

Prime Commercial Re-Development Parcel



Most Frontage Available
On CY Avenue
Casper, Wyoming
740 m/1 feet
\$1,100,000.00



Ronna Boril.CCIM
Equity Brokers, Inc
145 S Durbin #107
Casper, WY 82601
307.237.5757
307.237.1578—fax
www.casperforsale.com
rboril@casperforsale.com



EQUITY BROKERS
incorporated



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PRIME RETAIL DEVELOPMENT SITE

Site

- **2.44 acres m/l**
- **747' x 300' x 724' - see survey attached**
- **24 hour traffic counts done in 2005:**

CY W of Wyoming Blvd:

West bound - 12091

East bound -12107

CY E of Wyoming Blvd:

West bound 11128

East bound 14359

Utilities

- **Private artesian well and septic. City sewer is in Casper Alcova Rd (N boundary) and water is in CY R.O.W (S boundary) - see attached GIS map**

Zoning

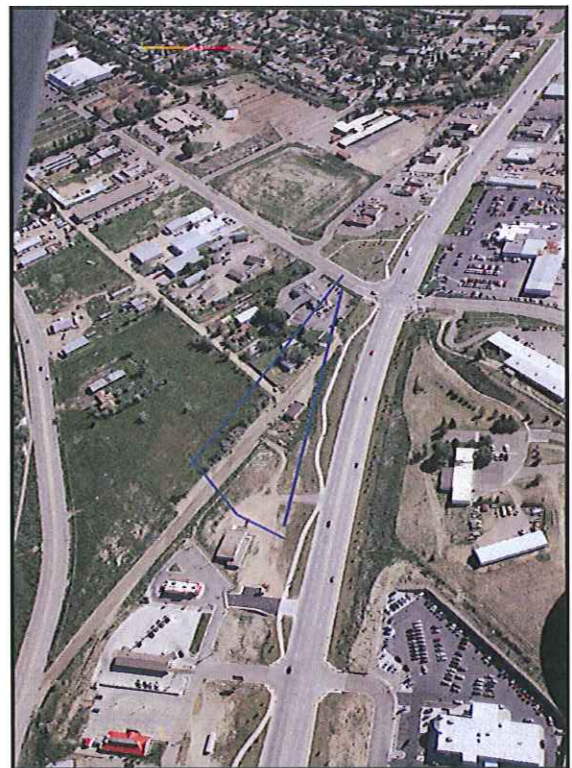
- **Zoned C -(County/Commercial) see attached info**
- **Businesses are not included. No value attributed to buildings**
- **Appointment through listing office only.**

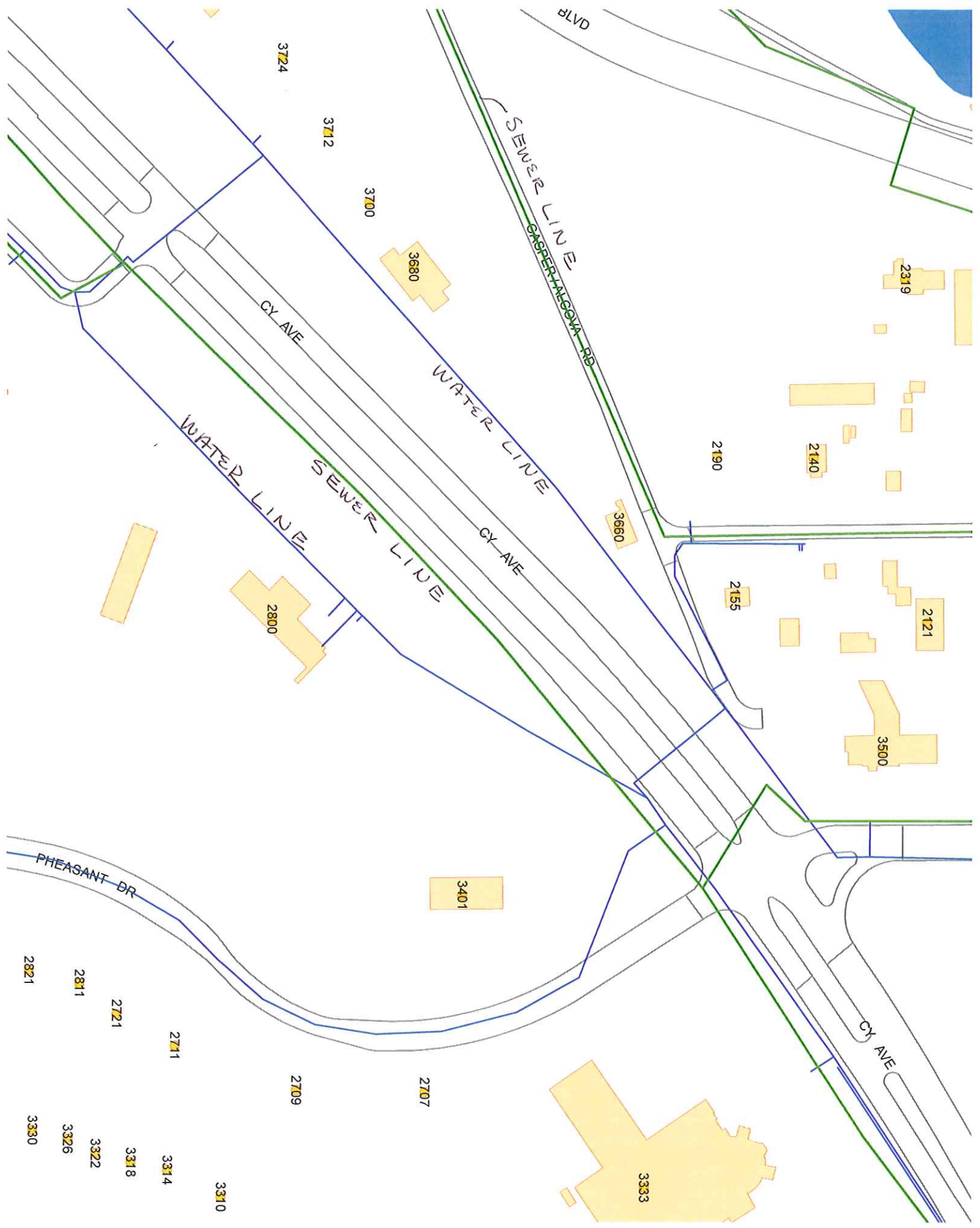
Surrounding properties: Greiner Ford, Honda, Pizza Hut, Super 8, Walmart SuperCenter

