



OFFERING MEMORANDUM

FORMER HARDEE'S

900 Pronghorn Street, Casper, WY 82601

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ACTIVITY ID: ZAG0010002

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By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.



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OFFERING SUMMARY

**900 PRONGHORN ST
CASPER, WY**
ADDRESS

\$985,000
PRICE

3,982 SF
BUILDING SIZE

\$247.36
BUILDING PRICE/SF

1.23 ACRES
LOT SIZE

\$18.38
LAND PRICE/SF

2006
YEAR BUILT

33-79-2-0-600300
APN

**C-4 (HIGHWAY
BUSINESS)**
ZONING

INVESTMENT OVERVIEW

The subject property is located in Casper, Wyoming, which is centrally located in the heart of Wyoming. As the 2nd largest city in the state with a reported population of 57,820, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation.

Casper was once named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses." Wyoming lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.

It sits at the signalized intersection of Poplar Street and West Yellowstone Highway. Directly across the street is High Country Fabrication that is situated on 12.5 acres equipped with a 78,000 sq. ft. shop space and 98,000 sq. ft. under hook space. High Country Fabrication has been at this location since 1989, and currently employs approximately 75 workers. On the other side of the street is Jonah Bank of Wyoming and Black Gold Byway State Park.

This former Hardee's restaurant consists of +/-3,992 sq. ft. of improvements situated on +/-1.23 acres of land. The building has a large kitchen area equipped with 4 hoods, walk-in refrigerator, walk-in freezer. Available power is 3 phase 800 amp. The dining room offers seating capacity of 70 people with both a men's and women's private restroom. There is currently abundant on-site parking of 57 spaces which equates to 14.28 per 1,000. The current zoning is C-4 (Highway Business) which allows for restaurant and other commercial uses that may want to utilize the entire parcel of land.

The subject property offers the opportunity for a restaurant operator to own their own real estate and open a new restaurant concept or an existing restaurant chain.



