



**High Traffic Retail/Restaurant Site
2700 CY Avenue**



**550 N. Poplar
Casper, Wyoming 82601**

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**High Traffic Retail/Restaurant Site
2700 CY Avenue
Casper, Wyoming**

SUBJECT AREA

The property is located along the CY Avenue retail corridor approximately 3 miles from the Central Business District in an area characterized by mixed uses of general commercial, automotive sales & service, professional office, restaurant and hotel/motel. The property is situated on the north side of CY Avenue near the intersection of CY & Kit Carson and at the northeast corner of CY & O'Connell Avenue. Fleetwood Place runs along the north side of the subjects. Kit Carson, O'Connell and Fleetwood Place are classified as local collector streets. CY Avenue is a primary five-lane arterial providing primary access to the Central Business District from west Casper, including Paradise Valley and several large unincorporated neighborhoods. CY Avenue becomes Wyoming State Highway 220 west of its intersection with Wyoming Boulevard; 220 intersects Interstate 80 at Rawlins, about 120 miles south of Casper. The 2003 traffic volume on CY Avenue near the subject was reported to be 19,649 vehicles per day at this location, which would be categorized as "heavy" volume. The subject's location is in one of the most accessible parts of the city. CY Avenue enjoys great name recognition, high vehicular traffic and excellent visibility. It is a prominent commercially-oriented location on Casper's west side. Recent development of the new Wal-Mart SuperCenter, new Honda auto dealership, plus the addition of new banks, credit unions, strip retail and the ubiquitous Starbucks are all positive indications of a prosperous west side commercial district. El Marko Lanes, a 24-lane bowling alley is west of the subject; Loaf N' Jug, a convenience store that is part of the Kroger family of C-stores is east and a 52-unit senior housing project is north of the subject.

The Wyoming Department of Transportation completed a full reconstruction of CY Avenue between Bellaire Drive and Wyoming Boulevard in 2001/2002. The new improvements consisted of a wider 5-lane highway with all new utilities and storm system, new concrete roadbed, curb & gutter, 8' sidewalks incorporating a meandering bicycle path and generous landscaping.

SITE DATA

The property is an irregular-shaped parcel with 160' of frontage on CY Avenue. The parcel size is 43,996 sq.ft. per recorded plat. There is paved parking for approx. 46 vehicles including 2 handicap spaces. The property is zoned C2, general business. The present use as quick service restaurant conforms to that zoning classification. Access to the property is via a right-in-only curb cut from CY Avenue and full cuts from O'Connell (1) and Fleetwood Place (2).

The site is nearly level.

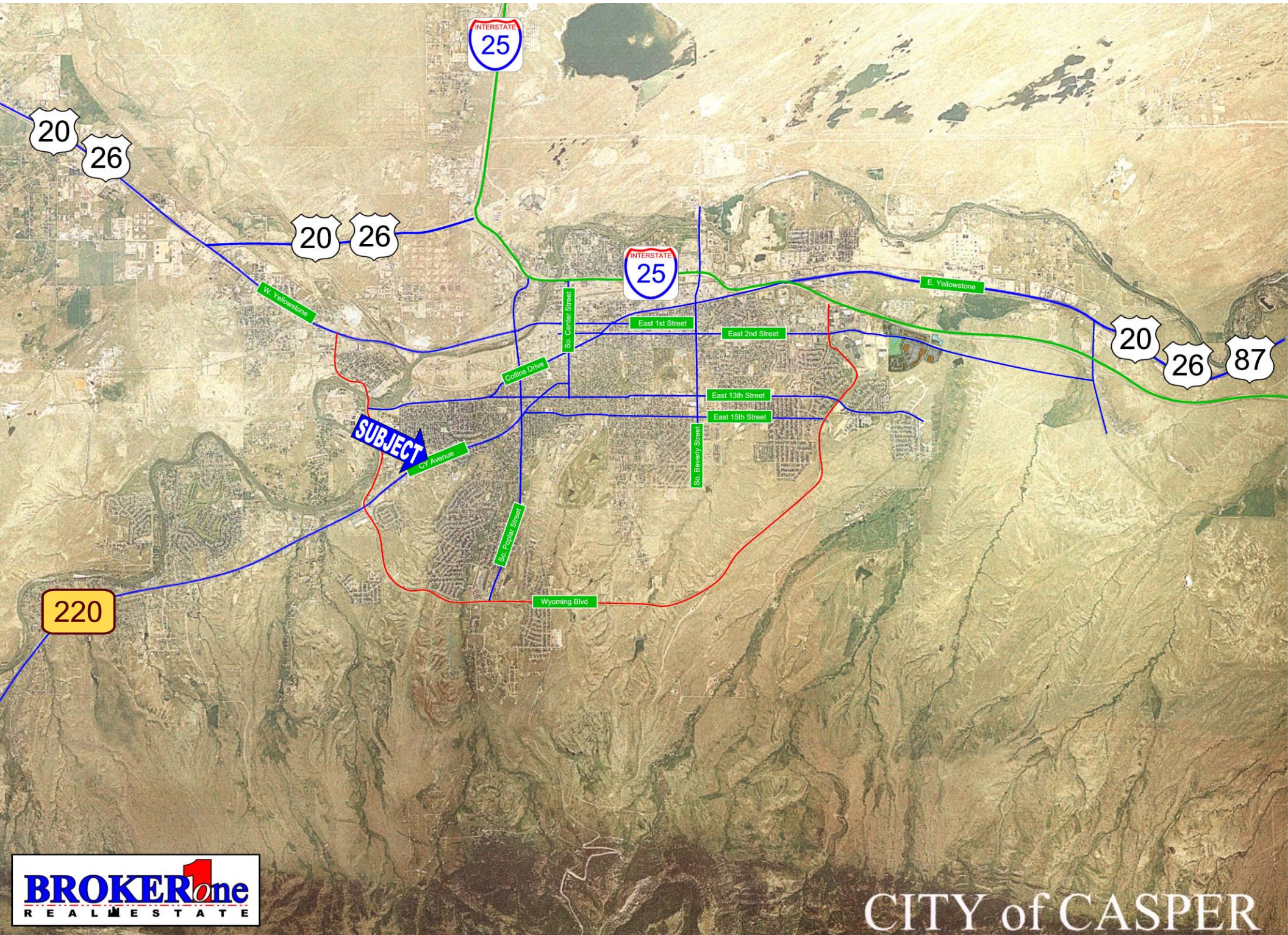
Public utilities are available to the neighborhood from the following companies:

