



GUARDIAN *Development Company*

Land for Sale Zoned Multi-Family/Commercial North Cheyenne, Wyoming Location



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Multi Family/Commercial Land for Sale

Powderhouse Rd & Gardenia Dr
Cheyenne, WY 82009

Property Summary

Summary

The vision for Cheyenne's new Northern Plaza is to create additional places to live with convenient neighborhood services. In the heart of this area you will find a Wind Friendly Plaza for public events and a comfortable place to gather. Whether you're looking for a new place to call home or a location for a business, you are sure to find it here at The Pointe. To identify each lot and block use, see the area "Uses by Right" below.

Location

NW intersection of Powder House Rd and Gardenia Dr, Cheyenne, WY

Land Area Summary

Gross area of property = 297,514 sq ft (6.83 acres)

Current Zoning

Planned Unit Development

Uses by Right

LOT 3, BLOCK 2 (48,787 SF) Loft residential, multi family, general and medical offices, retail & wholesale establishments, service business, food establishments, child care center, minor and major, entertainment & recreation facilities and uses, assisted living facility, parking structure.

LOT 5, BLOCK 2 (109,334 SF) Loft residential, multi family, general and medical offices, service business, child care center, minor and major, entertainment & recreation facilities and uses, assisted living facility, parking structure as an accessory use.

LOT 1, BLOCK 3 (60,548 SF) Loft residential, multi family, general and medical offices, service business, child care center, minor and major, entertainment & recreation facilities and uses, assisted living facility.

LOT 2, BLOCK 3 (40,946 SF) General and medical offices, retail & wholesale establishments, service business, food establishments, full service restaurant, child care center, minor and major, convenience store with pumping station.

LOT 4, BLOCK 2 (37,897 SF) Detention and open space to be used as drainage easement by 4 surrounding lots (above).

Pricing

Available upon request



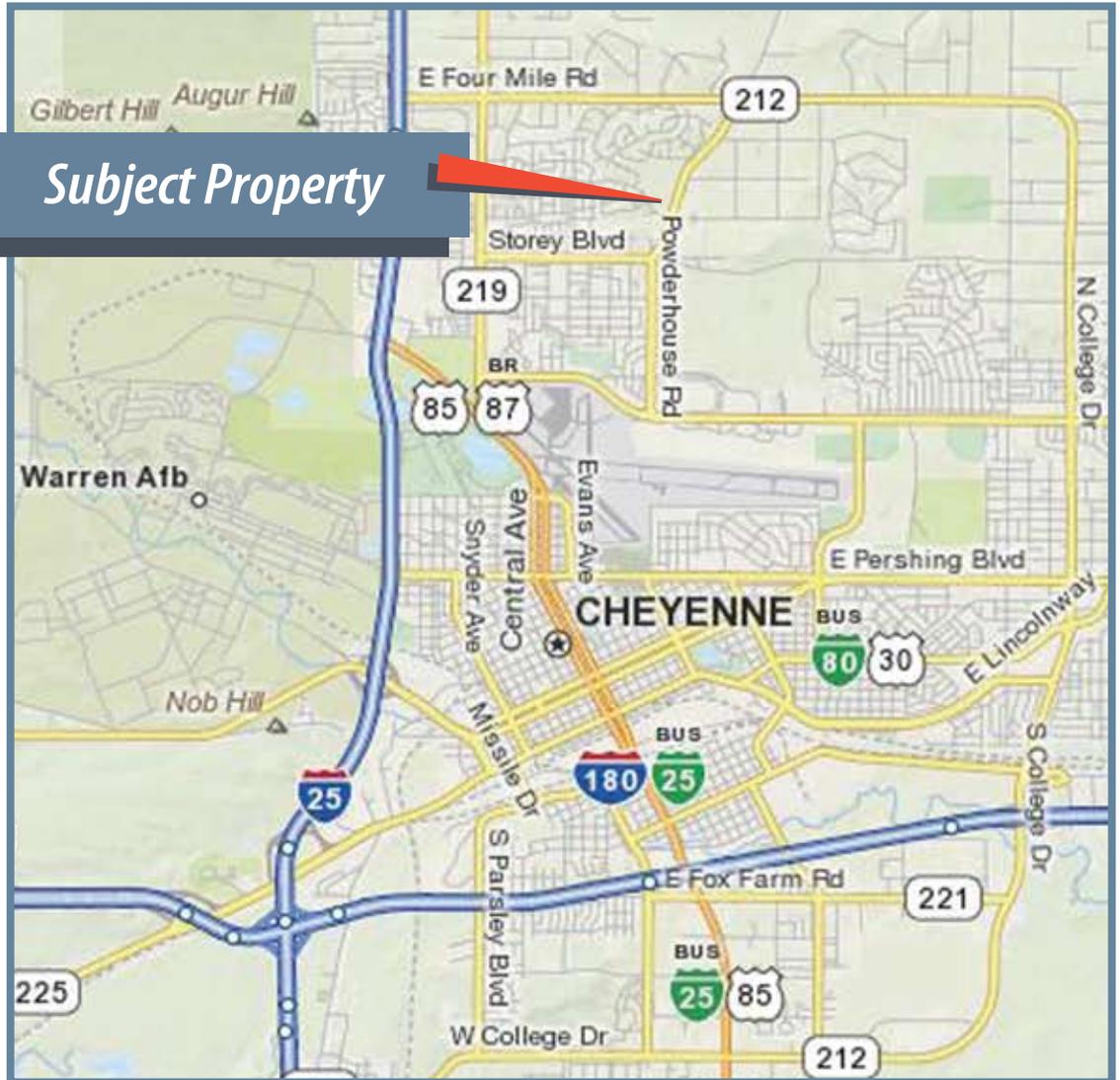
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Location Map

