

OFFERING MEMORANDUM

# Meadowlark Academy

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**Behavioral Health Facility - For Sale | Vacant**

**62 Beds | Residential Treatment Center**

**Cheyenne, WY**

**EXCLUSIVELY OFFERED BY COLLIERS HEALTHCARE SERVICES**





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# Asset Profile

**Name:** Meadowlark Academy

**Address** 3304 E. I-80 Service Road  
Cheyenne, WY 82009

**Beds** 62

**Acuity Mix** Residential Treatment

**Bldg SF** +/- 30,733

**Floors** 2

**Year Constructed** 2000

**Acres** +/-38.13

**APN** 14652230100200

## Zoning Summary

**Zoning** LU (Land Use Zoning District)

**Governing Authority** Laramie County

# Investment Highlights

- › Purpose-built, secured institutional construction designed for residential healthcare use.
- › 62-bed capacity supported by multiple separately secured program areas within a single campus layout
- › Vacant and zoned for Residential Treatment with 2013 renovation.
- › Location in Cheyenne, Wyoming — the state capital and administrative center for key healthcare agencies and funding sources
- › Wyoming's documented shortage of inpatient and residential behavioral health infrastructure, supporting long-term demand fundamentals
- › Room to expand: +/- 38.13 Acres

Behavioral health real estate demand across the Mountain West (and nationally) continues to benefit from sustained growth in mental health and substance use disorder treatment needs, supportive policy trends, and a limited pipeline of new institutional development. Wyoming remains one of the most underserved markets in the country, with limited in-state capacity and minimal competing infrastructure in the Cheyenne market, creating a favorable long-term supply-demand backdrop.

3304 E. I-80 Service Road represents a rare opportunity to acquire a purpose-built secured residential healthcare campus in a state capital market at a basis reflective of its current vacant condition and below replacement cost for comparable institutional construction. The asset offers a platform for repositioning, supported by its existing physical design, institutional infrastructure, and favorable macro market dynamics.



# Property Highlights



## Overview

- › Facility was previously licensed and credentialed as a QRTP (qualified residential treatment program) Recent renovation to the property
- › Two-story layout: Primary level + finished basement
- › Turnkey opportunity
- › Offered with furniture



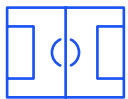
## Facilities & Infrastructure

- › Multiple conference rooms
- › Gym, weight room, commercial kitchen
- › On-site dining area
- › Secured facility – mag locks on doors that engage / disengage (estimated spend on locks is +/- \$30,000)
- › Group rooms & Clinical Offices
- › Dedicated reception area



## Operations & Support

- › Previously operated as 50-bed facility



## Outdoor & Specialty Features

- › Athletic fields on the site
- › Barn in the back portion of the site – could be used for equestrian therapy
- › Horse fencing around the entire 50-acre property



