



COLDWELL BANKER
THE LEGACY GROUP

FOR SALE

138.59± AC DEVELOPMENT OPPORTUNITY
WYOMING BLVD & COUNTRY CLUB RD, CASPER WY



PROPERTY LINES ARE FOR ILLUSTRATIVE PURPOSES ONLY

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TOMMY RUSSELL - REALTOR
COLDWELL BANKER
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LISTING DETAILS

SALE PRICE:	Contact for price
PROPERTY TYPE:	Prime Mixed Use Opportunity
LAND AREA:	138.59 AC
PROPOSED USE:	Mixed Use
TOPOGRAPHY:	Flat/Hilly
ZONING:	Urban Agriculture
FRONTAGE:	Wyoming Blvd- 1,580± Feet Country Club/Kingsbury - 3,000— Feet
UTILITIES:	16" Water
CITY:	Casper



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Centennial Hills Commercial



Kensington 4/5 Residential



Casper Country Club



CENTENNIAL HILLS

New commercial development completed in 2024. 31,000 sqft, 7-unit multi-tenant retail space, anchored by a 20,000 sqft trampoline park. An additional three commercial lots are available totaling 6.1 acres, including a 1.7 acre hard corner.

KENSINGTON HEIGHTS

New residential development Kensington Heights 1-4 (57 lots) completed in 2024 all lots sold in 24 months. Kensington 5 (72 lots) available Dec. 2024 with 3 lots pre-sold. Average sold price \$650,000.

CASPER COUNTRY CLUB

The Casper Country Club has been a staple of the Casper community since the early 1900s, and remains a highly sought-after private club, despite not having home sites as part of their offering; a benefit for nearby developers.



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EXECUTIVE SUMMARY

This 138.59-acre property, strategically located at the corner of Wyoming Blvd and Country Club Road in East Casper, Wyoming, represents a premier mixed-use development opportunity. Historically part of the Pratt Ranch dating back to the early 1900s, the site is ideally positioned to meet the area's growing demand for residential, multifamily, and commercial development.

Situated near the Casper Country Club, this property benefits from excellent visibility and accessibility within a rapidly expanding region. Surrounded by developed city properties on three sides, the site offers unique infill potential. With a 16" water line running through the property, and sewer and electricity nearby, key utilities are readily available to support large-scale development. The property is adjacent to Kensington Heights, a highly successful residential development where all 57 original lots sold within 24 months. Kensington Heights 5, completed in 2024, has added 72 additional residential lots, further underscoring the strong local demand. Nearby Centennial Hills Plaza, a 31,000-square-foot, multi-tenant retail center anchored by a 20,000-square-foot trampoline park, reflects robust commercial activity in the area. Three additional commercial lots totaling 6.1 acres, including a 1.7-acre hard corner, further highlight the region's development momentum.

Currently zoned Urban Agriculture and situated within county limits, this property is a critical piece of the community's future development. Annexation into the City of Casper would allow for its transformation into a thriving mixed-use development, capitalizing on its strategic location, available infrastructure, and the vibrant growth of the surrounding area.

This 138.59-acre site offers an unparalleled opportunity for developers or investors seeking to create a high-impact project that aligns with Casper's ongoing expansion and community needs. Whether for residential neighborhoods, multifamily housing, or commercial ventures, the property's size, location, and infrastructure make it a compelling investment.

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 said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.