INVESTMENT HIGHLIGHTS



Ideal owner/User opportunity



Available Power: 3 phase 800 amp



Current Zoning: C-4 Highway Business



Kitchen equipped with walk in refrigerator, walk in freezer and four hoods



Building equipped with drive thru lane



Seating Capacity of 70 people



Corner location at signalized intersection with abundant on-site parking



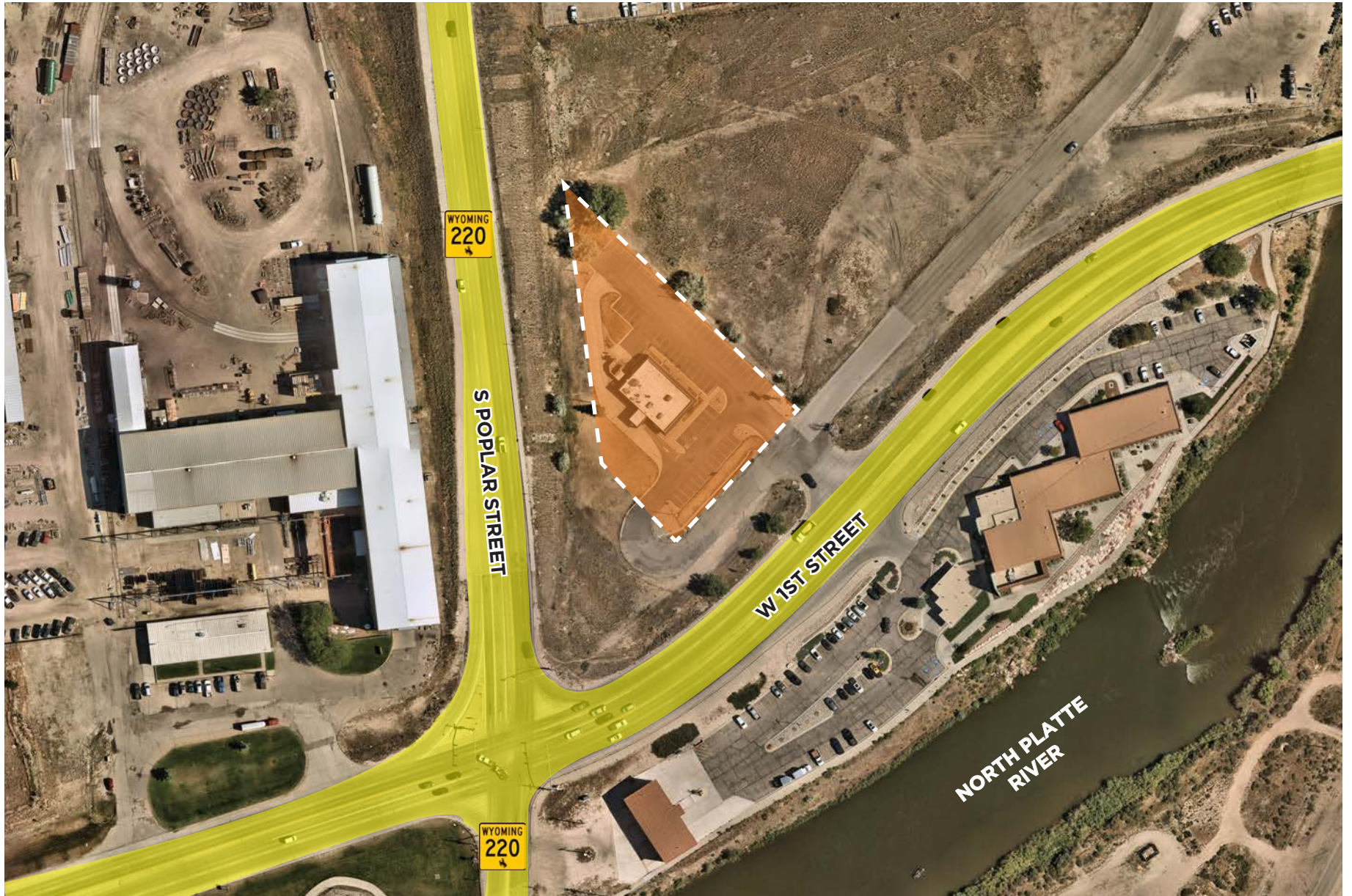
PHOTOS



PHOTOS



PARCEL MAP



CITY OF CASPER | C-4 HIGHWAY PERMITTED USES

17.76.010 PURPOSES

The purpose of the C-4 district is to establish and preserve a highway business district.

17.76.020 PERMITTED USES

Except as otherwise provided, no new building, structure, or land use shall be permitted in the C- 4 district, except:

1. Animal shelters, animal clinics, and animal boarding and treatment centers;
2. Assembly of devices or instruments, or packaging of products from previously prepared materials;
3. Automobile parks;
4. Automobile sales and repair areas and shops;
5. Automobile service stations, automobile service centers, and public garages;
6. Bed and breakfast;
7. Bed and breakfast homestay;
8. Bed and breakfast inn;
9. Builders' supply yards;
10. Churches;
11. Clubs and lodges;
12. Commercial dairies (excluding dairy farms);
13. Commercial laundries;
14. Convenience establishment, high volume;
15. Dance studios;
16. Day-care, adult;
17. Child care center;
18. Family child care center - zoning review;
19. Family child care home;
20. Family child care home - zoning review;
21. Drive-in/through facilities such as restaurants, package liquors, branch banks, etc.;
22. Farm implement sales and service;
23. Frozen food lockers;
24. Greenhouses;
25. Grocery stores;
26. Group homes;
27. Heliports;
28. Homes for the homeless (emergency shelters);
29. Hotels, motels;
30. Kennels;
31. Manufactured home (mobile) sales;
32. Medical laboratories, clinics, health spas, rehabilitation centers, real estate brokers, insurance agents, and public health facilities;
33. Nurseries;
34. Offices, general and professional;
35. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities;
36. Pawn shops;
37. Personal service shops;
38. Pet supplies;
39. Plumbing, welding, electrical supply, service shops, and fabrication shops;
40. Printing and newspaper houses;
41. Public utility and public service installations and facilities, including repair and storage facilities;
42. Radio and television stations, including transmitting and receiving towers;
43. Recreation centers, restaurants, cafes, coffee shops, and retail business;
44. Retail businesses;
45. Sale barns;
46. Trade or business schools;
47. Transportation depots;
48. Truck/car stops;
49. Warehouses, indoor and outdoor storage;
50. Sexually oriented businesses, pursuant to all regulations set forth in Section 9.24.110 of the municipal code;
51. Neighborhood assembly uses;
52. Regional assembly uses;
53. Branch community facilities;
54. Neighborhood grocery.

