

OFFERING MEMORANDUM

LEASED INVESTMENT PROPERTY

IN WHEATLAND, WYOMING

1502 PROGRESS COURT
WHEATLAND, WY 82201

LISTED BY

MARIAH JEFFERY
(307) 316-2239
MARIAH@PROPERTYEX.COM



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PROPERTY SUMMARY

This single-story, 5,843 SF commercial building in Wheatland, Wyoming has been occupied by the USDA—a highly credit-worthy federal tenant—since 2005, providing consistent cash flow for nearly two decades and delivering an attractive 8% cap rate. Serving Southeast Wyoming, the USDA supports local agriculture, food safety, rural development, and natural resources, making this a mission-critical location.

The well-maintained property includes 13 distinct areas with a flexible, efficient layout. Oak finishes, a kitchenette with modern appliances, ample storage, and updated restrooms contribute to tenant satisfaction and operational ease.

Strategically located on Progress Court with excellent visibility and access, the building’s generous size and thoughtful design have proven ideal for USDA operations. With a stable, long-term tenant and a strong return, this is a turn-key, low-maintenance investment opportunity in a reliable market. Secure your stake in this income-producing asset today.

PROPERTY DETAILS	
Offered At	\$1,400,000
Year Built	2005
Parking Capacity	50+ Spaces
Property Type	One-Story Office Building
Cap Rate	9.63%
Tenancy	Single-Tenant
Square Footage	5,843 SF
Site Acreage	1.09 Acres

Single-Tenant Investment

Leased to the USDA, a highly credit-worthy tenant

- **Strong Cash Flow:** Delivers an 8% cap rate, offering robust returns on investment.
- **Highly Credit-Worthy Tenant:** Occupied by the USDA since 2005, ensuring consistent income for over 20 years.
- **Long-Term Stability:** USDA serves Southeast Wyoming's ranches, supporting food, agriculture, and rural development—critical, recession-resistant operations.
- **Well-Maintained Asset:** Single-story building with consistent upkeep, minimizing future maintenance costs.
- **Versatile Layout:** 5,843 sq ft with 13 distinct areas, designed for efficiency and tenant functionality.
- **Quality Finishes:** Oak finishes throughout, plus a modern kitchenette with oak cabinetry and updated appliances.
- **Practical Amenities:** Ample storage and updated restrooms enhance usability for staff and visitors.
- **Prime Location:** Strategically positioned in Wheatland, WY, with excellent visibility and accessibility.
- **Low Vacancy Risk:** Generous space and thoughtful design meet USDA's long-term needs, reducing turnover.
- **Immediate Income:** Cash-flowing property with a reliable federal tenant, ready for investment today.



Tenant Overview: USDA

The United States Department of Agriculture (USDA) in Wyoming supports rural communities through a range of programs and services.

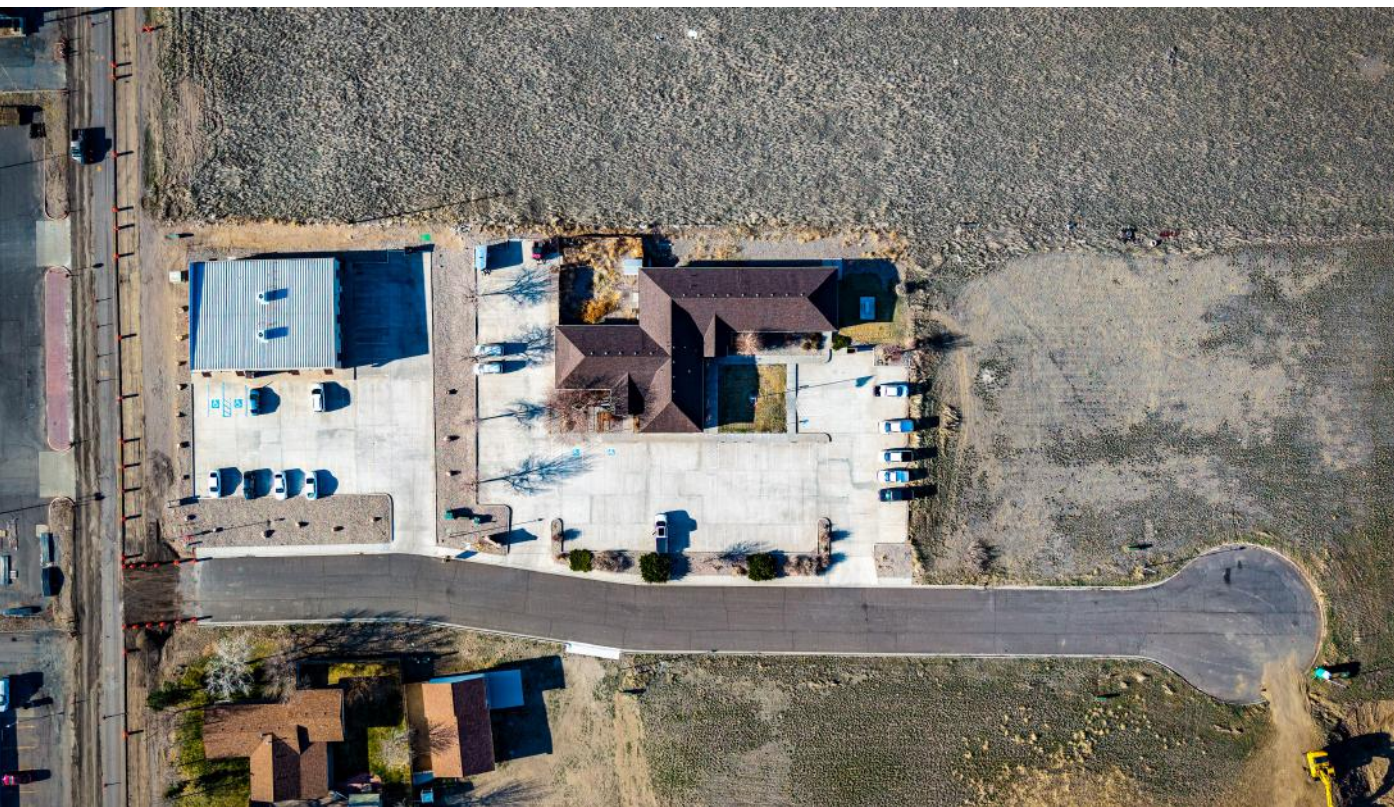
The USDA, as a tenant, represents a pinnacle of stability and credit-worthiness. As a federal agency of the United States government, it carries the backing of the nation’s full faith and credit, making it one of the most reliable lessees an investor could secure.

