



\$1,000,000

**High-Traffic Retail Corner
4101 West Yellowstone Highway/
308 SW Wyoming Boulevard
Mills, Wyoming**



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

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308 SW Wyoming Boulevard
Mills, Wyoming**

SUBJECT AREA

The property is located at the “ground zero” corner in Mills, Wyoming approximately 3 miles from the Casper, Wyoming Central Business District in an area characterized by mixed uses of general commercial, professional offices, bank, restaurants and convenience stores. It is situated at the southwest corner of the intersection of West Yellowstone Highway & Wyoming Boulevard. West Yellowstone Highway and Wyoming Boulevard are classified as primary five-lane arterials providing primary access to the Central Business District from west Casper, including Mills and Mountain View, as well as a major bypass to Highway 220 and commercial and residential neighborhoods in south and west Casper. West Yellowstone Highway becomes US Highway 20-26 west of its intersection with the 20-26 Bypass. US Highway 20-26 is a major gateway to western Wyoming, including Yellowstone National Park, the Wind River mountain range and Grand Teton National Park. The subject’s location is in one of the most accessible parts of the city. West Yellowstone Highway enjoys great name recognition, high vehicular traffic and excellent visibility. It is a prominent commercially-oriented location serving a major daytime labor market.

The City of Casper monitors periodic traffic volumes throughout Casper to use for street planning, and traffic and accident forecasting. Vehicles-per-day volumes have remained moderately stable since 1993 and are shown in the following table.

	2009	2008	2007	2005	2003	2001
West Yellowstone Hwy <i>West</i> of Wyoming Blvd		19,717		23,529		15,245
Wyoming Boulevard <i>South</i> of West Yellowstone	13,562		13,312		11,694	

SITE DATA

The property comprises two irregular-shaped parcels with 337’ of frontage on West Yellowstone Highway. The combined parcel size is 70,176 sq.ft. An additional 4,000 sq.ft. may be added to the property if the alley separating the parcels is vacated. The property is Town of Mills-zoned E-B, Established Business. Access to the property is via 2 full-turn curb cuts from West Yellowstone and 1 curb cut from Wyoming Boulevard.

The property is served by public water and sewer. Other public utilities are available from the following companies:

- Electricity - Rocky Mountain Power
- Natural Gas - Source Gas
- Water - Regional (City of Casper)
- Sewer - Regional (City of Casper)
- Telephone- Qwest or Bresnan

Police and fire protection are provided by the Town of Mills and Natrona County.