CITY OF CASPER | C-4 HIGHWAY BUSINESS PERMITTED USES

17.76.030 MINIMUM STANDARDS.

A. Lot Area. Four thousand square feet.

B. Yard Requirements

1. Front yard setback, zero feet;
2. Rear yard setback, none required except a commercially zoned lot adjoining a residentially zoned lot where the rear yard setback shall be ten feet;
3. Side yard setback, none, except a commercially zoned lot adjoining a residentially zoned lot where the side yard setback shall be ten feet.

B. Buffering

For commercial developments which adjoin residential properties, one of the six buffering alternatives expressed in Appendix C of this title shall be developed to reduce noise and increase visual privacy.

17.76.030 CONDITIONAL USES

The following are conditional uses in the C-4 district:

- A. Gaming/gambling; provided said use is located in excess of three hundred feet from any school or church use;
- B. Parking lots;
- C. Recycling businesses;
- D. Other compatible uses, as determined by the commission.

AERIAL PHOTO

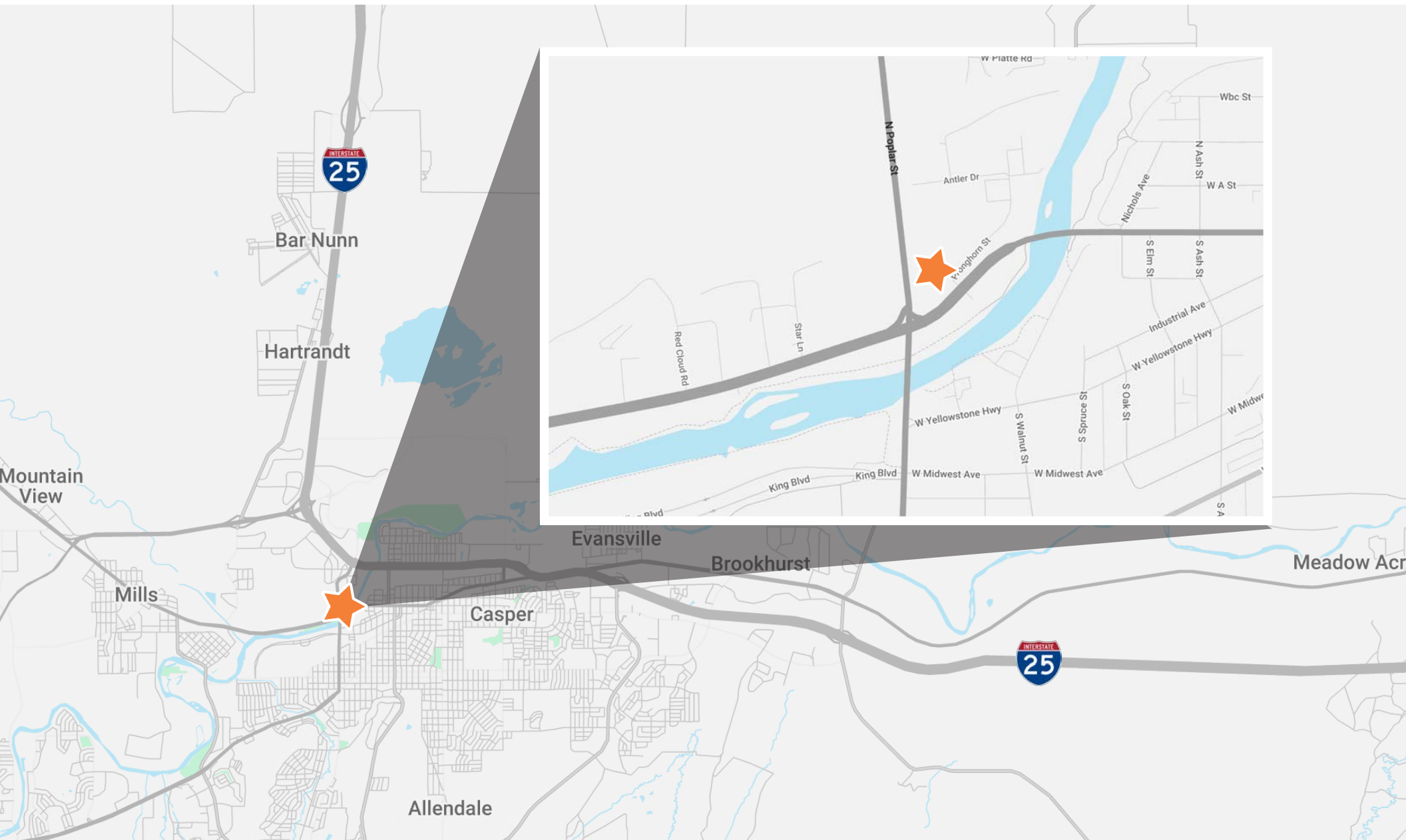


RETAILER MAP

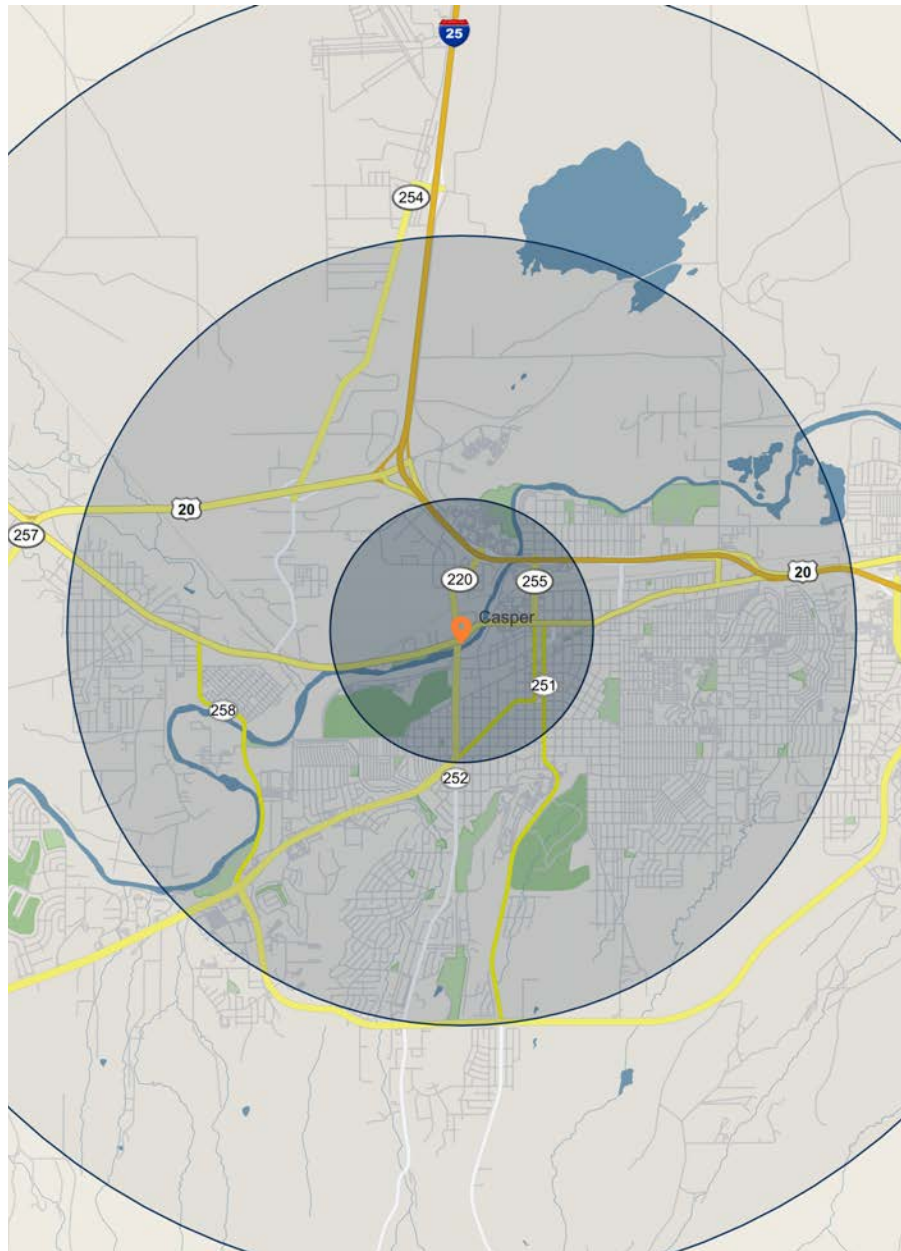


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Source: Nearmaps, 2024

LOCATION MAP



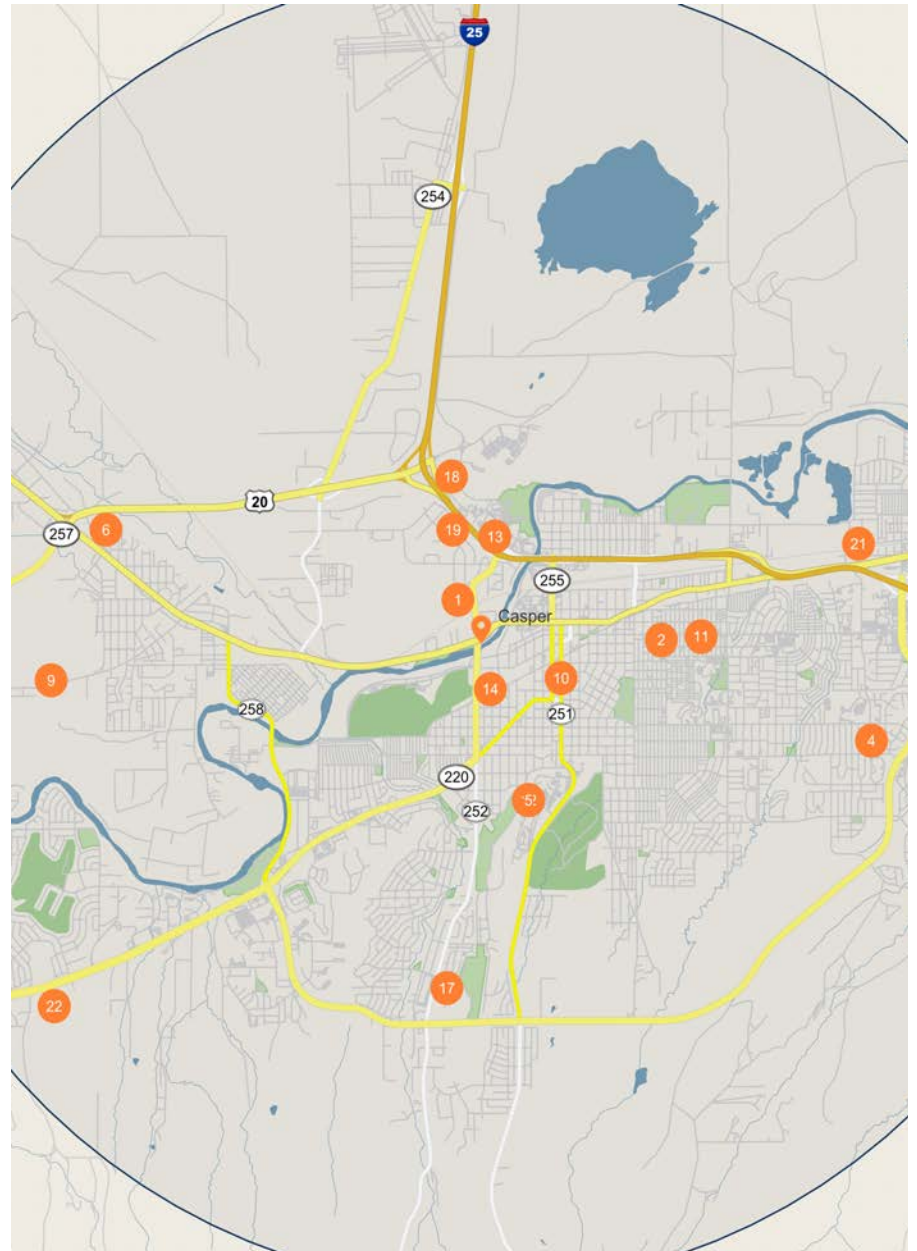
DEMOGRAPHICS



POPULATION	1 Miles	3 Miles	5 Miles
2030 Projection	4,688	43,761	69,080
2025 Estimate	4,685	43,507	68,733
2020 Census	4,621	42,893	68,191
2010 Census	4,902	43,009	64,854
INCOME			
Average	\$61,252	\$85,270	\$96,237
Median	\$47,744	\$70,326	\$79,375
Per Capita	\$31,532	\$36,772	\$39,715
HOUSEHOLDS			
2030 Projection	2,448	19,438	29,291
2025 Estimate	2,428	19,190	28,935