Electricity -	Rocky Mountain Power
Natural Gas -	SourceGas
Water -	City of Casper
Sewer -	City of Casper
Telephone-	Qwest

Police and fire protection are provided by the City of Casper.

ENVIRONMENTAL

No representation is made nor implied by BrokerOne Real Estate as to the presence, at any location on the property, of any known hazardous material as defined by the United States Environmental Protection Agency or the Wyoming Department of Environmental Quality. **A prospective purchaser should retain the services of independent professionals qualified to render opinions and/or determinations as to the presence of hazardous materials.**



SUBJECT



SUBJECT

Wyoming Blvd

CY Avenue





Custer Avenue

Kit Carson

CY Avenue



BROKERone
REAL ESTATE

Kit Carson

Loaf'N'Jug

SITE

Custer Avenue

CY Avenue



SUBWAY



O'Reilly AUTO PARTS
PROFESSIONAL PLUMBERS PEOPLE

BIG TIRES

BROKERone
REAL ESTATE

2320

SUBDIVISION
1973 F.C.L. FILED NO. 1,
WESTWOOD NO. 2

Packet 14
Folder 3

May 28 1974
3:33
1556

PLAT OF
SUBDIVISION No. 2
COMMERCIAL TRACT No. 1, WESTWOOD No. 2
 ADDITION TO THE CITY OF CASPER
 BEING PORTIONS OF
 W 1/2 NW 1/4 OF SEC. 17 & E 1/2 NE 1/4, SW 1/4 NE 1/4 & N 1/2 SE 1/4 OF SEC. 18
 T.33N., R.79W. OF 6th P.M.
 NATRONA COUNTY, WYOMING

SCALE: 1" = 80'



CERTIFICATE OF DEDICATION

I, the undersigned Westwood Development Company, a special partnership and M.H.O'Connell, an individual, hereby certify that:
 The foregoing subdivision of a portion of Commercial Tract No. 1, Westwood No. 2, an Addition to the City of Casper, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at a point located in the westerly line of said Subdivision No. 2, said point also marking the No. 1 corner of Subdivision No. 1, Commercial Tract No. 1, and also the northeasterly corner of Lot 455, all in Westwood No. 2, an addition to said City of Casper and located from the one-quarter lot corner, common to said Sections 17 and 18, of N. 16°18' W., 659.77 feet;

