

300+ ACRE MASTER PLANNED COMMUNITY IN CHEYENNE

LOTS FOR SALE - COMMERCIAL & RESIDENTIAL

RESIDENTIAL LAND
SERVICES TEAM



300+ ACRE MASTER PLANNED COMMUNITY IN CHEYENNE

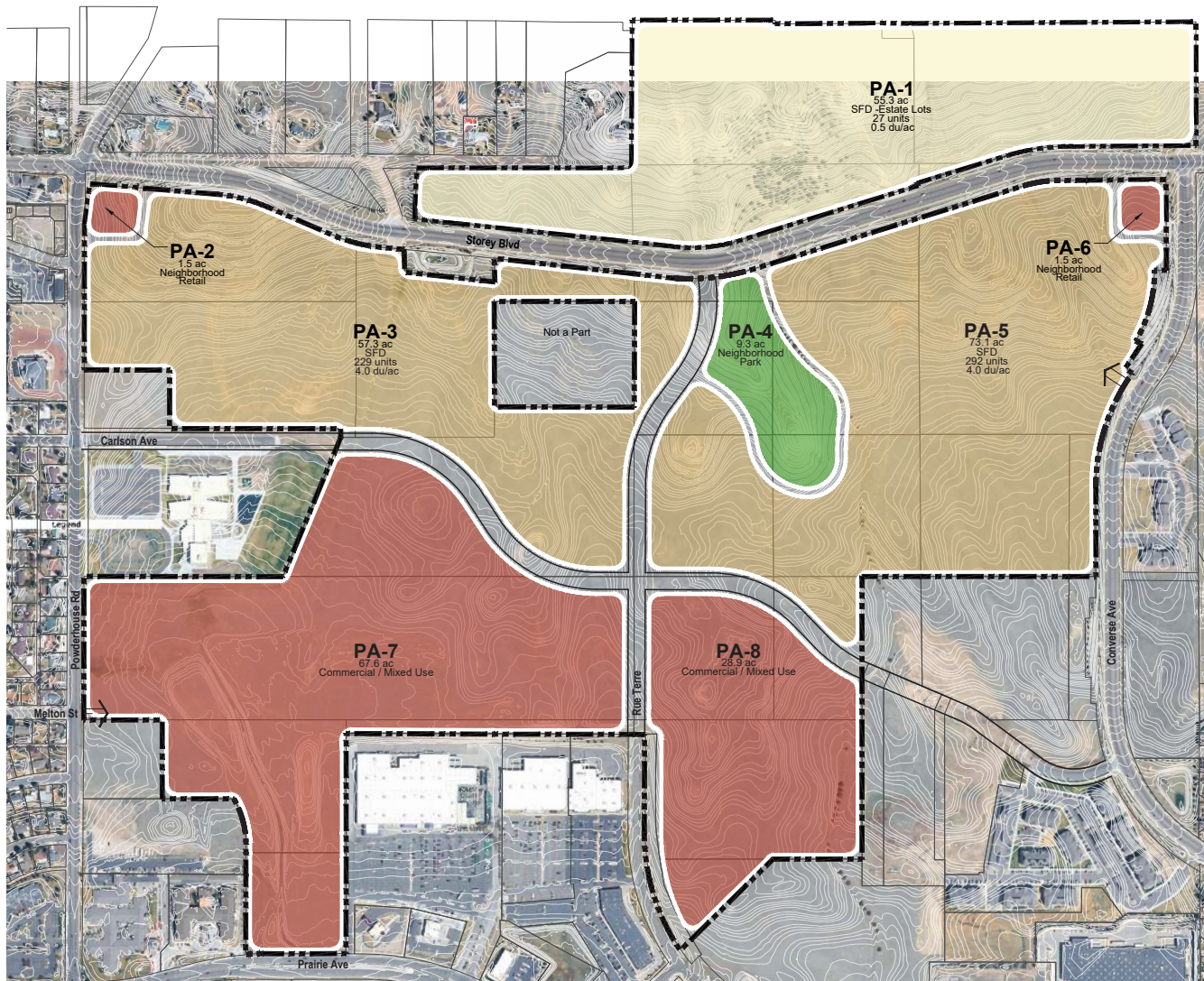
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PROSPERITY
PF
FLATS

Cushman & Wakefield is pleased to present approximately 300 acres available in Prosperity Flats, a new master planned community located in the heart of Cheyenne, Wyoming. The offering consists of over 500 single-family detached lots, neighborhood retail and commercial/mixed use parcels. Located just 10 minutes from downtown Cheyenne, the Prosperity Flats master plan is situated at the center of the city's highest concentration of national retailers, restaurants and service providers. With convenient access to both I-25 and I-80, Prosperity Flats will accommodate the rapidly growing eastern Cheyenne submarket.



