

INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



3019 SALT CREEK HIGHWAY
CASPER, WYOMING

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PROPERTY DETAILS

GENERAL SUMMARY

Address	3019 Salt Creek Highway, Casper, WY 82601
APN	3479-29-10-2-00100
Building Size	±23,400 SF
Area Size	±6.51 AC (±283,575 SF)
Year Built	2017
Ownership	Fee Simple - Land & Building
Zoning	LI (Light Industrial)

LEASE ABSTRACT

Tenant	Prairie Field Services
Rent Commencement	July 1, 2017
Lease Expiration	June 30, 2027
Remaining Lease Term	±1.5 Years
Renewal Options	None
Current Annual Rent	\$349,137
Rent Increases	2% Annually
Lease Type	Triple-Net (NNN)
Guarantor	Corporate

PURCHASE PRICE
\$4,917,429

CAP RATE
7.10%

NOI
\$349,137

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current - 6/30/2026	\$349,137	\$28,524	7.10%
7/1/2026 - 6/30/2027	\$356,120	\$29,667	7.24%



INVESTMENT HIGHLIGHTS

ESTABLISHED AND RESILIENT ENERGY LOGISTICS OPERATOR

Prairie Field Services is a growing operator within the oilfield logistics and transportation sector, supporting critical infrastructure across major domestic energy basins. The tenant's operations serve essential production activities, positioning the asset within a resilient industrial segment tied to long-term U.S. energy demand.

24/7 OPERATIONS IN CORE U.S. ENERGY BASINS

Prairie Field Services operates 24 hours a day, 365 days a year in some of the nation's most important and productive energy-producing regions, including Wyoming's Powder River Basin and the southwest region Delaware Basin. These established production corridors drive consistent operational demand and reinforce the tenant's long-term occupancy needs.

DIVERSIFIED SERVICE PLATFORM ENHANCING REVENUE

The company has expanded operations through the launch of a dedicated water hauling division, enhancing revenue diversification and strengthening operational integration within oilfield logistics services. This expansion supports continued growth and operational scalability.

NNN LEASE STRUCTURE

Tenant operates under a NNN lease structure, making this an easy asset to manage.

CORPORATE LEASE GUARANTY

Lease obligations are backed by a corporate guaranty, enhancing credit support and strengthening income reliability throughout the lease term.

SCHEDULED RENT INCREASES

Contractual 2% annual rent escalations provide steady income growth and a hedge against inflation, supporting long-term value preservation and improving yield performance over time.