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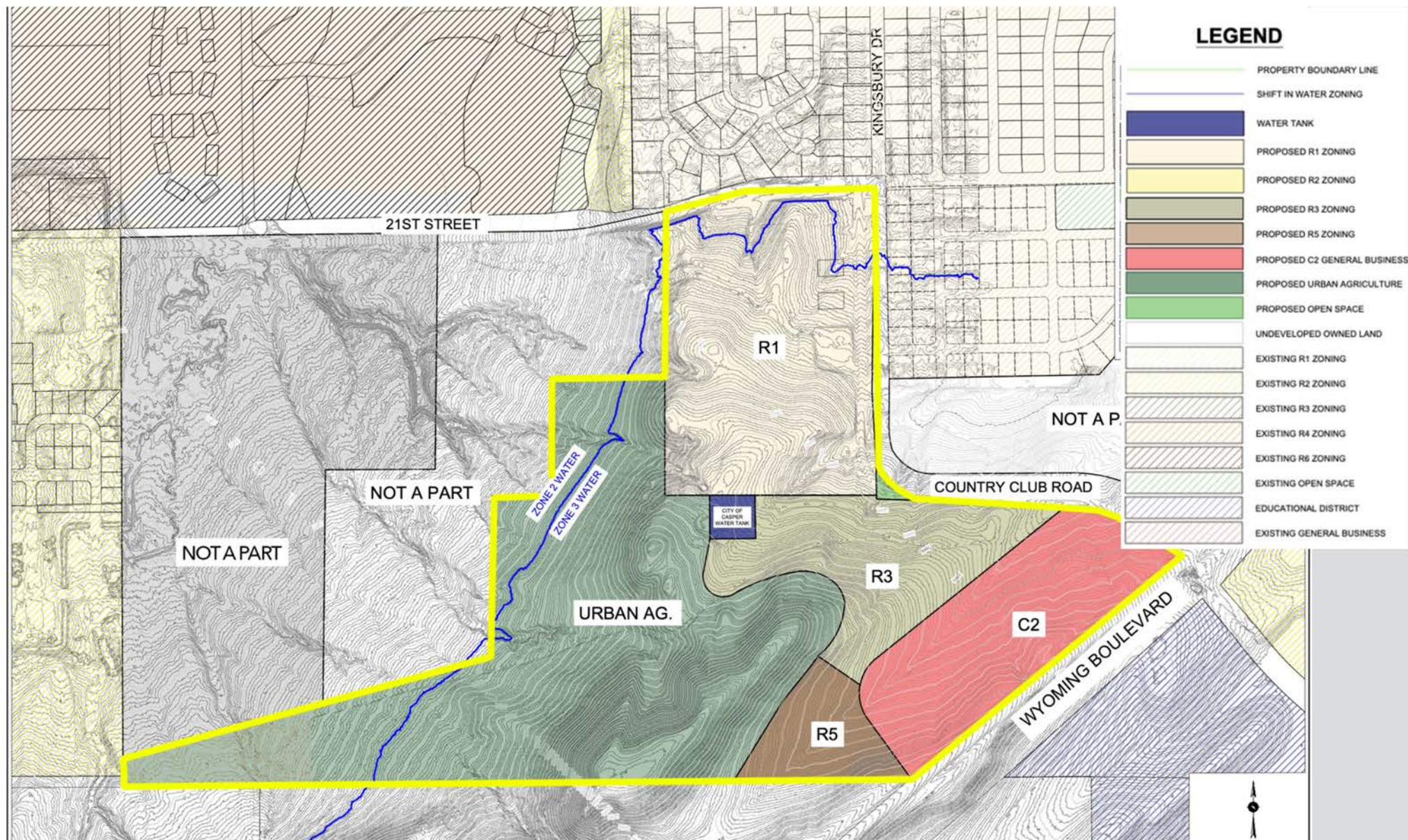


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UTILITIES



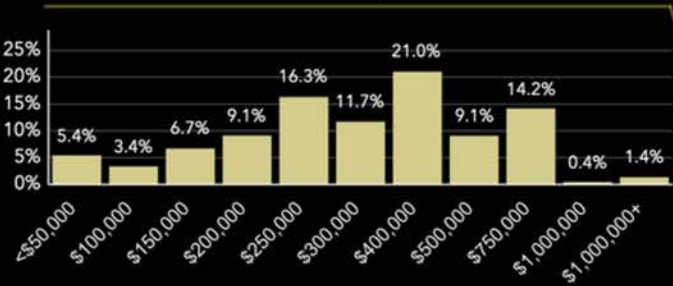
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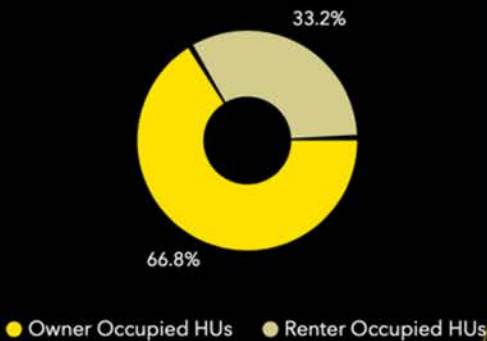
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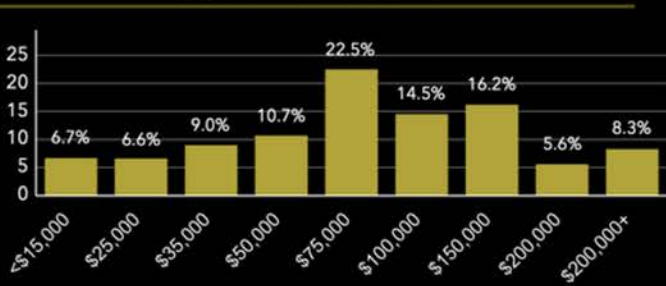
Home Value



Home Ownership



Household Income



Community
Overview

Educational Attainment



Key Facts

30,723

Total Housing
Units

95

Housing
Affordability
Index

2,878

Households
Below the
Poverty Level

37.8

Median
Age

\$57,218

Median
Disposable
Income

65,745

Total
Population

81

Wealth
Index

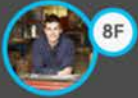


40

Diversity
Index

115

Total Crime
Index

Tapestry segments

	Old and Newcomers 6,486 households	23.5% of Households	▼
	In Style 3,357 households	12.2% of Households	▼
	Savvy Suburbanites 2,892 households	10.5% of Households	▼



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COMMUNITY SUMMARY

Casper, Wyoming
Ring of 5 miles

65,745	0.02%	2.35	39.6	37.8	\$66,861	\$288,734	\$187,832	23.5%	59.0%	17.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.0%
Services