Occupying this property for the past 20 years, the USDA has shown unwavering commitment, underscoring its long-term operational presence in Southeast Wyoming. It serves a vital role supporting Wyoming ranches and the broader agricultural sector—covering food, agriculture, natural resources, rural development, and nutrition—while bolstering farmers, food safety, and trade. This essential mission, paired with its governmental status, ensures consistent funding and negligible default risk, making the USDA an exceptional anchor tenant for steady, dependable cash flow.



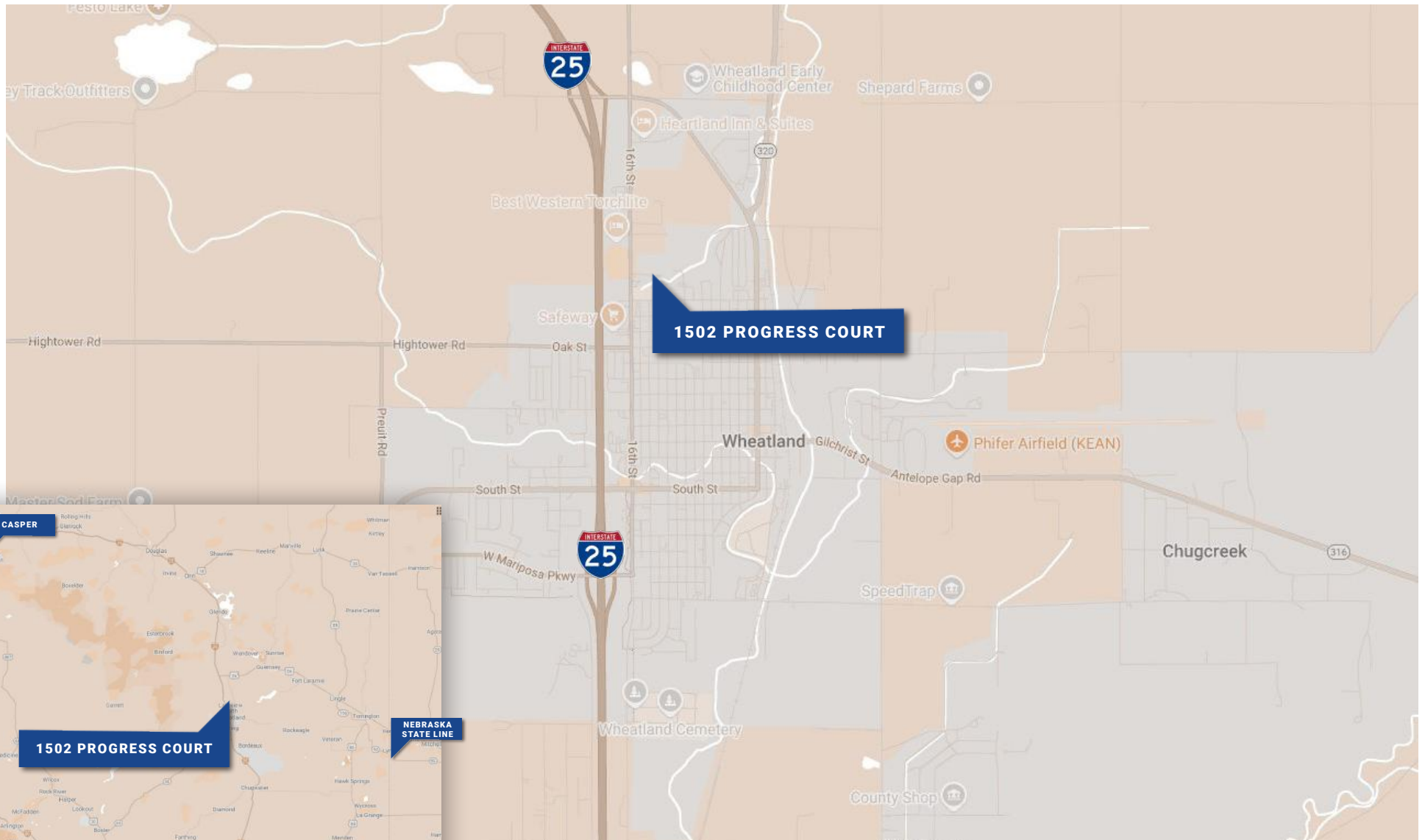
OFFERING SUMMARY	
Sales Price	\$1,400,000
Sales Price Per SF	\$239.60/SF
Scheduled Gross Income	\$176,926
Est. Operating Expense	\$42,146
NOI	\$134,780
Cap Rate	9.63%
Loan to Value	70% (Loan \$980,000)
Equity Contribution	\$420,000
Annual Interest Rate	6.75%
Term	20 Years
Before Tax Cash Flow	\$45,356
Cash-on-Cash	11%