STRATEGIC LOCATION

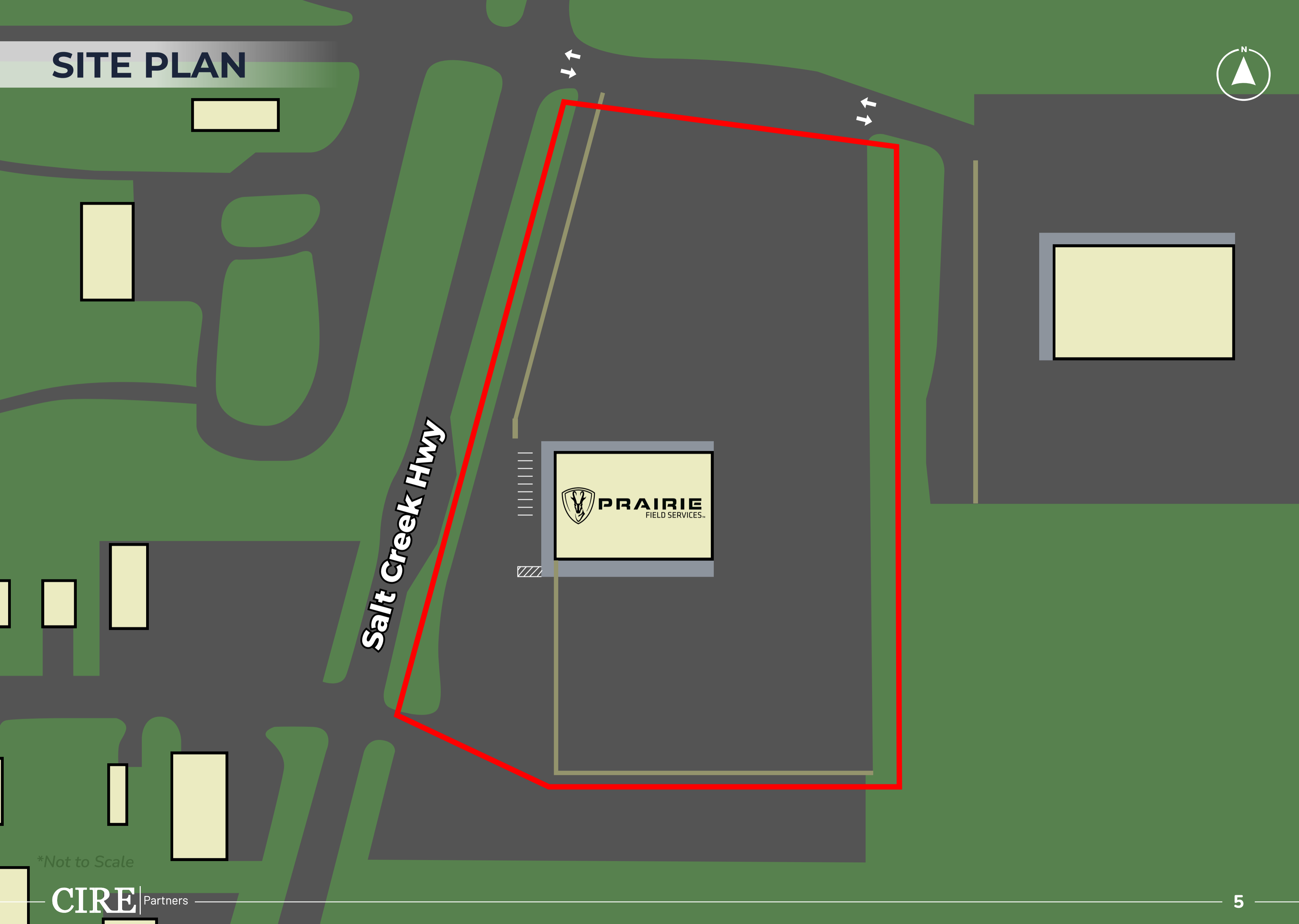
Situated adjacent to Interstate 25, the property offers strong visibility and convenient regional access, supporting efficient logistics operations while benefiting from traffic exposure along a primary transportation corridor.

NO STATE PERSONAL INCOME TAX

Wyoming imposes no state personal income tax and offers a business-friendly tax environment.

