



OFFERING MEMORANDUM

RARE COMMERCIAL DEVELOPMENT OPPORTUNITY

YELLOWSTONE HIGHWAY
DOUGLAS, WY

LISTED BY



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PROPERTY SUMMARY

7 Trails Commercial offers a rare opportunity to secure shovel-ready commercial lots in the premier commercial development in Douglas, Wyoming. This highly visible subdivision features three build-ready lots ranging from ± 0.64 acres to ± 0.97 acres, ideal for a variety of retail, restaurant, and service-oriented users.

The development is anchored by Maverik on the hard corner—Douglas' newest gas station—and the Homewood Suites by Hilton, currently under construction with an anticipated completion of July 2026. These major anchors will further amplify the area's already strong traffic counts of $\pm 6,000$ vehicles per day, driven by direct exposure to Interstate 25 and Highway 59.

Strategically positioned at one of Douglas' most prominent commercial intersections, 7 Trails Commercial is well-suited for uses that complement the surrounding activity, including coffee, fast food, steakhouse or sit-down restaurant, brewery, and other synergistic commercial tenants.

With unmatched visibility, strong regional traffic drivers, and high-quality anchor tenancy, 7 Trails Commercial represents a best-in-class development opportunity for operators and investors looking to establish a long-term presence in the Douglas market.

PROPERTY DETAILS

Pricing:	CALL FOR PRICING
Combined Acreage:	2.44
Class:	Lots/Land
Type:	Commercial
Zoning:	B-2 (General Business)

AVAILABLE LOTS

Lot 2:	0.97 Acres
Lot 3:	0.83 Acres
Lot 4:	0.64 Acres

AREA MAP





POTENTIAL DEVELOPMENT



ABOUT DOUGLAS

Located in east-central Wyoming at the crossroads of Interstate 25 and Highway 59, Douglas serves as the county seat of Converse County and a regional hub for energy, agriculture, rail, and tourism-driven markets. With direct access off I-25 and steady daily traffic counts between 6,000 and 12,000 vehicles, Douglas offers strong visibility and connectivity for businesses. Its workforce is supported by established industries and regional services, creating a stable economic base, while a growing hospitality presence—highlighted by the upcoming Homewood Suites by Hilton—signals continued investment and momentum in the community.

Home to approximately 6,400 residents and situated along the banks of the North Platte River, Douglas combines small-town livability with strategic opportunity. The cost of living is about 4% lower than the national average and 1% lower than the Wyoming average, offering affordability for families, employees, and business owners alike. Known as the “Home of the Jackalope,” Douglas pairs Western character and community pride with accessibility and growth potential—making it an appealing place to build a business, invest, and call home.

SELECTED BUSINESSES NEAR Yellowstone Highway, Douglas

- Maverik
- Hampton Inn & Suites
- Grassland’s Market
- Derby Club Gaming Parlor
- Bloedorns
- Douglas Inn & Conference Center
- Taco John’s
- Subway
- Super 8 by Wyndham
- Arby’s
- Scooter’s Coffee
- McDonald’s
- La Costa Mexican Restaurant
- Sleep Inn & Suites
- Holiday Inn Express & Suites

DOUGLAS, WY QUICK STATS

Population, 2020 Census	6,386
Population, 2010 Census	6,120
Median Household Income	\$83,147
Per Capita Income	\$37,393
Median Value of Housing, 2020-2024	\$267,400
Unemployment Rate	3.4%

IN PROXIMITY TO...

Denver, Colorado	227 Miles (200 minutes)
Fort Collins, Colorado	173 Miles (151 minutes)
Laramie, Wyoming	135 Miles (124 minutes)
Casper, Wyoming	49 Miles (45 minutes)
Cheyenne, Wyoming	129 Miles (112 minutes)
Scottsbluff, Nebraska	126 Miles (127 minutes)

Source: apps.wyoroad.info, census.gov, point2homes.com, 7trailscommercial.com, cityofdouglas.org

WHY WYOMING?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.

 <p>±12,000 Student Population</p>	 <p>8 Community Colleges</p>	 <p>9 Commercial Airports</p>	 <p>2 Class One Railroads</p>	 <p>\$400M State-Wide Scholarships</p>
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2 National Parks
Grand Teton & Yellowstone

5 National Forests
Bighorn, Bridger-Teton, Medicine Bow-Routt, Shoshone, & Targhee

12 State Parks
& acres of public land to hunt, fish, bike, hike, & climb.

580,435
State Population

0%
Income Tax

4%
Sales Tax

2.9%
Unemployment Rate

97,914 Sq.Mi.
9th Largest State



The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors.

Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to/from communities statewide.



#1 Most Business-Friendly Tax Climate in the Nation for 11 years running.

Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner occupied housing value.

Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.



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