



0.85-Acre Prime Commercial Lot

Hotel Row – Hitching Post Plaza • W Lincolnway, Cheyenne, WY 82001

Property Overview

This exceptional 0.85-acre commercial parcel is perfectly positioned on Hotel Row in the newly developed Hitching Post Plaza, offering outstanding visibility and immediate access to a steady flow of hotel guests, event attendees, and daily traffic.

With approximately 10,000 cars per day on West Lincolnway — a primary entry corridor into Cheyenne — the property enjoys excellent exposure and easy access from the I-25/I-80 interchange. Situated in a rapidly developing plaza that already includes hotels, the Ice and Events Center, and a new gymnastics facility, this location captures consistent demand.

Whether you envision a popular restaurant drawing evening and weekend crowds, a quick-service concept, or another complementary business, this lot offers a rare opportunity in one of Cheyenne's most active commercial corridors.

Investment Highlights

- **Flexible Zoning:** Zoned Community Business, supporting a wide range of uses including restaurant, retail, hospitality, and professional services.
- **High Traffic Count:** Approximately 10,000 Vehicles Per Day (VPD) on West Lincolnway.

Property Details

Status:	For Sale
Price:	Contact for Pricing
Acreage:	0.85 Acres
Property Type:	Land
Sub Type:	Commercial
Zoning:	Community Business
APN:	13670112700200



- **Strategic Location:** Ideally situated just south of the Ice and Events Center and surrounded by numerous established hotels.
- **Accessibility:** Easy access from the major I-25 and I-80 interchange, serving regional travelers and locals alike.
- **Prime Frontage:** Strong visibility to passing traffic and immediate hotel patrons.



Disclaimer: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Mariah Jeffery, CCIM

Realtor | Commercial

Lic: WY, RE-16311

(307) 316-2239

mjeffery@coldwellbanker.com

Kendra Benzen

Co-Listing Agent

(307) 221-3980

kendrabenzen1@gmail.com

Coldwell Banker

Commercial

255 Storey Boulevard

Cheyenne, WY 82009