



# CORNERSTONE

REAL ESTATE

7176 NUGGET RD. | TA TRUCK SERVICE CENTER

# FOR SUBLEASE

[www.cornerstonere.com](http://www.cornerstonere.com)



±11,070 SF COMMERCIAL TRUCK SERVICE CENTER | 3 SERVICE BAYS |  
EVANSVILLE, WY

THIS PURPOSE-BUILT TA TRUCK SERVICE CENTER IS A THREE-BAY COMMERCIAL TRUCK REPAIR AND MAINTENANCE FACILITY ON APPROXIMATELY 2.8 ACRES IN EVANSVILLE, WYOMING, CONSTRUCTED IN 2021 FOR TA OPERATING LLC (TRAVELCENTERS OF AMERICA/BP). THE ±11,070 SF BUILDING FEATURES THREE DRIVE-THROUGH SERVICE BAYS, A PARTS AND SALES AREA, TIRE STORAGE, AND THREE UNDERGROUND FUEL STORAGE TANKS. AVAILABLE FOR SUBLEASE WITH A REMAINING TERM THROUGH DECEMBER 2030.

**FORREST LEFF**

Principal

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ANCHORED BY THE HAT SIX TRAVEL CENTER

YOUR PREMIER PIT STOP  
REFUEL, REFRESH, AND RECHARGE  
LOCATED CONVENIENTLY OFF I-25 AT EXIT  
182 IN CASPER, WYOMING, HAT SIX TRAVEL  
CENTER IS THE GO-TO DESTINATION FOR  
TRAVELERS LOOKING TO TAKE A BREAK.  
WITH A FOOD COURT, CLEAN RESTROOMS,  
SHOWERS, AND PLENTY OF PARKING,  
YOU'LL BE READY FOR THE NEXT LEG OF  
YOUR TRIP.

**AMBEST**  
*Ambest BEST Truck Stops*

**CINNABON**

**HOOCH'S**  
—BAR & DRIVE-THRU—

**Schlitzsky's**

**Wild PONY**  
COFFEE CO.

**SONIC**

**Sleep**  
INN & SUITES  
BY CHOICE HOTELS

**Sinclair**

**HATSIX**  
Heritage



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## PROPERTY DETAILS

- PURPOSE-BUILT COMMERCIAL TRUCK SERVICE CENTER
- ±11,070 SF BUILDING
- THREE (3) DRIVE-THROUGH SERVICE BAYS
- ±2.8 ACRE SITE
- THREE (3) UNDERGROUND STORAGE TANKS
- TIRE STORAGE AREA (UP TO 4,800 CU.FT.)
- PARTS & SALES AREA
- EMPLOYEE FACILITIES ON-SITE
- COVERED EXTERIOR PATIO
- LOCATED IN EVANSVILLE, WY (NATRONA COUNTY)





