



**COLDWELL BANKER
COMMERCIAL**

THE PROPERTY
EXCHANGE



**LAND DEVELOPMENT OPPORTUNITY
ON SOUTH GREELEY HIGHWAY
CHEYENNE, WY 82007**

LISTING AGENTS

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PROPERTY SUMMARY



PRIME DEVELOPMENT OPPORTUNITY

A total of 94.9 contiguous acres along Cheyenne's busy South Greeley Highway, within close proximity to Microsoft's Bison Business Park, Meta's Highland Business Park, and the Planned Unit Development for the Sweetgrass residential subdivision.

This land is well-situated with the projection of Cheyenne's Master Plan for the rapidly expanding south side.

Available Parcels:

*48.2-Acre North Parcel:	\$5,200,000
*36.7-Acre South Parcel:	\$3,850,000
10.0-Acre East Parcel:	\$1,000,000

**Subject to Laramie County approval of split.*

Contact listing agents for details on possible tax credits for developers of affordable housing, or low interest rural development loans.

PROPERTY DETAILS

Combined Price:	\$9,750,000
Parcels Available:	(3): 48.2, 36.7, 10 Acres
Class:	Lots/Land
Type:	Unimproved Residential
Zoning:	Agricultural Residential

BUSINESSES NEAR TRACT 1 SOUTH GREELEY HIGHWAY

- Bison Business Park (Microsoft)
- High Plains Business Park (Meta)
- Sweetgrass Residential Subdivision
- Transportation Port of Entry
- Laramie County Community College
- Southeast Wyoming Welcome Center
- Terry Bison Ranch