Thence from said point of beginning and the No. 1 corner of said Subdivision No. 1 and the Northeast corner of Lot 455, N. 76°28' E., 153.35 feet to corner No. 8 of said Subdivision No. 1; thence N. 25°32' W., 81.88 feet to corner No. 7 of said subdivision and also a point of curve in the westerly line of Fetterman Avenue; thence along the arc of a true curve to the right having a radius of 250.00 feet and through a central angle of 25°29', northerly 244.46 feet to a point of tangency and No. 6 corner of said Subdivision No. 1; thence leaving said Subdivision No. 1 and said Fetterman Avenue and along the northerly line of said Commercial Tract No. 1, N. 76°03' E., 763.22 feet to a point and also the corner common to Lots 587, 601 and 602 of said addition; thence along the easterly line of said Commercial Tract No. 1, S. 13°45' E., 275.63 feet to the southwest corner of Lot 605 of said addition; thence N. 76°15' E., 100.00 feet to the southeast corner of said Lot 605 and also a point in the westerly line of Kit Carson Avenue in said addition; thence along the westerly line thereof, S. 13°45' E., 50.00 feet to a point and northeasterly corner of a previously conveyed 0.403 acre tract; thence along the lines of said tract, S. 76°15' W., 150.00 feet to the northwest corner thereof; thence S. 13°45' E., 132.62 feet to the southwest corner; thence N. 64°32' E., 153.28 feet to the southeast corner of said tract and also a point in the westerly line of said Kit Carson Avenue; thence along the westerly line of said avenue, S. 13°45' E., 85.99 feet to an intersection with the curved northerly right of way line of Wyoming State Highway No. 220 known as C-Y Avenue, City of Casper; thence along the arc of a true curve to the left, having a radius of 2939.80 feet and through a central angle of 2°28', southerly 112.88 feet to a point of tangency; thence continuing along said right of way line, S. 64°28' W., 930.56 feet to an intersection with the westerly line of Fremont Avenue in said addition; thence along the easterly line of said Fremont Avenue N. 25°32' W., 29.63 feet to a point and southeasterly corner of Lot 450 in said addition; thence along the southerly line of said Lot 450, N. 64°28' E., 100.00 feet to the southeasterly corner thereof; thence N. 25°32' W., 361.66 feet along the westerly line of the parcel being described and said Commercial Tract No. 1, to the point of beginning and containing a total of 11.920 acres more or less, of which 10.258 acres are contained in Section 17 and 1.662 acres in Section 18;

and as appears on this plat is with the free consent and in accordance with the desires of said Westwood Development Company, a special partnership and M.H.O'Connell, an individual, the owners and proprietors of said lands; the name of said subdivision shall be "SUBDIVISION NO. 2, COMMERCIAL TRACT NO. 1, WESTWOOD NO. 2," an Addition to the City of Casper, Natrona County, Wyoming; all streets, avenues and public ways shown by this plat are hereby dedicated to the use of the Public.

Dated at Casper, Wyoming this 25th day of April, 1974.

WESTWOOD DEVELOPMENT COMPANY
 A Special Partnership 161

WITNESS: [Signature]

BY: [Signature]

WITNESS: [Signature]

BY: M.H.O'Connell

ACKNOWLEDGEMENT

STATE OF WYOMING ss
 COUNTY OF NATRONA ss
 On this 25th day of April, 1974 before me personally appeared M.H.O'Connell to me personally known, who, being by me duly sworn, did say he is a partner of Westwood Development Company, a Special Partnership and that the above and foregoing certificate was signed by M.H.O'Connell as a general partner of and on behalf of Westwood Development Company, a Special Partnership pursuant to the authority given said general partner by the partners of said special partnership, and M.H.O'Connell acknowledged said certificate to be the free act and deed as a general partner of said general partnership and for and on behalf of said special partnership.

Given under my hand and notarial seal the day and year in this certificate first above written.
 My commission expires Feb 14, 1975

[Signature]
 Notary Public

STATE OF WYOMING ss
 COUNTY OF NATRONA ss
 On this 25th day of April, 1974 before me personally appeared M.H.O'Connell, an individual, to me personally known to be the person described in and who executed the foregoing instrument and acknowledged he executed the same as his free act and deed.

Given under my hand and notarial seal the day and year in this certificate first above written.
 My commission expires April 18, 1975

[Signature]
 Notary Public

Filed for record in the Office of the County Clerk of Natrona County, Wyoming.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING ss
 COUNTY OF NATRONA ss
 I, Myron Johnson hereby certify that Subdivision No. 2, Commercial Tract No. 1, Westwood No. 2, an Addition to the City of Casper, Natrona County, Wyoming as set forth by this plat was surveyed by me during the month of February, 1974, and that such subdivision is well and accurately marked as set forth by the Legal Description of said Subdivision No. 2. Distances are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.
 Wyoming Registration No. 510, L.S. Myron Johnson
 Subscribed in my presence and soon to before me this 25th day of April, 1974.
 My commission expires January 22, 1977. Carole K. Rose
 Notary Public

APPROVALS

APPROVED: Community Planning Commission of City of Casper, Wyoming, by resolution duly passed on the 25th day of April, 1974 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.
[Signature]
 City Clerk

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 1024 duly passed, adopted and approved on the 25th day of April, 1974.
[Signature]
 City Clerk

APPROVED: Board of County Commissioners of Natrona County, Wyoming by resolution duly passed on the 25th day of April, 1974.
[Signature]
 Chairman

ATTEST: [Signature]
 County Clerk

ATTEST: [Signature]
 City Clerk

INSPECTED & APPROVED:

[Signature]
 City Engineer

5-8-74
 DATE

[Signature]
 COUNTY SURVEYOR

4-30-1974
 DATE

[Signature]
 COUNTY CLERK'S OFFICE

4-30-74
 DATE

SURVEY AND PLAT BY
WORTHINGTON, LENHART & CARPENTER, INC.
 632 SOUTH OAK STREET, CASPER, WYOMING
 W.O. NO. 1-28-83 MARCH 13, 1974