Location

The property is located just east of I-25 and just north of Cheyenne's retail district.



Subject Property



Multi Family/Commercial Land for Sale

Powderhouse Rd & Gardenia Dr
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Pricing Information

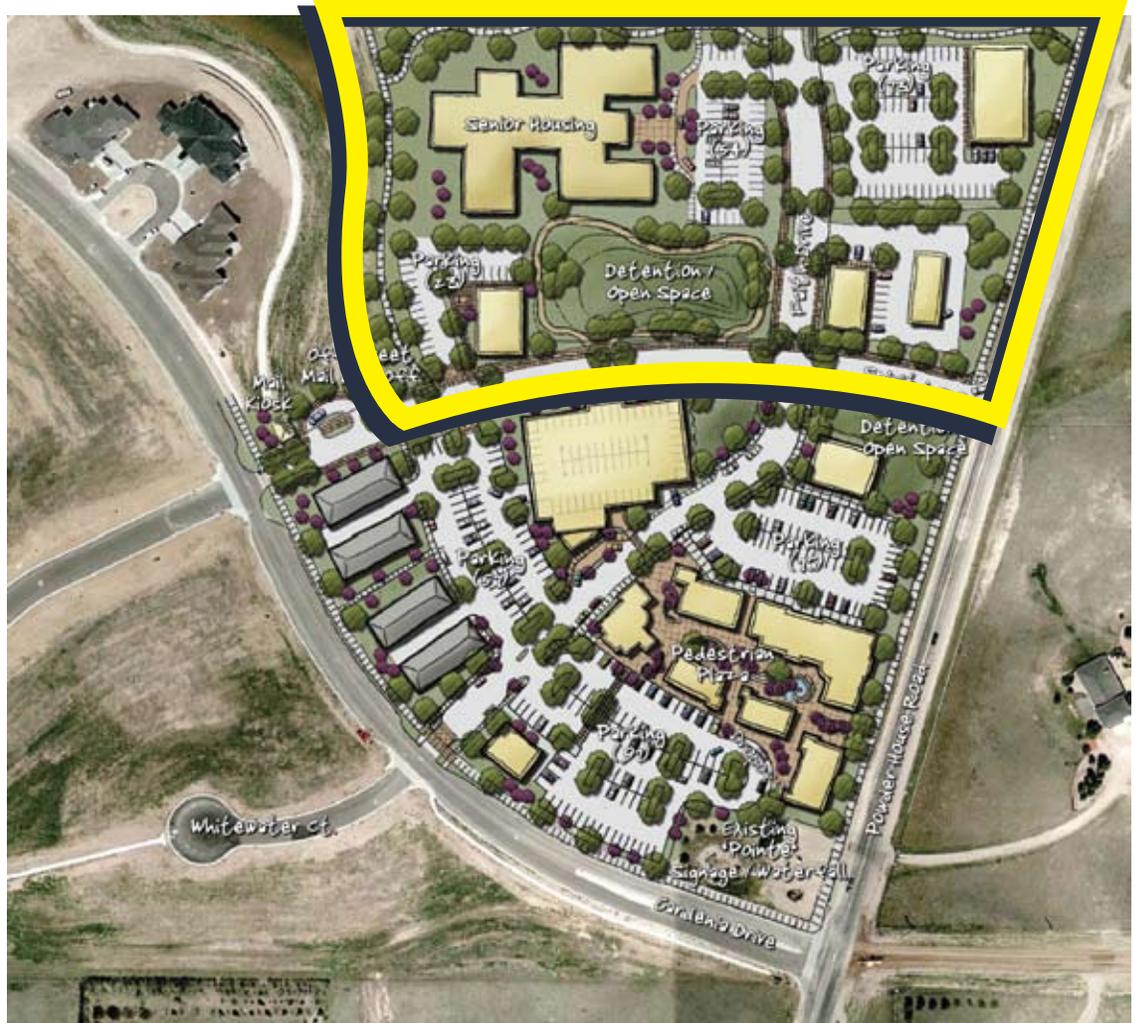
Block 2 Lot 3	\$317,116 1.12 AC 48,787 SF \$6.50 Per Foot
Block 2 Lot 5	\$601,345 2.51 AC 109,336 SF \$5.50 Per Foot
Block 3 Lot 1	\$393,564 1.39 AC 60,548 SF \$6.50 Per Foot
Block 3 Lot 2	\$307,098 0.94 AC 40,946 SF \$7.50 Per Foot
Block 2 Lot 4	Drainage Easement to be used by all four lots.