2020 Census	2,387	18,710	28,244
2010 Census	2,422	18,333	26,577
HOUSING			
Median Home Value	\$199,945	\$237,401	\$268,644
EMPLOYMENT			
2025 Daytime Population	10,550	49,402	70,965
2025 Unemployment	3.44%	2.59%	2.57%
Average Time Traveled (Min)	15	17	18
EDUCATION ATTAINMENT			
High School Graduate (12)	36.80%	28.80%	28.46%
Some College (13-15)	28.16%	26.58%	26.52%
Associate Degree Only	10.76%	13.03%	12.52%
Bachelor's Degree Only	9.41%	16.37%	16.48%
Graduate Degree	5.88%	8.46%	9.68%

MAJOR EMPLOYERS

EMPLOYERS	EMPLOYEES
Butte Pipe Line Company	1,400
Wyoming Medical Center Inc	1,018
Mme Inc-Midwest Motor Express	823
Hf Sinclair Casper Ref LLC-Casper Refinery	719
Casper Community College Dst-Casper College	380
Wyoming Machinery Company-Machinery Company	350
Wireco Worldgroup Inc-Wire Co	342
U S Weatherford L P	330
Keyhole Technologies LLC	270
Reh Company	253
Johnson Restaurant Group Inc-Johnny JS Diner	250
University of Wyoming-Casper College Center	247
Regency Mdwest Vntres Ltd Prtn-Best Western Ramkota Hotel	246
Fire Protection Service Corp-Comtronix	239
Stellar Global Solutions Inc	210
Holloman Corporation	208
Life Care Centers America Inc-Life Care Center of Casper	205
Farm Credit Services America-Farm Credit Services	202
Natrona County School District-Natrona County School Dst 1	200
Gmri Inc-Olive Garden	179
Komatsu Mining Corp	162
Department Military Wyoming-Army Nat Guard Recruiting Off	158
Military Wyoming Department-Veterans Commission	158
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University of Wyoming-Casper College	157





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