



RED DIAMOND REALTY

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Serving Colorado ♦ Nebraska ♦ Wyoming

Why Cheyenne Area. Why Now.

Strategic Location

I-25 and I-80 provide direct regional connectivity.

Multimodal Infrastructure

Interstate and rail access support logistics and commercial growth.

Technology Investment

A growing data center presence is expanding the economic base.

Regional Workforce

Laramie County Community College and the broader regional labor market provide workforce resources.

Development Momentum

Strong building-permit growth signals continued market activity.

Quality of Life

Parks, trails, recreation, healthcare, and community amenities support sustained residential growth.

Regional Reach

Cheyenne serves as a gateway between Wyoming, Colorado, and the broader Mountain West.

A PLATFORM FOR THE NEXT GENERATION OF CHEYENNE

Cheyenne is evolving from a transportation crossroads into a **diverse regional growth center**.

For investors seeking opportunities in mixed-use development, the market offers a rare combination of strategic infrastructure, expanding employment sectors, regional connectivity, and community amenities.

**The opportunity is not simply to develop near Cheyenne—
It is to participate in the continued growth of the regional.**



CHEYENNE, WYOMING

A Strategic Hub for Mixed-Use Investment & Growth

Positioned at the Crossroads of the Mountain West

Cheyenne sits at the strategic intersection of **Interstate 25 and Interstate 80**, providing direct access to two of the region's most important transportation corridors. Its location creates a natural advantage for logistics, commercial development, residential growth, and mixed-use investment.

The area serves significant daily traffic volumes, including substantial truck traffic, reinforcing Cheyenne's role as a regional transportation and distribution hub.

A Growing Rail & Logistics Network

The recently opened **Swan Ranch rail hub** further strengthens Cheyenne's position as a logistics center. The facility connects directly to major rail lines operated by **BNSF Railway and Union Pacific Railroad**, creating opportunities for industrial, commercial, and supporting mixed-use development.

Combined with interstate access, rail infrastructure, and available land, Cheyenne offers investors a compelling platform for long-term growth.

Emerging Technology & Data Center Capital

Cheyenne has established itself as an important data center market, with *more than 26 data centers built, under construction, or approved.*

The continued expansion of technology infrastructure brings new investment, high-value employment, supporting businesses, and demand for housing, retail, services, and other amenities—creating opportunities beyond traditional industrial development.

A Regional Education & Workforce Center

Laramie County Community College provides an important workforce and education asset for the region, drawing approximately **15% of its students from Colorado.**

Its location and regional reach help connect Cheyenne to a broader labor and consumer market while supporting workforce development for employers across the region.

Quality of Life That Supports Growth

Cheyenne offers more than economic connectivity. The community provides an established foundation for residential and mixed-use development, including:

- More than **30 miles of the Greater Cheyenne Greenway**
- More than **30 community and neighborhood parks**
- Boating and fishing opportunities
- Multiple sports complexes
- Community pools and recreation facilities
- The expanded and renovated **Cheyenne Aquatics Center and Spray Park**

These amenities help create the lifestyle environment increasingly sought by residents, families, employees, and businesses.



A Strong Regional Healthcare Presence

Cheyenne benefits from a significant healthcare infrastructure, including the **Cheyenne VA Medical Center**, which provides healthcare services to veterans throughout southeastern Wyoming, northern Colorado, and western Nebraska.

The community also benefits from a strong concentration of board-certified physicians, supporting Cheyenne's role as a regional healthcare center.

Development Momentum

Cheyenne is experiencing measurable development activity. **Building permits have increased approximately 50% year over year for the past three years**, demonstrating continued construction momentum and investor interest.

For mixed-use investors, this growth creates an opportunity to participate in a market where residential, commercial, employment, transportation, and community infrastructure are expanding together.

THE INVESTMENT OPPORTUNITY

Cheyenne's greatest advantage is the combination of **location and momentum**.

Interstate and rail connectivity support commerce and logistics. Data center investment is expanding the technology economy. Regional education and healthcare strengthen the workforce and service base. Parks, recreation, and community amenities support residential demand.

Together, these factors create the foundation for a **diversified mixed-use growth strategy**—one that can bring together residential, retail, hospitality, office, services, entertainment, and other complementary uses.