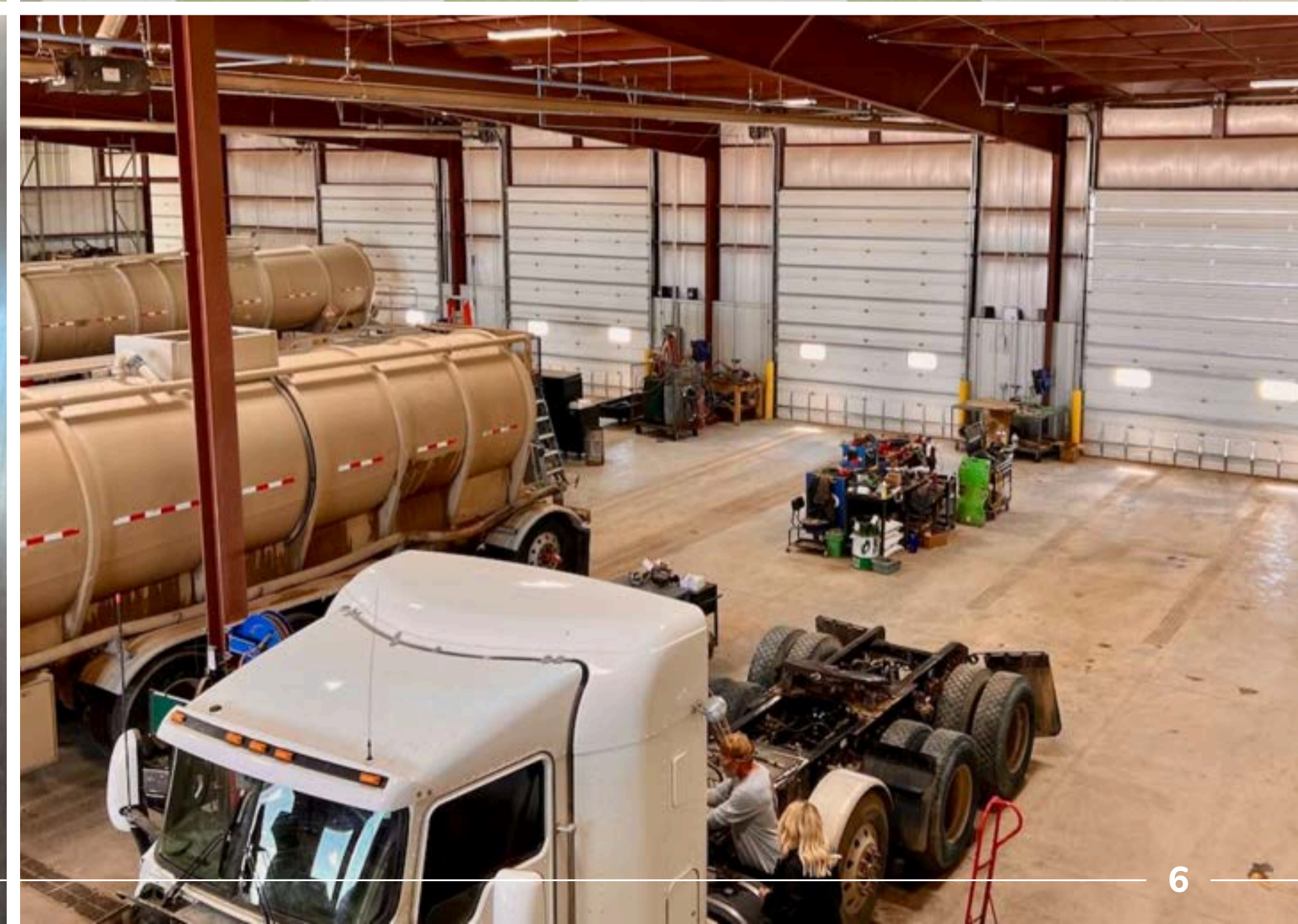
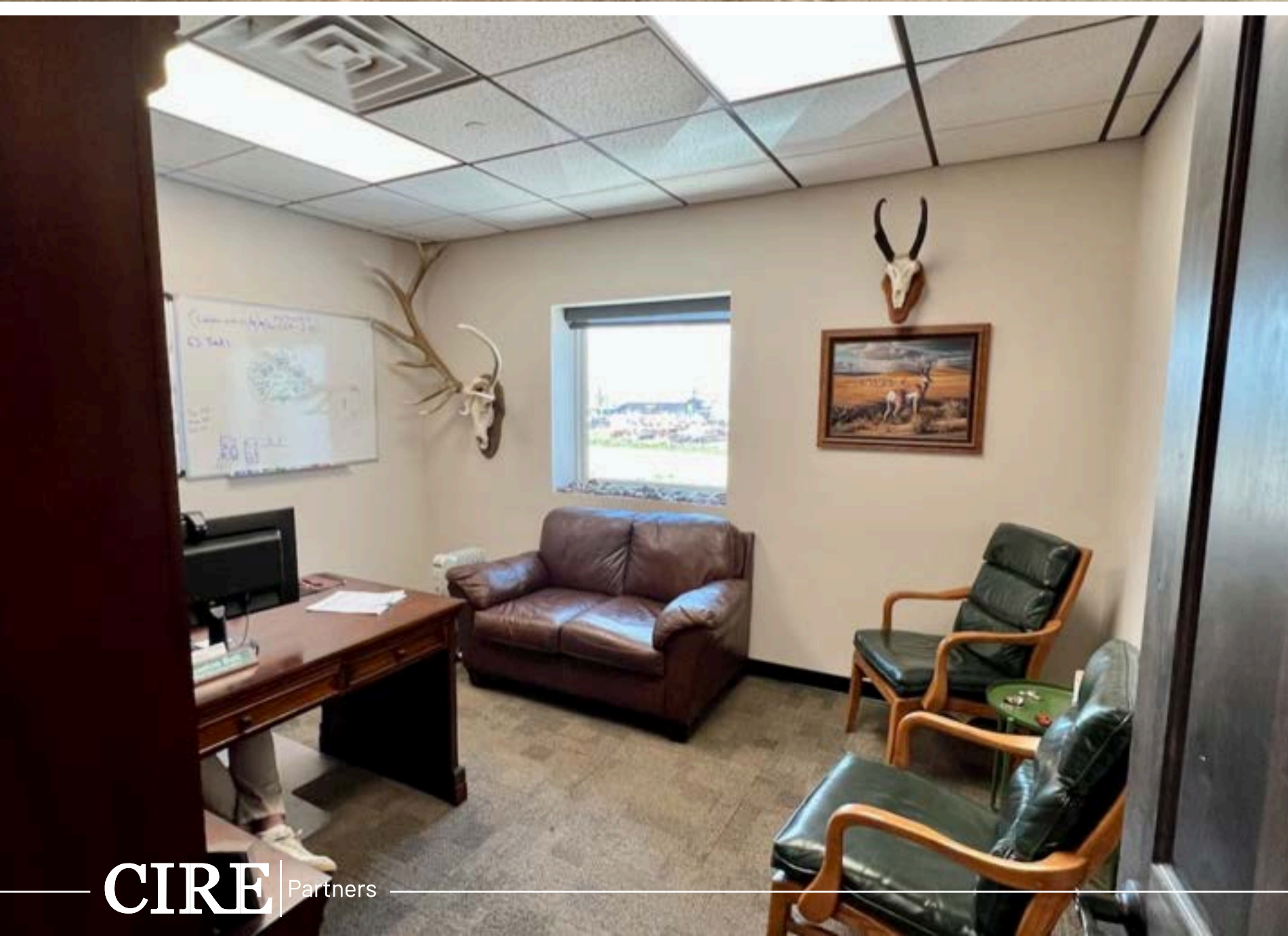


