



## UTILITIES

- Electric: Black Hills Energy
- Natural Gas: Black Hills Energy
- Water/Sewer: City of Cheyenne
- Trash: City of Cheyenne Sanitation
- Telecom/Internet Fiber: Quantum Fiber, CenturyLink
- Cable: Spectrum
- Wireless: Verizon 5G, T-Mobile,
- Satellite: Starlink, Viasat

## KEY HIGHLIGHTS

- Fully served by municipal utilities
- Located within established infrastructure corridor
- Multiple internet providers ensuring flexibility
- Minimal off-site improvement risk
- Supports accelerated development timelines

## ZONING (SUBJECT PROPERTY) (P) - PUBLIC DISTRICT

### Allowed Uses

- Government Facilities
- Public School
- Transportation Services
- Public Library
- Community Center

## ZONING (SURROUNDING PROPERTIES) (CB) - COMMUNITY BUSINESS

### Allowed Uses

- Neighborhood & General Retail
- Convenience Retail & QSR
- General Office & General Service Business
- Auto Service
- Medical Office

**2014 DELL RANGE BOULEVARD | CHEYENNE, WY**



CONVERSE PLACE APARTMENTS

RIDGE VIEW APARTMENTS



Walmart Supercenter



HOBBY LOBBY

sam's club

SUBJECT PROPERTY

IHOP

Sam's CLUB

BREEZE THRU CAR WASH

Smile Doctors

Eldred Eye Center



DELL RANGE BLVD

Cheyenne Regional  
We Inspire Great Health!

NextCare URGENT CARE

State Farm

brakes plus



 **STRATEGIC LOCATION ADVANTAGES**

**Prime Positioning on Cheyenne's Primary Retail Corridor.**

Dell Range Boulevard is Cheyenne's dominant east-west retail artery, hosting the city's highest concentration of national retailers, restaurants, and service providers - making it a proven destination for consumer traffic.

**High Traffic Counts & Maximum Exposure.**

Consistent high daily vehicle counts, delivery excellent visibility and brand exposure for any future retail or commercial user.

**Proximity to Major Retail Anchors.**

Located near established national brands for built-in consumer draw and co-tenancy synergy driving repeat visits.

**Strong Demographic Growth Area.**

The eastern Cheyenne submarket continues to see residential expansion and population growth, fueling demand for retail, dining, and service businesses.

**Easy Regional Access.**

Convenient access to I-25 and I-80 allowing for strong regional connectivity attracting both local and regional-serving businesses.

**Cross-Traffic from Adjacent Commercial & Residential Neighbors.**

Surrounded by a mix of retail centers, medical offices, schools, and established neighborhoods, providing consistent traffic patterns.

**Business-Friendly Environment.**

Cheyenne offers pro-growth policies, low taxes, and a stable economic base, making it an attractive market for investors and developers.

**Limited Remaining Prime Retail Land.**

Scarcity of available parcels along Dell Range enhances the long-term investment value and competitive advantage of this site.



## LOCATION OVERVIEW

### WHY CHEYENNE?

#### 0% TAX RATES

- ✓ Individual Income Tax
- ✓ Personal Income Tax
- ✓ Corporate Income Tax
- ✓ Sales Tax
- ✓ Manufacturing Equipment Sales Tax

### LABOR INFORMATION

#### LABOR AVAILABILITY



**Laramie County  
Community College**  
5,389 students



**University of Wyoming**  
10,813 (fall 2024)



**Colorado State  
University**  
34,819 students



**University of  
Northern Colorado**  
15,300 students



**F.E. Warren AFB**  
9,700 personnel, civil  
service and dependents

#### LABOR INFORMATION

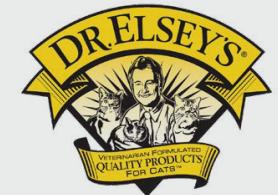
- » Right-to-work state
- » Percentage of employees in Wyoming represented by a union: 7.3%
- » Cheyenne has more than 12,000 under-employed people creating an attractive pool of available workers

#### WORKFORCE DEVELOPMENT TRAINING GRANTS

- » The Workforce Development Training Grant fund provides money to employers to increase employee skills
- » Business Training Grants and Apprenticeship Grants
- » Funding limits of:
  - » \$2,000/employee/year
  - » \$3,000/employee/year for preferred industries
  - » \$75,000/business/year

Corporate businesses such as Lowe's Regional Distribution Center, VAE Nortrak, Magpul Industries, and Sierra have found a qualified, dedicated workforce.

### RECENT LOCATIONS TO CHEYENNE



## SNAPSHOT OF CHEYENNE

### 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.

## **EXPLOSIVE GROWTH IN CHEYENNE**

### **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 SF 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 SF 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 SF first phase under development.



##### **Microsoft - Azure Data Center Campus**

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

**\$500M-\$1B+  
INVESTMENT PER  
HYPERSCALE FACILITY  
IN CONSTRUCTION,  
EQUIPMENT, AND  
INFRASTRUCTURE**

- » **1,000-2,000 construction jobs** created during the 18-36 month build phase
- » **100-300 permanent jobs** in operations, engineering, security, and IT
- » **3-7 additional local jobs** supported for every direct data center job
- » **Millions in annual tax revenue** through property, equipment, and utility taxes

Together, these projects represent sustained economic momentum and position Cheyenne for continued regional growth and development.

# 2014 DELL RANGE BOULEVARD | CHEYENNE, WY



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