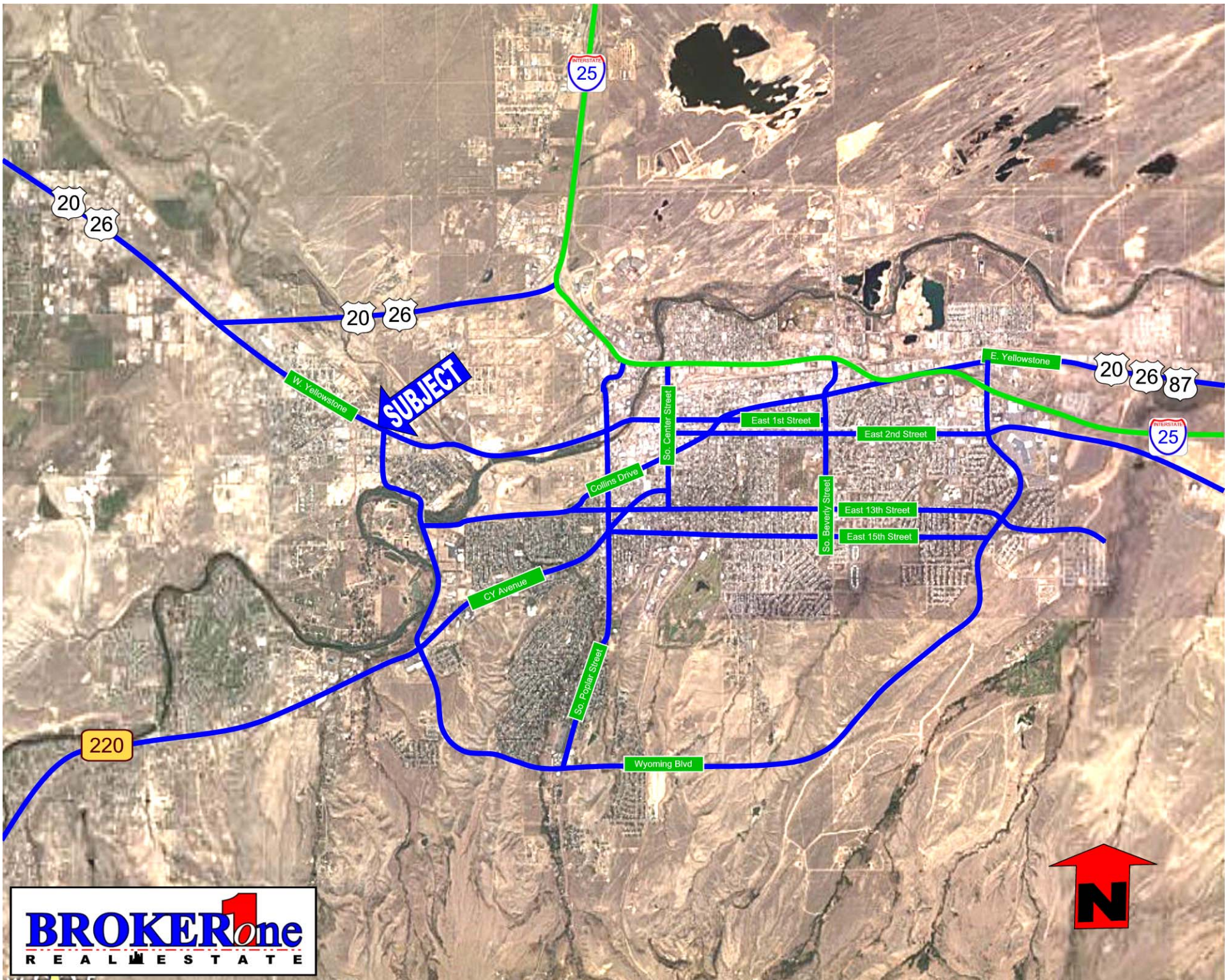
Real property taxes for 2009 are shown in the following table:

Address	Parcel ID	FMV Land	FMV Bldg	Assessed Land	Assessed Bldg	2009 Mil Levy	2009 Tax
308 SW Wyoming Blvd	<u>33801210200400</u>	\$103,851	\$187,908	\$9,866	\$17,851	0.0703 3	\$1,949.34
4101 W. Yellowstone	33801210200100	\$85,703	\$163,765	\$8,142	\$15,558	0.0703 3	\$1,666.78

The assessed valuation is based upon a net valuation derived from a formula of the Fair Market Value X a multiplier of 9.5%. The 2009 mil levy for the Town of Mills was 70.33 mil per \$1,000 of assessed value. Therefore, total taxes in 2009 were \$3,616.12.

