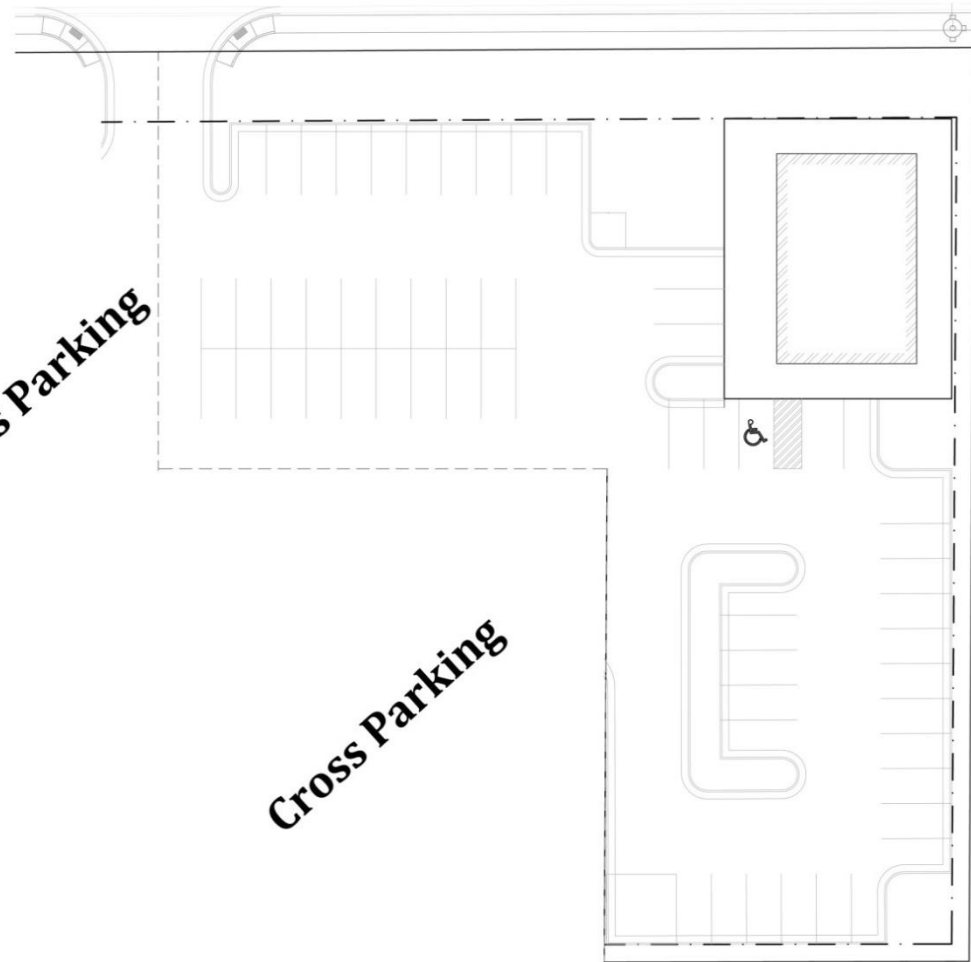
Conceptual.....2,400 SF

Footprint

Utilities.....City Sewer, Water & Electric

Cross Parking

Cross Parking





# Traffic Counts



# Gillette, WY

## FACTS

- MSA – 46,618
- Unemployment 2.30%
- Recent Job Growth 2.21%
- State Income Tax Rate 0.00%
- Median Age – 30.6 Years
- Household Income - \$72,525
  - *Low Cost of Living*
  - *Very High Disposable Income*
- Hotel Rooms (2 Block Radius) - 898

High Paying Jobs,  
Long-Term Security



Economic Drivers  
Coal / Oil / Gas / Railroad





<http://home2suites3.hilton.com>

Pictures of Home2 Suites Properties







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Patrick Green

[patgreen@vcn.com](mailto:patgreen@vcn.com) (307) 680-0102

Riley Hunter

[rhunter@vcn.com](mailto:rhunter@vcn.com) (307) 331-8094

Grant Edmunds

[gedmunds@vcn.com](mailto:gedmunds@vcn.com) (307)220-1614

Rich Gleason

[rgleason@vcn.com](mailto:rgleason@vcn.com) (307)689-6500