# Gallery Images

## Facilities



Reception Area



Gymnasium



On-site Bedroom



Dry goods & low storage walk-in



Dining Area



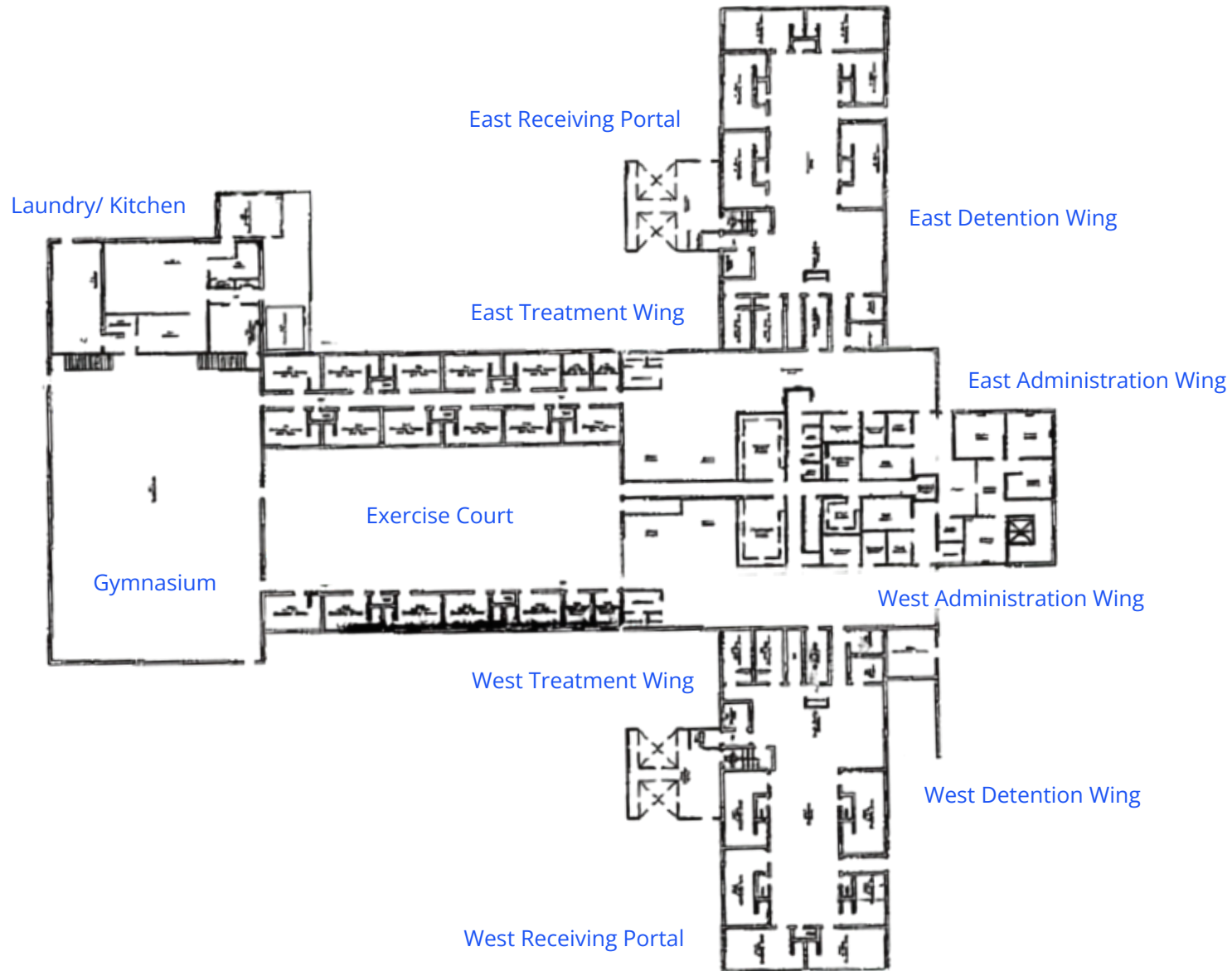
Weight Room

# Gallery Images

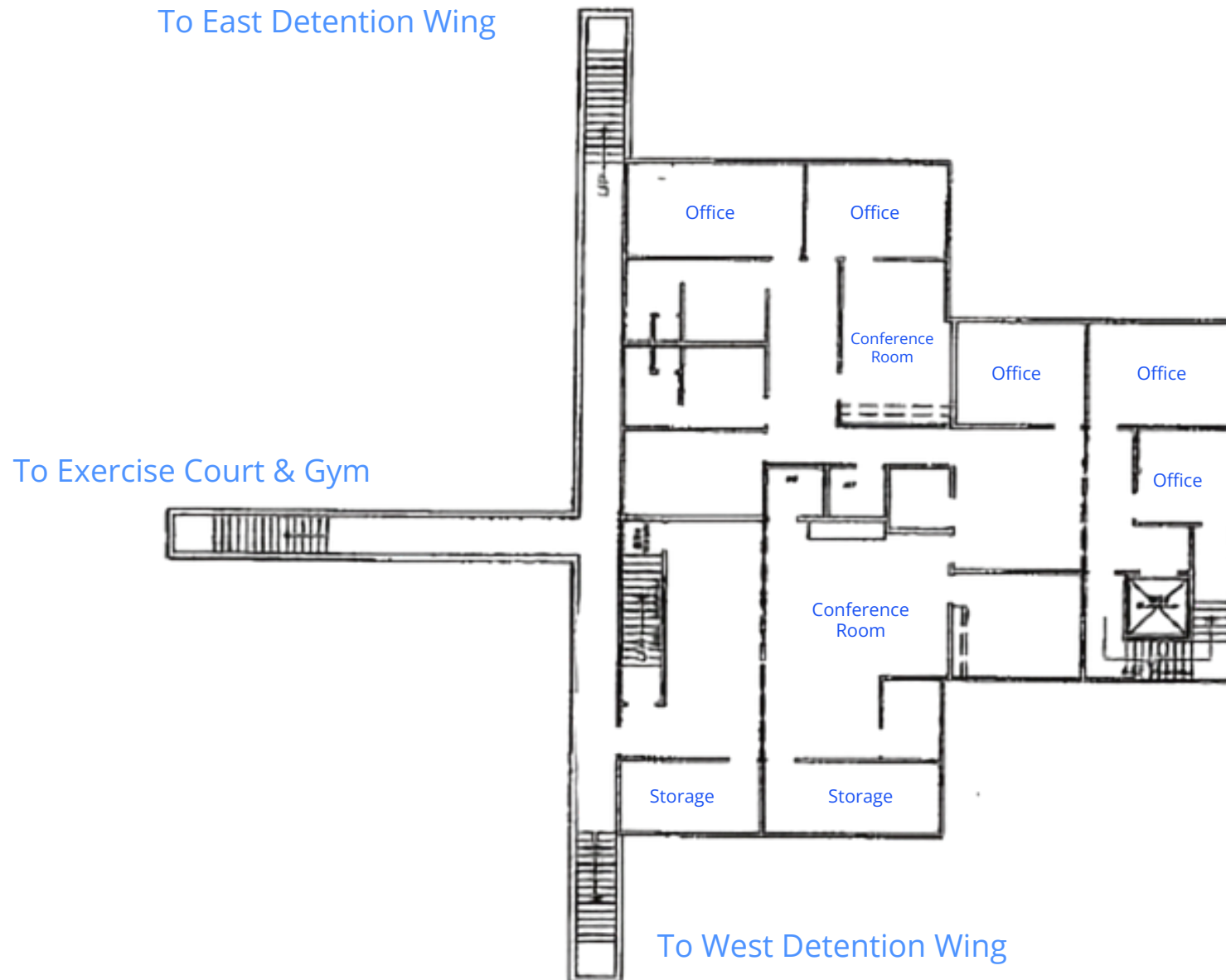
Classrooms & Conference Rooms



# Main Floor General Layout



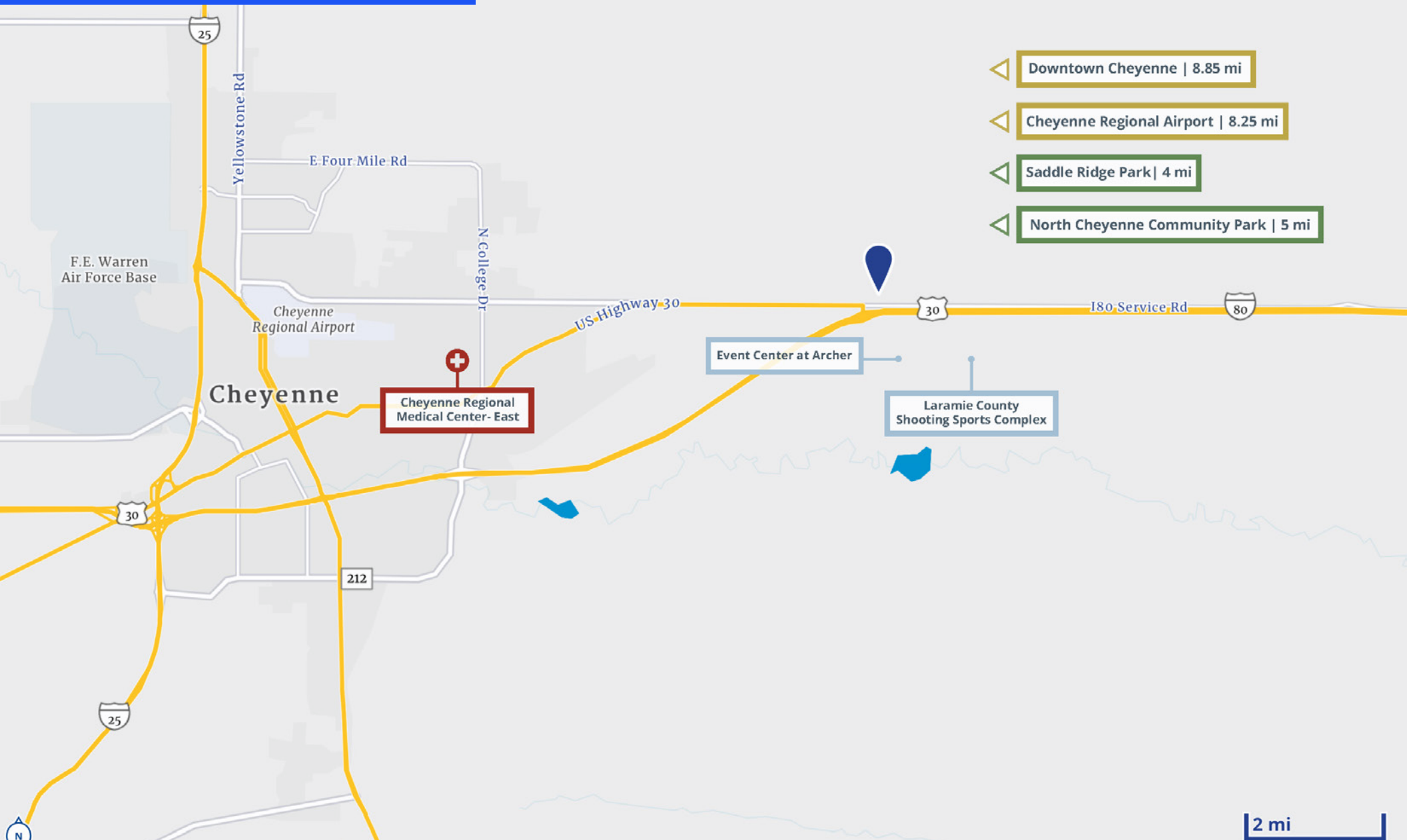
# Terrace Level General Layout



# Property Aerial



# Location Map



# Demographics Overview

## Cheyenne Market Overview



	3 MILE	5 MILE	15 MILE	COUNTY
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### Population

2025 Population Total	2,373	10,412	96,280	103,068
2025 Population/Sq MI	85	134	138	38
2030 Population Est	2,420	10,907	97,945	104,823
2025-2030 Annual Pop Change (CAGR)	0.39%	0.93%	0.34%	0.34%
2020-2025 Annual Pop Change (CAGR)	-0.02%	1.04%	0.48%	0.48%

### Income

Median HH Income	\$122,775.00	\$97,906.00	\$76,543.00	\$77,114.00
Avg HH Income	\$133,011.00	\$116,366.00	\$97,380.00	\$97,380.00
Wealth Index (100 = Natl Avg)	140	101	79	80

### Age Demographics

Median Age	44.4	38.6	38.8	39.1