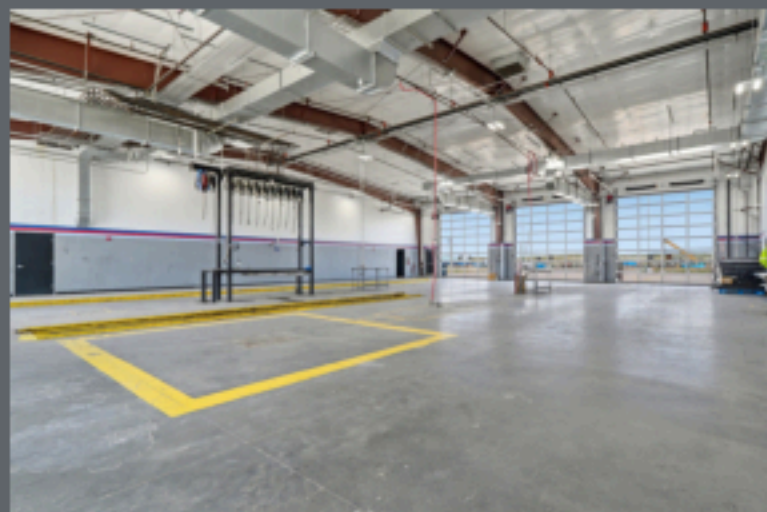
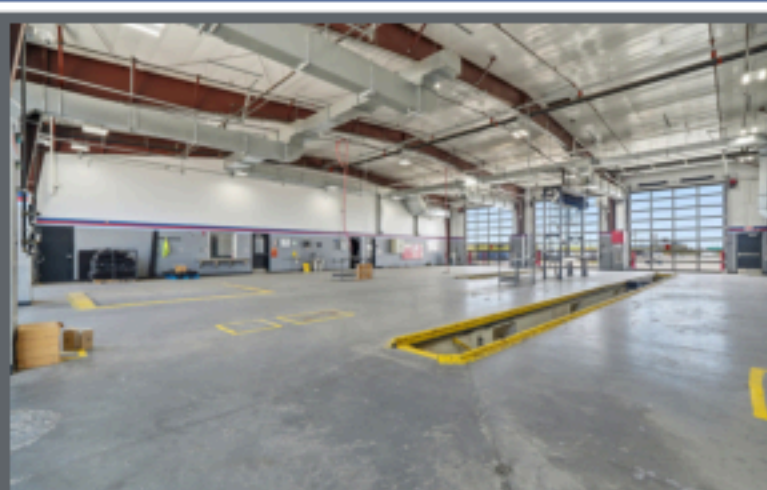
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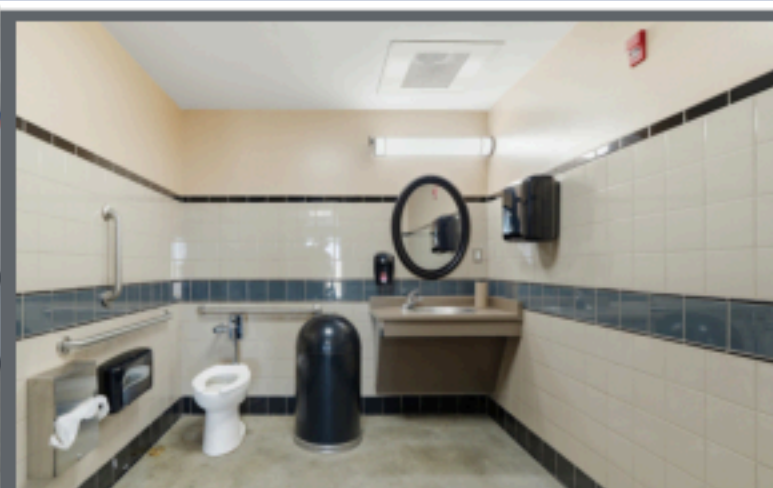
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## PROPERTY & SITE FEATURES

### SITE HIGHLIGHTS

HIGH-VISIBILITY LOCATION ON  
NUGGET RD.  
PAVED PARKING & TRUCK ACCESS  
ADJACENT TO HAT SIX TRAVEL  
CENTER  
THREE UNDERGROUND FUEL  
STORAGE TANKS  
FENCED STORAGE AREA  
DIRECT ACCESS TO I-25 (EXIT  
182)



### BUILDING FEATURES

THREE DRIVE-THROUGH SERVICE BAYS  
TECH & TSA WORK STATIONS  
SPIN BALANCER & ALIGNMENT  
EQUIPMENT  
PARTS & INVENTORY AREA  
TIRE STORAGE AREA  
EMPLOYEE AREA WITH RESTROOM &  
LOCKER ROOM  
OFFICE AND SALES AREA



**CORNERSTONE**  
REAL ESTATE

**FOR SUBLEASE**

7176 NUGGET RD. | TA TRUCK SERVICE  
CENTER  
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**SUBLEASE OPPORTUNITY**

**THIS TA TRUCK SERVICE CENTER IN EVANSVILLE, WYOMING PRESENTS A COMPELLING SUBLEASE OPPORTUNITY FOR COMMERCIAL TRUCK SERVICE OPERATORS, FLEET MAINTENANCE PROVIDERS, OR TRANSPORTATION-RELATED BUSINESSES SEEKING A PURPOSE-BUILT, MOVE-IN-READY FACILITY.**

**BUILT IN 2021 TO TA OPERATING LLC'S SPECIFICATIONS, THE ±11,070 SF BUILDING SITS ON APPROXIMATELY 2.8 ACRES AND INCLUDES THREE DRIVE-THROUGH SERVICE BAYS, THREE UNDERGROUND FUEL STORAGE TANKS, AND AMPLE PAVED TRUCK PARKING. THE REMAINING SUBLEASE TERM RUNS THROUGH DECEMBER 2030, PROVIDING STABILITY FOR AN INCOMING OPERATOR.**

**WITH EVANSVILLE'S IMMEDIATE ACCESS TO I-25 (EXIT 182) AND ITS POSITION WITHIN THE CASPER TRADE AREA, THE SITE BENEFITS FROM STRONG REGIONAL TRUCK TRAFFIC AND CONSISTENT DEMAND FOR COMMERCIAL VEHICLE SERVICES.**