SITE PLAN



*Not to Scale

PROPERTY PHOTOS



AERIAL PHOTO



UPSTREAM DATA US INC

WESTERMAN

eagle

Colter

WAYNE COLEMAN CONSTRUCTION INC

TOTAL DIRECTIONAL SERVICES

CLAIR MACHINE WORKS

FAMILY DOLLAR

Loaf'N Jug

TOWNSEND WELL CONTROL

INLAND TRUCK PARTS & SERVICE Employee Owned

Kenworth-Motor Power

WYOMING AMUSEMENT

ALLIANCE Electric, LLC

BAD RIVER TRANSPORTATION

NOV

CENTURION US RENTALS & SERVICES

DCI DEPT CONNECT INTERNATIONAL

PRAIRIE FIELD SERVICES SUBJECT PROPERTY

Salt Creek Hwy

N Poplar St

INTERSTATE 25

AERIAL MAP



REGIONAL MAP



Old Faithful



(COD) Yellowstone Regional Airport
±30,000 YEARLY PASSENGERS



Bighorn National Forest



(GCC) NE Wyoming Regional Airport
±61,400 YEARLY PASSENGERS



Devils Tower National Monument



Jenny Lake Overlook



Campbell County Rockpile Museum



Custer State Park



(JAC) Jackson Hole Airport
±500,000 YEARLY PASSENGERS



Independence Rock State Historic Site



South Pass City State Historic Site



Guernsey State Park



(RKS) SW Wyoming Regional Airport
±50,000 YEARLY PASSENGERS



Medicine Bow-Routt National Forest

ROCK SPRINGS



Flaming Gorge National Recreation

UNIVERSITY OF WYOMING
±12,000 ENROLLED STUDENTS



±1,200 ENROLLED STUDENTS



(CYS) Cheyenne Regional Airport
± 48,950 YEARLY PASSENGERS

CHEYENNE

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	826	7,509	47,239
Projected Population (2030)	826	7,516	47,425
Projected Annual Growth (2025-2030)	0.00%	0.02%	0.08%
Median Age (2025)	40.8	37.4	37.9

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$92,756	\$78,416	\$81,951
Projected Average Household Income (2030)	\$102,415	\$85,448	\$89,075
Projected Annual Growth (2025-2030)	2.00%	1.73%	1.68%
Wealth Index (2025)	83	59	59

Households	1 Mile	3 Miles	5 Miles
Households (2025)	316	3,087	20,470
Projected Households (2030)	318	3,105	20,680
Projected Annual Growth (2025-2030)	0.13%	0.12%	0.20%
Average Household Size (2025)	2.61	2.40	2.28