PROPERTY PHOTOS





Area Map



Aerial – Subject Property



PROPERTY OVERVIEW



SITE SUMMARY

Address	1502 Progress Court, Wheatland, WY
Access	16th Street; Easy access to Interstate 25.
Site Area	1.05 acres 47,359 SF
Location	Progress Subdivision, Lot 2
Zoning	CB - Commercial Business
PIDN	246812323002CM - Platte County GIS System



Site Plan



Wheatland

Home to the nation’s first and largest private irrigation district, water is the lifeblood of Wheatland. In the late 1800s, the Wheatland Development Company, headed up by the likes of territorial governor Francis E. Warren, Judge Joseph Carey, and Andrew Gilchrist (to name a few), was organized to entice people to establish homes and businesses in the area. They built a Wheatland Development Company building on Main Street, and today it is still standing.

Historic downtown remains the heart and soul of the community, but 16th Street, which runs parallel to Interstate 25, is home to many hometown businesses. Two beautiful state parks, Glendo State Park and Guernsey State Park, surround the area. Guernsey (just 20 miles northeast) is also home to two state historic sites: Oregon Trail Ruts and Register Cliff, where emigrants carved their name into the soft sandstone. There are mountains to the west, and Gray Rocks Reservoir to the northeast. Wheatland also has easy access to Fort Laramie National Historic Site.

SELECTED BUSINESSES NEAR
1502 Progress Court, Wheatland

- Affordable Wilson Storage
 - Arrowhead RV Park
 - Banner Health
 - Basin Power Electric
 - Best Western Torchlight
 - Bob Ruwart Motors, Inc.
 - Bomgaars
 - First State Bank
 - Guadalajara Restaurant
- Laramie Peak Motors
 - O’Reilly Auto Parts
 - Mill Iron L Meat
 - Pizza Hut
 - Platte County School District
 - Rolling Hills Bank & Trust
 - Safeway

WHEATLAND, WY QUICK STATS

Population, 2020 Census	3,588
Population, 2010 Census	3,627
Population Density	3.85 persons/Sq.Mi.
Average Household Income	\$55,908
Per Capita Income	\$35,853
Median Value of Housing, 2023	\$229,900
Unemployment Rate	4.8%

IN PROXIMITY TO...

Denver, Colorado	165 Miles (124 minutes)
Fort Collins, Colorado	120 Miles (90 minutes)
Laramie, Wyoming	70 Miles (52 minutes)
Casper, Wyoming	110 Miles (83 minutes)
Cheyenne, Wyoming	70 Miles (52 minutes)
Scottsbluff, Nebraska	85 Miles (64 minutes)

Why Wyoming?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapitalized.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.



#1 Most Business-Friendly Tax Climate in the Nation for 11 years running.

Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner-occupied housing value.

Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.

IMPORTANT DISCLOSURES



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EXCLUSIVELY OFFERED BY



LISTING AGENTS

MARIAH JEFFERY

CCIM, REALTOR®

WY RE-16311

O. +1 307 632 6481

M. +1 307 316 2239

Mariah@propertyex.com

BROKERAGE

COLDWELL BANKER – THE PROPERTY EXCHANGE

255 Storey Boulevard

Cheyenne, WY 82009

O. +1 307 632 6481

F. +1 307 634 4843

www.propertyex.com

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