**SUBLEASE HIGHLIGHTS**

**PURPOSE-BUILT TA TRUCK SERVICE CENTER  
±11,070 SF BUILDING ON ±2.8 ACRES  
THREE (3) DRIVE-THROUGH SERVICE BAYS  
THREE (3) UNDERGROUND STORAGE TANKS  
TIRE STORAGE & PARTS/SALES AREA  
REMAINING TERM THROUGH DECEMBER 2030**

**LOCATED IN EVANSVILLE, WY NEAR I-25  
NATRONA COUNTY — NO STATE INCOME TAX  
MOVE-IN-READY FACILITY BUILT IN 2021  
SUBTENANT ASSUMES TA OPERATING LLC  
POSITION**





BONANZA

256

HAT SIX RD

PAYLOAD

NUGGET

Nugget

Nugget

US INTERSTATE I-25

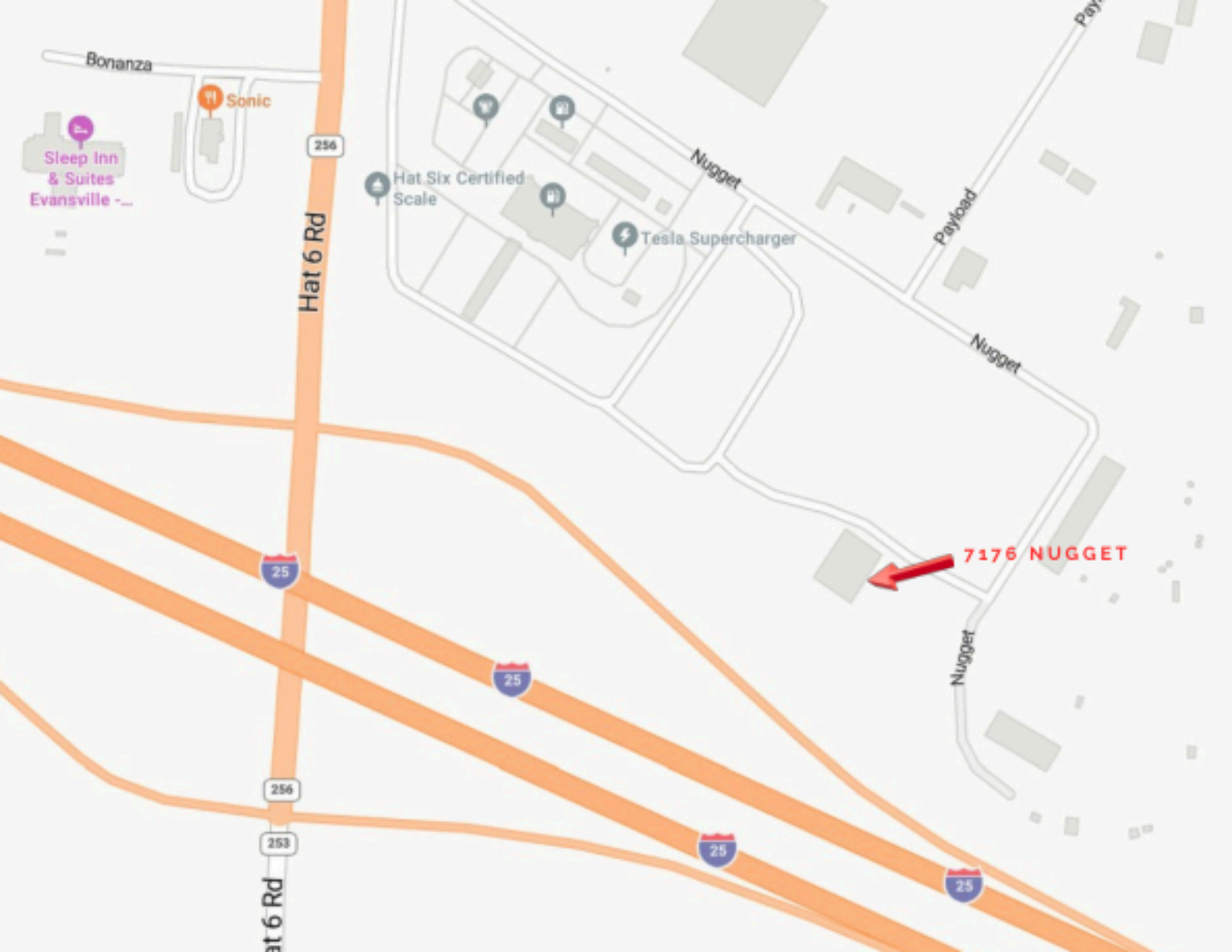
7176 NUGGET

20



### LOCATION DETAILS

LOCATED ON NUGGET RD. IN EVANSVILLE, WY  
DIRECT ACCESS TO I-25 (EXIT 182)  
ADJACENT TO HAT SIX TRAVEL CENTER  
WITHIN THE GREATER CASPER, WY TRADE AREA  
PROXIMITY TO MAJOR FREIGHT CORRIDORS  
NATRONA COUNTY – WYOMING'S BUSINESS-FRIENDLY ENVIRONMENT



Bonanza

Sonic

256

Hat 6 Rd

Sleep Inn & Suites  
Evansville - ...

25

25

25

25

Nugget

Payload

Nugget

7176 NUGGET

Nugget

Hat Six Certified  
Scale

Tesla Supercharger

Hat 6 Rd



**CORNERSTONE**  
REAL ESTATE

**CASPER, WY**

## **WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY**

Casper is centrally located in the heart of Wyoming. As the second largest city in the state with a population of 60,000, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.



## BUSINESSES IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

## MARKETS CASPER SERVES

### Evansville

- Population: 2,749 (2021)
- Median Household Income: \$73,296 (2021)
- Median Home Price: \$222,973 (2023)

### Mills

- Population: 4,106 (2021)
- Median Household Income: \$44,115 (2021)
- Median Home Value: \$129,700 (2021)

## CASPER'S ECONOMY BY THE NUMBERS

- Population: 58,543 people (2021)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: \$67,011 (2022)
- Median Sales Price of Home: \$265,800 (June 2023)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

\*The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Commercial.

## CASPER'S LARGEST EMPLOYERS

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Wyoming Department of Transportation
- Power Service Inc.
- Wyoming Employee Resource Capital & Service
- Community Health Centers of Central Wyoming
- True Drilling
- Automation & Electronics



## FORREST LEFF Principal & Managing Partner

307-262-2393 • [forrestleff@gmail.com](mailto:forrestleff@gmail.com)