CASPER, WY



3.7%
Greatest Gen
 Born in 1945/Earlier



19.4%
Baby Boomer
 Born in 1946 to 1964



17.9%
Generation X
 Born in 1965 to 1980



24.8%
Millennial
 Born in 1981 to 1998



23.3%
Generation Z
 Born in 1999 to 2016



11.0%
Alpha
 Born in 2017 to Present

MARKET OVERVIEW

Casper, WY

Casper, Wyoming is the second-largest city in Wyoming and serves as the economic and regional hub of central Wyoming. Strategically positioned along the North Platte River and at the crossroads of major transportation corridors, Casper plays a vital role in the state's energy, logistics, healthcare, and retail sectors, making it a stable and service-oriented commercial market.

With a population of approximately 58,000 and serving a broader regional trade area exceeding 80,000 residents, Casper spans over 27 square miles. The city benefits from strong regional connectivity via Interstate 25 and U.S. Highways 20 and 26, providing access to Cheyenne, Denver, Billings, and other key Rocky Mountain markets. Casper/Natrona County International Airport offers commercial air service to major hubs, supporting both business and tourism travel.

Casper's economy is anchored by energy, healthcare, education, retail, government, and professional services. Historically driven by oil, natural gas, and mineral production, the city continues to serve as a center for Wyoming's energy sector. Major employers include Banner Wyoming Medical Center, Wyoming Medical Center, Natrona County School District, and multiple regional energy and industrial firms. Casper also functions as the primary retail and healthcare destination for much of central Wyoming.

Downtown Casper and surrounding commercial corridors have experienced revitalization efforts focused on mixed-use redevelopment, local businesses, and community investment. The city's retail sector remains strong due to limited competition from surrounding rural areas, reinforcing Casper's role as a regional shopping and services hub.

Outdoor recreation is a defining component of Casper's lifestyle and tourism appeal. The city offers access to Casper Mountain, the North Platte River, Alcova Reservoir, and extensive trail systems, supporting activities such as hiking, skiing, fishing, and boating. Its location within Wyoming's scenic landscape enhances both resident quality of life and visitor traffic.



Second-largest city in Wyoming with a population of approximately 59,000 residents
Strategically located at the crossroads of I-25 and U.S. Highways 20/26/87
Serves as the primary retail and medical center for Central Wyoming
Regional economic hub for energy, healthcare, and professional services



TENANT PROFILE

Prairie Field Services

Prairie Field Services is an oilfield services provider specializing in field support, maintenance, and operational services for energy production companies. The company operates within established energy-producing regions, offering equipment, personnel, and logistical support designed to assist with drilling, production, and site management activities.

Prairie Field Services operating model focuses on providing contract-based field services that may include well-site support, equipment maintenance, site preparation, and related energy infrastructure services. The company's operations are typically project-driven and structured around long-term relationships with energy producers and midstream operators. This service-based structure allows for recurring demand tied to ongoing field operations.

Company facilities are generally located in industrial or energy-focused corridors, often near active oil and gas production areas. Properties typically feature yard space for equipment storage, maintenance bays, and office components to support field personnel and administrative functions. Site requirements emphasize accessibility to regional highways and proximity to production sites.

From a commercial real estate perspective, Prairie Field Services is considered an industrial-use tenant with operational needs centered on equipment storage and field logistics. Facilities are functional in design, prioritizing utility and durability over retail-oriented buildout. Lease terms may reflect the operational nature of the business and the capital improvements associated with industrial use.

Operational performance is influenced by regional energy activity levels and commodity market conditions. As energy production continues in established basins, service providers such as Prairie Field Services support the ongoing maintenance and operational needs of upstream and midstream infrastructure.

Within industrial real estate portfolios, Prairie Field Services represents a specialized field-service tenant typically aligned with energy-sector markets and production-oriented trade areas.



Regional provider of oilfield and energy support services, serving upstream and midstream operators
Specializes in field maintenance, roustabout services, facility construction, and pipeline support
Serves energy producers across key producing basins, supporting critical production infrastructure
Benefits from energy production activity, supporting demand tied to drilling and midstream operations



Year Founded	2011
Headquarters	Casper, WY
Website	www.prairiecompanies.com
Total Locations (U.S.)	4
Fleet Size	100+ Units
Ownership	Private
Parent Company	Prairie Companies

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