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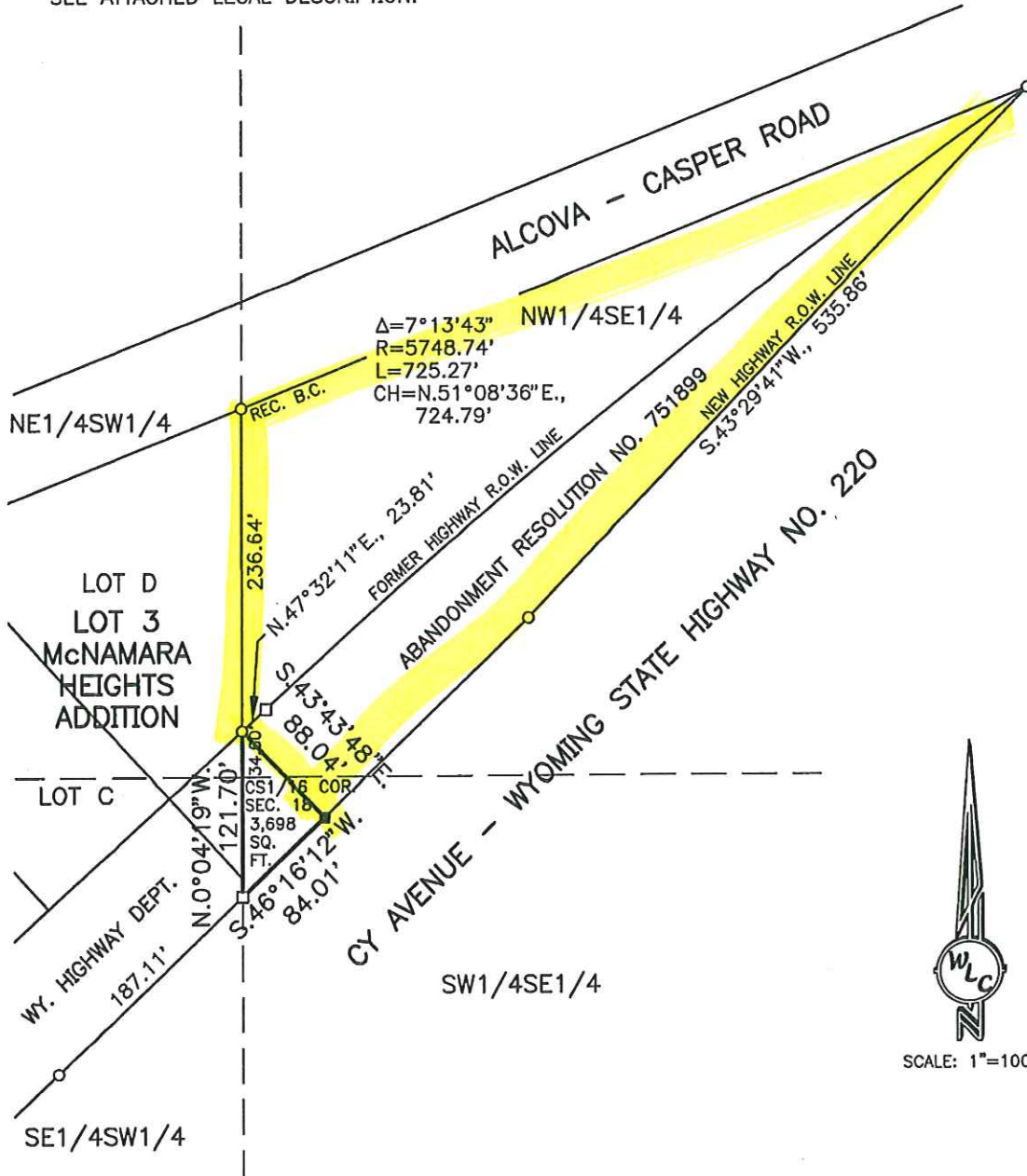