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### Employment

2025 Civilian Pop Age 16+ in Labor Force	1,347	5,635	46,999	50,356
Unemployment Rate	3.1%	1.6%	2.0%	1.9%
Renter Occupied Units	49.0%	40.9%	53.9%	52.0%
Vacant Units	6.4%	6.2%	7.4%	8.2%

### 2025 Employment

# of Businesses	945	3,975	11,588	22,474
# of Employees	11,448	37,840	116,398	358,831

# Cheyenne, Wyoming MSA

Cheyenne is the capital and largest city in Wyoming and serves as the primary economic and healthcare hub for southeastern Wyoming and adjacent rural markets. The Cheyenne MSA encompasses approximately 100,000 residents, with the city operating as the region's central referral location for specialized medical and behavioral health services. As the state capital, Cheyenne benefits from a stable population base, consistent public-sector employment, and above-average demand for essential healthcare infrastructure.

The regional economy is anchored by state and local government, healthcare, and defense, led by F.E. Warren Air Force Base—one of the area's largest and most reliable employers. Wyoming's no state income tax, low regulatory burden, and business-friendly environment support long-term economic stability and efficient facility operations. Continued public investment and healthcare expansion reinforce Cheyenne's role as a durable service center for a geographically large, underserved catchment area.

## Behavioral Health Spotlight

Behavioral health demand in Cheyenne is driven by provider shortages, rural access constraints, and growing public-sector initiatives to expand mental health and substance use treatment capacity. As a centralized healthcare hub in a largely frontier state, Cheyenne captures significant referral volume from surrounding communities lacking adequate behavioral health resources. These dynamics create a favorable operating environment characterized by limited competitive saturation, stable payer support, and sustained demand for high-quality behavioral health treatment facilities.



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