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Site Plan





Multi Family/Commercial Land for Sale

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Surrounding Businesses





Multi Family/Commercial Land for Sale

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Cheyenne, WY 82009

Demographics Summary

CHEYENNE/LARAMIE COUNTY PROFILE - 2008					
Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
Demography					
Total Population - Cheyenne ¹	2006	55,314	2005	55,731	-0.75%
Total Population - Laramie County	2007	86,353	2006	85,384	1.13%
Total Male Population	2006	43,246	2005	40,085	7.89%
Total Female Population	2006	42,138	2005	41,708	1.03%
% of Population - Under 20 Years Old	2005	27.4%	2000	28.0%	-2.14%
% of Population - 65 Years & Older	2005	12.0%	2000	7.1%	69.01%
Median Age	2006	36.0	2005	37.2	-3.23%
% of Population - White Alone (Non-Hispanic)	2006	82.7%	2005	83.0%	-0.36%
% of Population - Native American Alone	2006	1.3%	2005	0.8%	62.50%
% of Population - Hispanic or Latino	2006	10.8%	2005	11.0%	-1.82%
Households - County	2006	37,532	2005	36,747	2.14%
Households - City	2000	23,782	1990	20,243	17.48%
% of Households (HH) Headed by Married Couples	2005	51.1%	2000	54.5%	-6.24%
% of HH Headed by Single Female (w/own children <18 yrs.)	2005	11.3%	2000	6.6%	71.21%

Owner Occupied Housing Units

1990 Households	18,406	60.3% of total
2000 Households	22,054	64.4% of total

Renter Occupied Housing Units

1990 Households	9,686	31.8% of total
2000 Households	9,873	64.4% of total

Vacant Housing Units

1990 Households	2,415	7.9% of total
2000 Households	2,286	6.7% of total

Total Housing Units

1990 Households	30,507
2000 Households	34,213

Source: US Census of Population and Housing

From: Table 4.10 Economic Indicators for Greater Cheyenne Annual Trends Edition, March 2005



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General Market Overview

Demographics

Laramie County is Wyoming's most populated area, representing 16.84% of the state's population and having 31.75 persons per square mile as opposed to the state's 5.17 persons per square mile.² The largest city in Laramie County is Cheyenne, home for 65% of the county's population. Cheyenne, the capital of Wyoming and county seat, is also the largest city in the state with 11% of the state's estimated 2004 population. Only 90 minutes north of Denver, Colorado, Cheyenne sits as the northern anchor city of the Front Range of the Rocky Mountains.

