

TBD W COLLEGE DR
Cheyenne WY 82007
Area LARAMIE

Unit #

MLS # **100278**Asking Price **\$3,350,000**

Lots/Land
Unimproved

Manufac or Modular Allowd **Manuf & Mod allwd**
 City/County Lot **County**

ACTIVE
For Sale

Taxes **713 2025**
 Lot Size **200376** Acreage **7.39**

HOA Fee
 HOA Fees Include

Listed by: **Kuzma Success Realty**

Subdivision **COUNTRY HOMES**
 County
 Zoning
 Legal Description **See Addendum**
 County Pin # **12978000100010**

Gas **At Street**
 Electric **At Street**
 Water **Public (City) Water**
 Sewer **City Sewer**

Directions

Remarks

High-Visibility Commercial Land/7.39 Acres/Prime Location. This is a rare opportunity to acquire 7.39 acres of commercially zoned land in a highly visible and accessible area of Cheyenne. The property includes two parcels totaling 4.6 acres and 2.79 acres, offering flexibility for a variety of development options. Positioned on a well-traveled road, the site benefits from strong daily traffic and excellent exposure. It is located less than five minutes from I-80, I-25, Laramie County Community College, and downtown Cheyenne, making it an ideal location for businesses seeking convenience and visibility. The property also sits adjacent to a gas station and a residential area. Adding to its accessibility and customer draw. Zoned CB (Central Business), this site presents a valuable opportunity for retail, office, or mixed-use development in a growing area. Reach out today for additional details or to explore the potential of this property

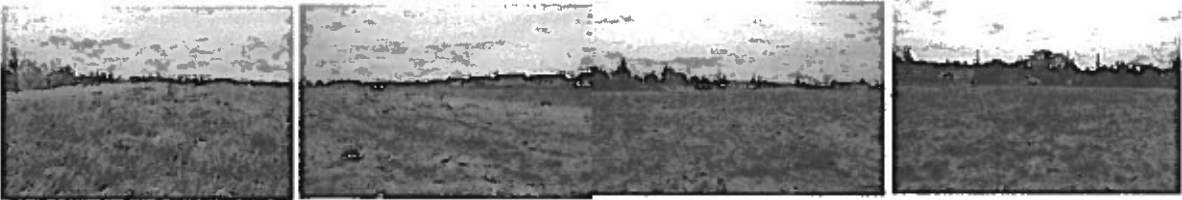
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Features:

Road Access	City Street, Year Round
Land Characteristics	Corner Lot
Gas	At Street
Electric	At Street
Water	Public (City) Water
Sewer	City Sewer
Proposed Financing	Cash, Conventional
Deed Transfer by	General Warranty
Miscellaneous	Assoc Docs in Paragon



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