PRELIMINARY CONCEPT PLAN



PA-1
55.3 Acres - SFD

PA-2
1.5 Acres - Retail

PA-3
57.3 Acres - SFD

PA-4
9.3 Acres - Neighborhood Park

PA-5
73.1 Acres - SFD

PA-6
1.5 Acres - Retail

PA-7
67.6 Acres - Commercial/
Mixed Use

PA-8
28.9 Acres - Commercial/
Mixed Use

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CHEYENNE
REGIONAL
AIRPORT

KOHL'S

DOWNTOWN
CHEYENNE

Walmart

sam's club

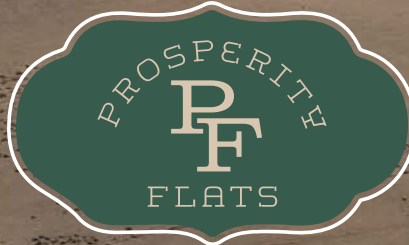


FRONTIER
MALL

Michael's

LOWE'S

COYOTE RIDGE
ELEMENTARY
SCHOOL



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CHEYENNE AT-A-GLANCE

EDUCATION



LARAMIE COUNTY SCHOOL DISTRICT

Laramie County School District 1 (LCSD1), based in Cheyenne, Wyoming, is the state's largest school district, serving approximately 14,000 students. It covers 1,592 square miles, operating 3 high schools, 3 junior high schools, 27 urban elementary schools, and 3 rural elementary schools. The district focuses on providing a safe, high-quality, and equitable education.



LARAMIE COUNTY SCHOOL DISTRICT 2

Laramie County School District No. 2, based in Pine Bluffs, Wyoming, serves approximately 1,054 PK-12 students in the southeastern corner of the state with a 10:1 student-teacher ratio. The district operates schools in Albin, Burns, Carpenter, and Pine Bluffs, focusing on academic success, collaborative learning, and student growth.



LARAMIE COUNTY COMMUNITY COLLEGE

Laramie County Community College is located in Cheyenne, with 10 additional colleges/universities located within 50 miles of Cheyenne. Student population of over 55,000.

TRANSPORTATION



CHEYENNE TRANSIT

The Cheyenne Transit Program (CTP) is the primary, free, public transportation provider in Cheyenne, Wyoming, offering fixed-route bus service and ADA complementary paratransit. CTP serves Laramie County, operating Monday through Friday from 6:00 a.m. to 7:00 p.m. and Saturday from 10:00 a.m. to 5:00 p.m. to provide safe, reliable transit.

MILITARY PRESENCE



F.E. WARREN AIR FORCE BASE

F.E. Warren Air Force Base is a major economic and employment anchor for the Cheyenne region, providing long term stability and consistent demand drivers for surrounding commercial assets. Established in 1867 and recognized as the oldest continuously active military installation in the U.S. Air Force, the base plays a central role in national defense as home to the 90th Missile Wing and the Minuteman III ICBM mission. The installation supports thousands of active duty personnel, civilian employees, and military families, contributing significantly to local spending, housing demand, and overall economic resilience. Its enduring federal presence, mission critical operations, and deep integration with the Cheyenne community make it a reliable and influential force in the regional market.

CHEYENNE AT-A-GLANCE

F.E. WARREN AIR FORCE BASE EXPANSION



Major infrastructure projects and defense initiatives are strengthening the regional economy and increasing demand for housing, services, and commercial development.

KEY INDICATORS OF GROWTH INCLUDE:

- \$140M Helicopter Aircraft Complex completed - 134,000 sq ft facility supporting base aviation operations, approximately 80% complete.
- Missile Handling Complex being developed for Sentinel rocket stage storage and processing.
- SATAF Transition Facility supporting modernization and operational transition teams.
- Long-term federal investment tied to the \$141 Billion Sentinel missile modernization program, anticipated digging to start in 2027 and complete in 2033.

DATA CENTER HUB



Crusoe Energy / Tallgrass Energy - Project Jade

AI data center campus planned at ~2.7 GW initial capacity with potential expansion to ~10 GW, making it one of the largest proposed AI campuses in the U.S.



Meta Platforms - Project Cosmo

~715,000 sq ft hyperscale data center campus on ~945 acres with an estimated \$800M+ investment.



Related Companies / CoreWeave - AI Data Center Campus

302 MW campus with a 184,000 sq ft first phase under development.



Microsoft - Azure Data Center Campus

3 operating data centers in the region with an additional ~250,000 sq ft expansion planned.

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AROUND THE CORNER FROM PROSPERITY FLATS...



10 minutes to Cheyenne Regional Airport



9 minutes to Cheyenne Country Club



50 minutes to University of Wyoming



9 minutes to Cheyenne Frontier Days



90 minutes to Rocky Mountain National Park



10 minutes to Downtown Cheyenne



53 minutes to Colorado State University



12 minutes to Cheyenne Depot Museum



For additional information, please contact the Cushman & Wakefield Land Team:



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