Education

Wyoming's commitment to education proffers one of the highest high school graduation rates in the United States. Laramie County Community College offers programs for associate's degrees, in addition to bachelor's and master's degrees offered by other higher education branches on campus. The University of Wyoming, Colorado State University and the University of Northern Colorado offer diverse courses of studies. The New York Times has listed the University of Wyoming as one of the nation's 10 best buys in colleges, and the Carnegie Foundation ranks it among the top 100 research universities in the United States. The state of Wyoming has established a generous scholarship program named the Hathaway Scholarship that rewards eligible Wyoming students with scholarship money to attend the University of Wyoming or a Wyoming community college. The program provides merit- and need-based awards to eligible students.

Quality of Life

Voted the most polite city by the executives across the nation, Cheyenne presents many favorable attributes. Particularly noted for its spirit of volunteerism, the community supports a myriad of activities. One annual event typifies this spirit. Each year, as Cheyenne swells to accommodate three times its population, more than 2,000 residents volunteer their time and talent to produce the world's largest outdoor rodeo -- Cheyenne Frontier Days -- an extravaganza lasting 10 exciting days and nights.

Cheyenne offers a low cost of living, with an average cost of housing of \$174,613. Average cost for two-bedroom rental apartments is \$557. Costs of electricity and natural gas in Cheyenne are in the mid-point range nationally.



As a magnet for health care professionals, Cheyenne enjoys one of the highest percentages of board-certified physicians in the nation. Cheyenne Regional Medical Center acts as the regional referral center for cardiac care and cancer treatment. F.E. Warren Air Force Base provides medical airlift capabilities enhancing rapid response to medical emergencies. Laramie County health care systems successfully compete for national research projects.

Cheyenne rests on a broad plateau 6,100 feet above sea level. Majestic mountains to the west act as a moisture barrier, lending to the city's semi-arid climate. Bathed in sunshine and clear blue skies 327 days a year, the city experiences 52 inches of annual snowfall, which quickly melts away in the sun's warm rays.

Average monthly temperature 58.3 degrees F
 Average monthly humidity 52%
 Annual precipitation 13.31 inches
 Average wind velocity a mild 13 mph

Laramie County's Economy					
Median Household Income ¹	2006	\$50,907	2005	\$44,790	13.66%
Mean Household Income	2006	\$60,322	2005	\$60,060	0.44%
Per Capita Personal Income (\$)°	2005	\$36,739	2004	\$34,983	5.02%
Average Wage per Job	2004	\$33,429	2003	\$32,268	3.60%
Average Annual Pay (\$)¹º	2006	\$35,308	2005	\$32,188	9.69%
Employment & Labor					
Employment¹²	2007	44,200	2006	42,900	3.03%
Unemployment Rate¹³	2007	3.9%	2006	3.9%	0.00%
Total Non-farm Jobsº	2005	57,857	2004	56,637	2.15%
% of Jobs in Farming	2005	1.5%	2004	1.6%	-3.13%
% of Jobs in Mining	2005	0.3%	2004	0.3%	4.90%
% of Jobs in Government	2005	28.2%	2004	28.4%	-0.50%
% of Jobs in Construction	2005	6.5%	2004	6.3%	3.79%
% of Jobs in Manufacturing	2005	3.0%	2004	3.0%	-0.42%
% of Jobs in Trans. & Ware.	2005	5.1%	2004	5.0%	0.78%
% of Jobs in FIRE	2005	7.6%	2004	7.5%	0.95%
% of Jobs in Services	2005	5.1%	2004	5.2%	-1.60%
% of Jobs in Retail Trade	2005	12.5%	2004	12.4%	0.47%
% of Jobs in Wholesale	2005	1.7%	2004	1.6%	5.13%
Employed Workforce Demographics					
% of Workforce Age 16-19¹	2005	5.9%	2004	6.1%	-3.28%
% of Workforce Age 20-44	2005	54.8%	2004	59.4%	-7.74%
% of Workforce Age 45+	2005	39.3%	2004	34.5%	13.91%
% of Workforce Male	2005	52.1%	2004	53.9%	-3.34%
% of Workforce Female	2005	47.9%	2004	46.1%	3.90%



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Business Market Overview

Industry & Commerce

Cheyenne is at the crossroads of I-80 and I-25, and only 90 minutes north of Denver by I-25, strategically located at major transportation and communication hubs. A Cheyenne site can provide your company productive synergies associated with its proximity to the Front Range region of the Rocky Mountains. The individual tax burden to Wyoming residents is among the lowest in the United States, with no personal or corporate state income taxes, no inventory taxes and low property taxes. Wyoming is the best business-friendly taxation state in the nation.