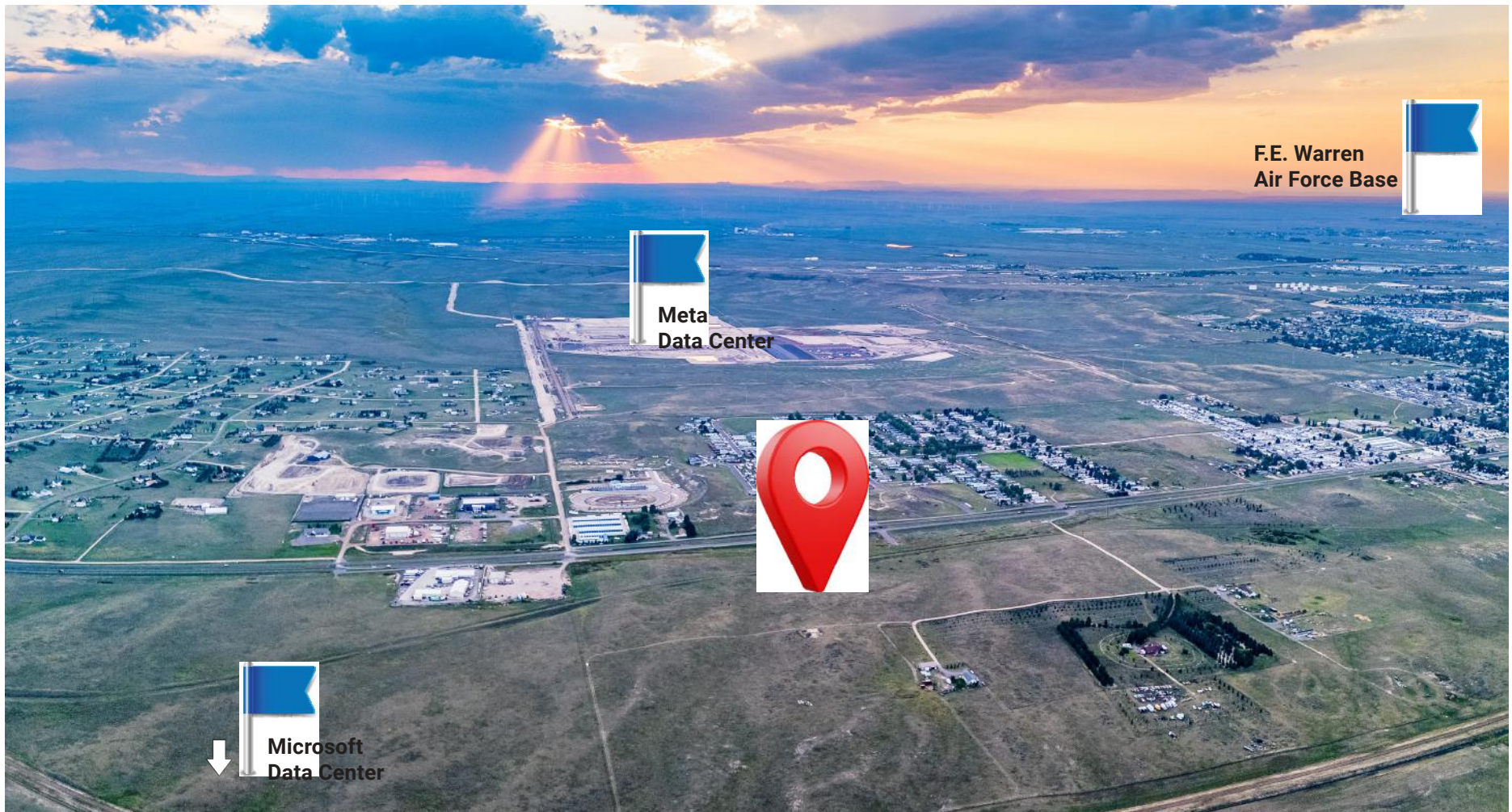
Area Map



Area Map



Aerial – Subject Property



PROPERTY OVERVIEW



Site Summary

Address	Tract 1 South Greeley Highway, Cheyenne, WY 82007
Access	Two access points: South Greeley Highway & Pontillo Drive
Site Area	3 Parcels: 48.2 Acres, 36.7 Acres, 10.0 Acres
Zoning	Agricultural Residential
Tax Parcel Number	00013006620180 - Laramie County GIS System
Traffic Counts	12,202/day on South Greeley Highway



South Greeley Hwy Corridor

The South Greeley Highway Corridor has emerged as one of the region’s premier data center corridors. This expansive area of South Cheyenne, stretching from I-80 and the Union Pacific Railroad southward, has attracted major technology investments that are reshaping the local economy and infrastructure landscape.

South Greeley Highway (US Hwy 85) continues to serve as the primary commercial corridor for South Cheyenne and a vital regional connection to Colorado. Major technology investments include Meta’s large-scale campus in the adjacent High Plains Business Park, currently under construction with completion targeted for 2027, as well as Microsoft’s planned expansion southeast of the city through new data center campuses near Bison Business Park. Further south, the approved Crusoe Energy campus and Tallgrass power generation facilities continue to reinforce the corridor’s role as a hub for large-scale technology infrastructure.

These developments are driving significant public and private investment in roads, utilities, and water infrastructure while enhancing the area’s appeal for industrial, commercial, and service businesses. With direct access to both I-25 and I-80, proximity to Union Pacific rail, established business parks, and continued transportation improvements, the South Greeley Highway Corridor offers exceptional opportunities within one of Wyoming’s fastest-growing technology and industrial markets.

Cheyenne, WY Quick Stats

Population, 2020 Census	65,132
Population, 2010 Census	59,466
2020 Daytime Population	77,132
Average Household Income	\$78,146
Per Capita Income	\$41,908
Average Value of Owner Housing, 2023	\$326,166
Unemployment Rate	2.0%

In Proximity To...

Denver, Colorado	95.2 Miles (91 minutes)
Fort Collins, Colorado	41.3 Miles (43 minutes)
Laramie, Wyoming	49.9 Miles (55 minutes)
Casper, Wyoming	101 Miles (98 minutes)
Scottsbluff, Nebraska	102 Miles (101 minutes)

Sources: <https://www.census.gov>, ESRI, plancheyenne.org

AREA OVERVIEW

Why Cheyenne?

Source: cfdrodeo.com, rentcafe.com, wyo.edu, data.bls.gov, cheyenne.org, wikipedia.org/wiki/Cheyenne,_Wyoming; taxfoundation.org

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.



U.S. AIR FORCE

9,700
Personal Civil Service
Independence

50,540
Civilian Labor Force

8.98
Average Commute (Min)

Located Near I-25, I-80
& Two Major Railroads

Headquarter Locations
blue **taco john's**



Quick Facts

The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.

The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.

Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

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.



±12,000
Student
Population



8
Community
Colleges



9
Commercial
Airports



2
Class One
Railroads



\$400M
State-Wide
Scholarships



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.

Confidentiality & Disclaimer

Coldwell Banker - The Property Exchange has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of the property. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Coldwell Banker - The Property Exchange. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Coldwell Banker - The Property Exchange from sources it deems reasonably reliable.

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January 2024.



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