Forrest Leff, Principal and Managing Partner of Cornerstone Real Estate, is a highly respected and sought-after professional with over 20 years of experience in Industrial, Farm and Ranch, Hospitality, and Commercial Real Estate sales and leasing. Known for his client-focused approach and entrepreneurial spirit, Forrest has facilitated successful transactions for a diverse range of clients, including corporations, financial institutions, and retail businesses.

Forrest's real estate career is distinguished by his expertise and proven track record, with notable transactions including:

- Industrial and Energy Projects: Granite Peak Fabrication (85,000 SF), Equipment Share (10,000 SF), Distribution NOW (30,000 SF), and Brigade Energy (7,000 SF).
- Corporate and Financial Institutions: Wells Fargo, Bank of the West, and First Interstate Bank.
- Specialized Transactions: Wyoming Rescue Mission (23,000 SF), Casper Pickleball and Sports Center (48,000 SF), Pella Window (32,000 SF), and Scottsdale Mint (48,000 SF).

At Cornerstone Real Estate, Forrest has also cultivated strategic partnerships with top national brokerage firms, including Colliers International, JLL, CBRE, Cushman & Wakefield, Marcus & Millichap, and Newmark Knight Frank, extending the reach and impact of his work. As an Industrial and Commercial Real Estate specialist, Forrest combines deep market knowledge with a commitment to client success. His entrepreneurial background, coupled with a focus on hospitality and community development, has solidified his reputation as a trusted partner in the industry.



## SHAWN MCCOUL Principal

307-267-4966 • [shawn.mccoul@gmail.com](mailto:shawn.mccoul@gmail.com)

Shawn McCoul has spent more than 20 years starting and operating successful businesses while actively investing in retail and light industrial real estate across Casper. Known for his ability to spot opportunity where others see risk, Shawn has built a career on utilizing creative financing and innovative deal structures to put together win-win transactions.

His unique background as both a business owner and property investor gives him a practical, results-driven perspective that few advisors bring to the table. Whether guiding clients through acquisitions, sales, or repositioning opportunities, Shawn draws on his hands-on experience to deliver solutions that align with both financial and operational goals.

Rooted in the community, Shawn is a proud husband to his wife, Tondi, and father to five sons. He approaches every deal with integrity, long-term vision, and a commitment to helping others succeed in business and real estate.