WORTHINGTON, LENHART & CARPENTER INC.
 200 P. HORN STREET, CASPER, WYOMING 82601
 FOR

Client AMUNDSEN ASSOCIATES Address 212 E. 2ND STREET
 City CASPER State WYOMING Zip 82601

PROPERTY LOCATION PLAT

W1/2SE1/4 Section 18, T. 33 N., R. 79 W., 6th Principal Meridian, Wyoming
 Lot _____ Block _____ Subdivision _____
 City CASPER County NATRONA State WYOMING
 SEE ATTACHED LEGAL DESCRIPTION.

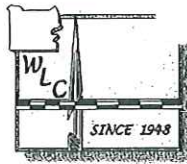


SCALE: 1"=100'

- RECOVERED WYDOT BRASS CAP
- RECOVERED ALUMINUM CAP
- SET 5/8" REBAR W/AL. CAP

Date: 8-17-05
 W.O. No. 12059
 Book No. _____ Pg. _____
 Acad File: POPEYES





WORTHINGTON, LENHART and CARPENTER, INC.

CIVIL & ENVIRONMENTAL ENGINEERING,
MATERIALS TESTING,
LAND SURVEYING & LAND PLANNING
200 PRONGHORN • CASPER, WY 82601-1723
(307) 266-2524 • FAX: (307) 235-5604

August 17, 2005

Amundsen Associates
Attn.: Gary DeCock
212 E. 2nd Street
Casper, Wyoming 82601

W.O. No.: 12059

Description: (3,698 Sq. Ft.)

A Parcel located in and being portions of the NW1/4SE1/4 and SW1/4SE1/4, Section 18, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northwesterly corner of the Parcel being described and also a point in the westerly line of said NW1/4SE1/4, Section 18 and from which point the southwesterly corner of said NW1/4SE1/4, Section 18 bears S.0°04'19"E., 34.60 feet; thence from said Point of Beginning and along the northeasterly line of said Parcel, S.43°43'48"E., 88.04 feet to the most easterly corner of said Parcel and a point in and intersection with the northwesterly right-of-way line of Wyoming State Highway No. 220; thence along the southeasterly line of said Parcel and the northwesterly right-of-way line of said Highway, S.46°16'12"W., 84.01 feet to the most southerly corner of said Parcel and a point in and intersection with the westerly line of said SW1/4SE1/4, Section 18; thence along the westerly line of said Parcel and SW1/4SE1/4 and NW1/4SE1/4, Section 18, N.0°04'19"W., 121.70 feet to the Point of Beginning and containing 3,698 square feet, more or less, as set forth by the plat attached and made a part hereof.

Section 10. Commercial (C)

a. The intent and purpose of the C district is to establish and protect a general business district for both wholesale and retail uses as well as service and office uses. It includes businesses requiring outdoor storage. One residence is also allowed on each lot.

For each permitted or conditional use, check the definitions, Appendix A, and Design Criteria, Chapter VII, to determine requirements for that specific use.

b. The following are permitted uses in this district:

- (1) Accessory buildings and uses.
- (2) Amusement center.
- (3) Animal clinic, animal shelter/kennel.
- (4) Arena, commercial.
- (5) Auto and truck wash.
- (6) Auto repair station.
- (7) Auto service station.
- (8) Automobile, truck, and trailer sales.
- (9) Auto wrecker service.
- (10) Bank, savings and loan or credit union.
- (11) Bar and lounge.
- (12) Bus terminal.
- (13) Business, retail; with or without outdoor storage.
- (14) Business, wholesale; with or without outdoor storage.
- (15) Club or lodge.
- (16) Communication studio.
- (17) Convenience store.
- (18) Drive-through facility.
- (19) Dwelling; single family, mobile home or manufactured home; one per lot, as the only building on the lot or in addition to permitted commercial buildings.
- (20) Family Child Care Home, Family Child Care Center and Child Care Center
- (21) Farm implement and feed sales and service.
- (22) Frozen food locker.
- (23) Greenhouse, commercial.
- (24) Heavy equipment sales and service.
- (25) Home occupation.
- (26) Hospital.
- (27) Laundromat.
- (28) Library.
- (29) Liquor store.
- (30) Lumber yard.
- (31) Mini-warehouse.
- (32) Mobile home sales and service.
- (33) Mobile home storage.
- (34) Mortuary.

- f. Minimum setbacks for principal and accessory buildings are as follows:
 - (1) Twenty-five feet adjacent to all federal, state and county roads.
 - (2) Ten feet adjacent to other roads and property lines.
 - g. Maximum height is 36 feet or three stories whichever is more.
 - h. Open space required is 10% of the lot area free from structures.
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