From its inception in 1867, the railroad and the military have always played an important role in the community's heritage. The pride and honor in its beginnings has developed a modern Cheyenne that is a strong economic center for entrepreneurs and industry, a leader in dynamic education, and the power center of the states governmental entities. As Wyoming's capital city, Cheyenne is home to large contingents of state, federal and local government and a large private service sector based on the government economy. Public and Private partnerships thrive here to create an economy that is vibrant and robust.

Cheyenne's largest employer is F.E. Warren Air Force Base, with about 4,200 military and civilian employees. Federal government has over 3,000 non-military employees in Cheyenne, and state government has nearly as many. Laramie County School District Number 1 and United Medical Center are also major employers.

Union Pacific Railroad remains the largest private employer with about 800 employees. Other large private employers include refineries, hotels, nursing homes, discount retail stores, banks, mail-order companies, light industrial, telecommunications, and a credit card servicing firm, with smaller businesses making up a growing retail and service sector.

While appreciating the stability of its government-based economy, Cheyenne's business community is actively working to diversify the economy and expand the economic base. The recent addition of several high-profile national businesses and industries is being hailed as a positive step toward that goal. Wyoming's premiere incentive is its everyday low cost of doing business coupled with an abundant quality-of-life. Incentive packages are customized to the particular needs of a company. A variety of competitive financing sources are available through the state for plant, equipment, and operating capital. Land acquisition can be accomplished under favorable terms depending upon job creation.



Job Growth & Labor Force

Wyoming is a Right-to-Work state with labor rates that are extremely competitive with most other areas of the nation. Laramie County union membership represents about 14% of the work force. Unemployment is 4.9%. Cheyenne has more than 11,000 under-employed people creating an attractive pool of available workers. Cheyenne has a population of 55,314, the county has an additional 30,070 and our trade area has 130,000. There is a readily available work force of well-educated, willing workers in the area.

Recent corporate newcomers to Cheyenne have all been able to satisfy their labor demands largely from the local area. For example, Sierra Trading Post has grown from 60 employees to more than 650. Lowe's Companies' regional distribution center, which employs 997, had 8,000 applicants for the first 400 jobs available.

Infrastructure

Cheyenne is a location of choice partly because of where it is -- near the geographical and time center of the North American continent. Cheyenne manages a transportation triple play with the intersection of Interstates 80 and 25, two major railroads and the air corridor of the ultra-modern Denver International Airport (DIA). Eight flights a day connect Cheyenne to DIA through Great Lakes Airlines. Great Lakes connects with United Airlines and Frontier Airlines, to connect people to airports around the world. Cheyenne serves as the northern anchor city of the vibrant Front Range region of the Rocky Mountains.

Telecommunication facilities in Cheyenne are served by Qwest Corporation. AT&T, Sprint, and MCI are the long-haul carriers providing analog, digital and fiber optic transport services. Cheyenne is a major Electronic Switching Center with many high-speed data services including DSL, ATM, Frame Relay and ISDN.

Residential Real Estate Market

The average number of homes sold per month was 119 in 2008 and thus far in 2009, it has run at an average of 116. Monthly averages for 2006 and 2007 were 169 and 139 respectively. The average selling price for homes within Cheyenne in third quarter 2009 was \$172,091. This was 5.0 percent less than third quarter's 2008's average of \$181,167. Rural homes sold at prices averaging 7.2 percent less than those of one year.

New residential construction posted two consecutive quarters of positive growth, 2nd and 3rd quarters, while new commercial and industrial construction remained anemic at best. Total city issued building permits for new single-family homes were 128 by the end of the third quarter which was equal to the total issued for all of 2008, 127.