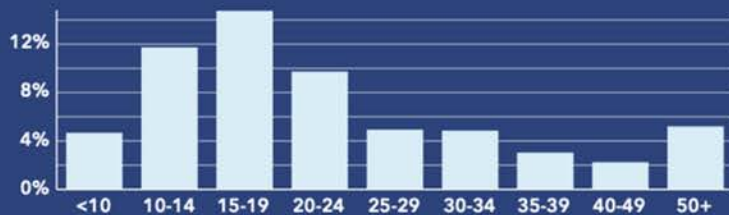


27.0%
Blue Collar

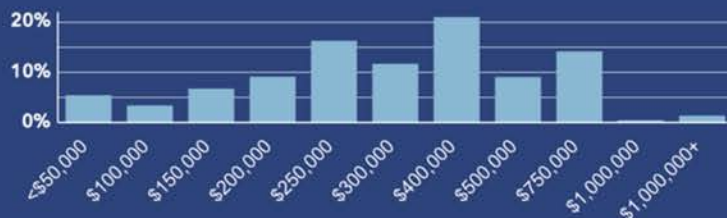


56.0%
White Collar

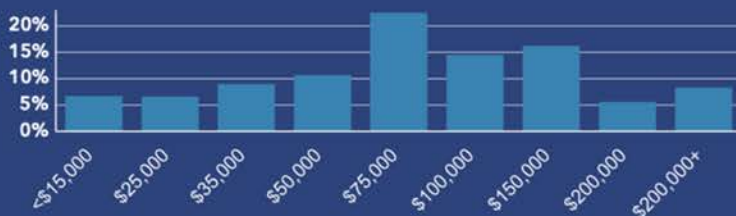
Mortgage as Percent of Salary



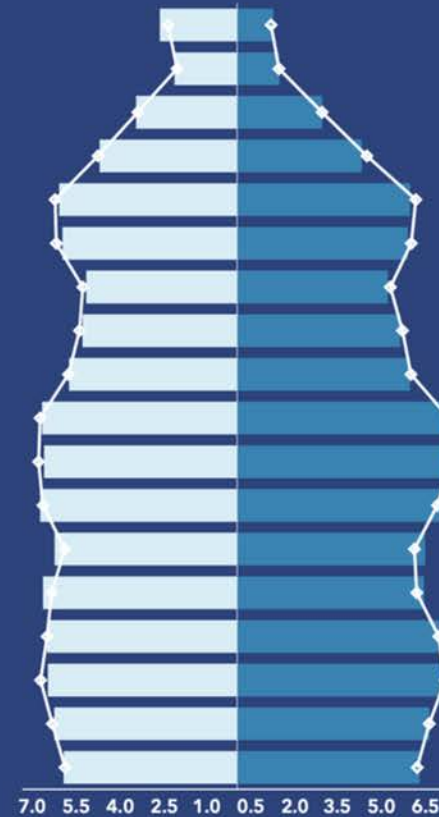
Home Value



Household Income

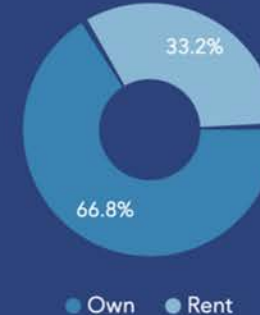


Age Profile: 5 Year Increments



Dots show comparison to
Natrona County

Home Ownership



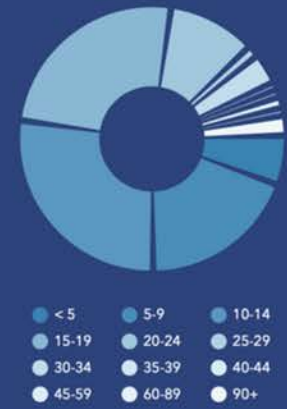
Housing: Year Built



Educational Attainment



Commute Time: Minutes





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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, a large opportunity zone, 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.



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CASPER, WY



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: \$73,256 (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 (2022)
- 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.*

CASPER'S LARGEST EMPLOYERS

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- 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



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ABOUT ME



TOMMY RUSSELL, CCIM

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Buying and selling Casper real estate, whether a new home, commercial venture or luxury property, are some of the most exciting and important opportunities in life... but can also be the most stressful. Everyone deserves a Casper Realtor dedicated to protecting their investment and making the process simple. I'm here to provide guidance and support every step of the way.

As a third-generation Wyomingite deeply rooted in the Casper real estate industry, I've been there. I've bought and sold several personal properties, and I understand the stress, emotions, and anxiety that come with it. Recognized as a consistent top producer in our local market, I've helped hundreds of clients navigate tricky Casper real estate transactions and close successfully.

But here's the thing: I'm not just a Casper Realtor; I'm also a former teacher and avid sports fan. Competition and hard work are the foundation of helping my clients find success in Casper real estate. I will go the extra mile to make sure your Casper real estate transaction comes together. Whether you're a first-time homebuyer, looking to upsize, downsize, find that once-in-a-lifetime luxury dream home or invest in a commercial property in Casper, I'm here to ensure you can stay calm, cool, and collected when making the next move for you, your family, and your business.

And hey, buying and selling Casper real estate doesn't have to be painful. It can be an exciting and rewarding experience when you have the right guidance. Contact me today and let's make your Casper real estate dreams a reality!

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