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

Salt Creek Hwy

Yellowstone Hwy

Wyoming Blvd





Yellowstone Hwy

19,717 ADT
2008

13,562 ADT
2009

Wyoming Blvd



BROKERone
REAL ESTATE

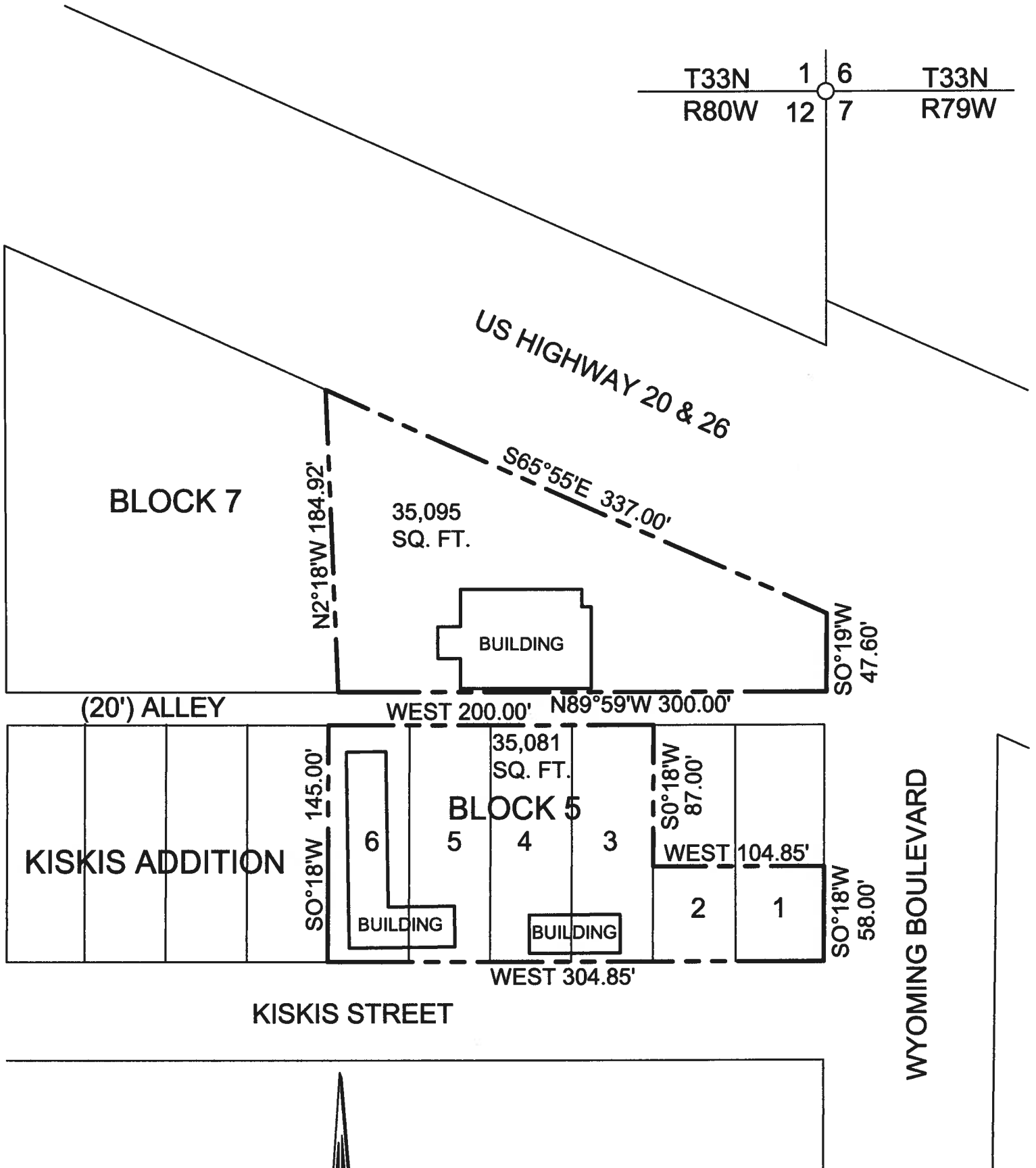
WLC ENGINEERING, SURVEYING & PLANNING
200 PRONGHORN STREET, CASPER, WYOMING 82601

FOR

Client KEY CORNER, LLC Address 421 S. CENTER STREET, SUITE 201
City CASPER State WYOMING Zip 82601

PROPERTY LOCATION PLAT

NE1/4NE1/4 Section 12, T. 33 N., R. 80 W., 6th Principal Meridian, Wyoming
Lot PT. 1 & 2 ALL 3-6 Block 5 & 7 Subdivision KISKIS ADDITION
City MILLS County NATRONA State WYOMING



Date: 12/01/09
W.O. No. 13664
Records
Drawn By: PRA
Acad File: KISKIS ADDITION

SCALE: 1"=80'