

BCI LOT A BRUNDAGE LANE

BCI Lot A E Brundage Lane, Sheridan, WY 82801



TRACTOR
SUPPLY CO



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1-307-752-2013

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PROPERTY INFORMATION

PURCHASE PRICE
\$749,000.00

PROPERTY ADDRESS
*BCI Lot A E Brundage Lane
Sheridan, WY 82801*

LAND SIZE
38,768.00 Sq. Ft.

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Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

.89 acres zoned B-1 fronts US 14 (E. Brundage Lane) and is strategically located just off the I-90 exit 25 ramps.



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PROPERTY DETAILS

This B1-zoned lot fronts US 14 (E. Brundage Lane) and is strategically located just off the I-90 exit 25 ramps, which makes it the first entry point into Sheridan, WY when traveling westbound on I-90. Its flat terrain is ideal for development and it offers excellent visibility and easy access for both E/B W/B traffic on I-90. The 2023 daily traffic counts approach 10,000 for E/B W/B I-90 and just over 5,500 for both directions of E. Brundage Lane as reported by WYDOT. Exit 25 (E. Brundage Lane) serves as a gateway to Sheridan's key amenities, including major gas stations, retail chains, and fast food chains to include Starbucks, McDonald's, Home Depot as well as other facilities like Sheridan College and the Sheridan Airport. This commercial lot, covering 38,764.40 square feet, is perfect for businesses requiring high visibility and convenient access such as drive-through or quick-serve establishments. An access easement is already in place via a shared driveway with the Quality Inn on E. Brundage Lane. City utilities are adjacent and are easily installed via the existing utility easements surrounding the lot. Finally, WYDOT has familiarity with this site via the recent establishment of the access easement, which should expedite the access permit application process for any future development.

PROPERTY PHOTOS



BCI LOT A BRUNDAGE LANE^B

BCI LOT A BRUNDAGE LANE^B



PROPERTY PHOTOS



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BCI LOT A BRUNDAGE LANE^B

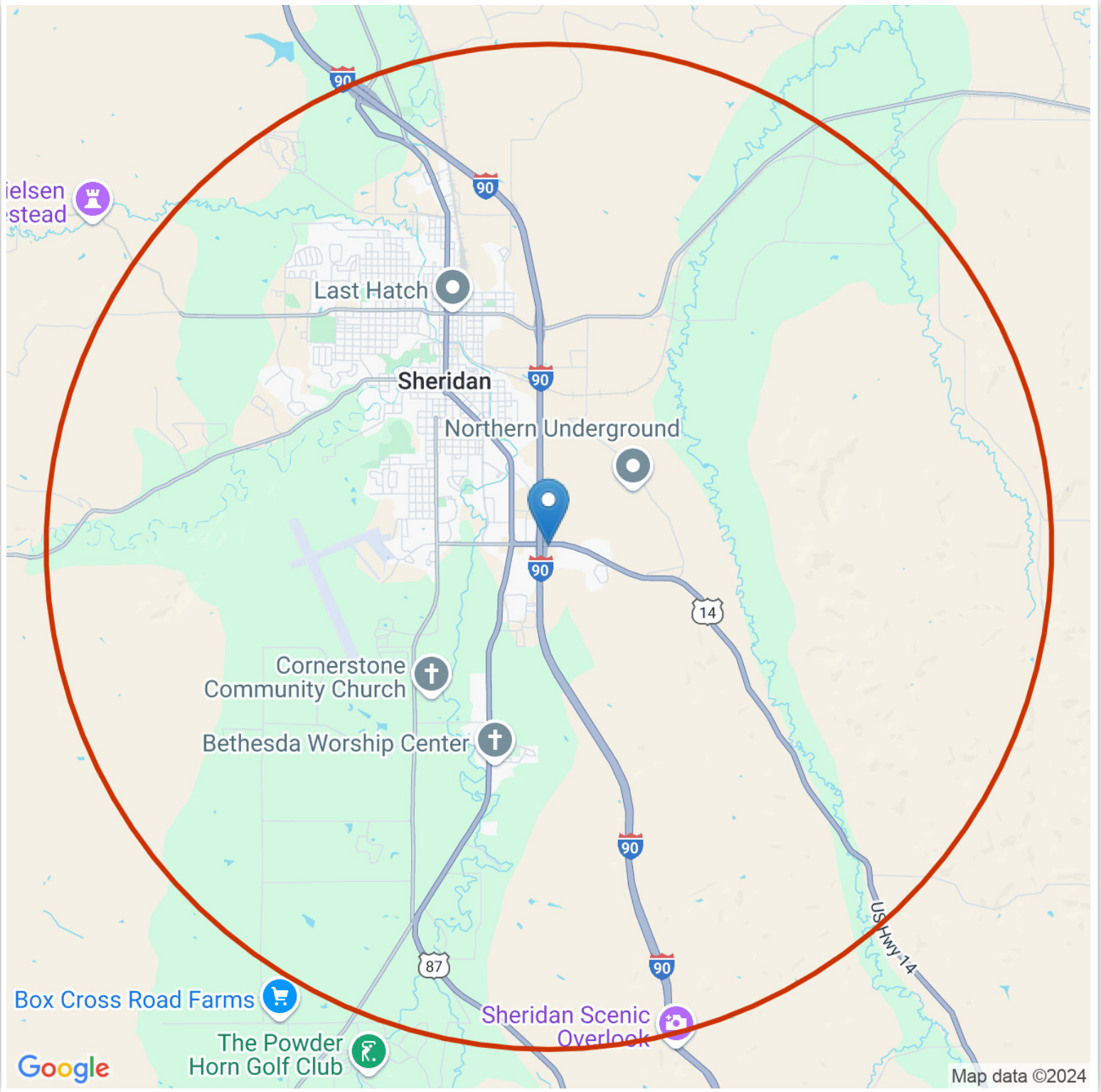


PROPERTY PHOTOS



BCI LOT A BRUNDAGE LANE^B

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Population

2010 Population	21,443
2020 Population	22,691
2024 Population	23,954
2029 Population	24,910
2010-2020 Annual Rate	0.57%
2020-2024 Annual Rate	1.28%
2024-2029 Annual Rate	0.79%
2020 Male Population	49.4%
2020 Female Population	50.6%
2020 Median Age	41.1
2024 Male Population	50.1%
2024 Female Population	49.9%
2024 Median Age	41.8

In the identified area, the current year population is 23,954. In 2020, the Census count in the area was 22,691. The rate of change since 2020 was 1.28% annually. The five-year projection for the population in the area is 24,910 representing a change of 0.79% annually from 2024 to 2029. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 41.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	89.2%
2024 Black Alone	0.4%
2024 American Indian/Alaska Native Alone	1.3%
2024 Asian Alone	0.6%
2024 Pacific Islander Alone	0.1%
2024 Other Race	1.9%
2024 Two or More Races	6.4%
2024 Hispanic Origin (Any Race)	6.0%

Persons of Hispanic origin represent 6.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 28.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	77
2010 Households	9,212
2020 Households	9,907
2024 Households	10,604
2029 Households	11,245
2010-2020 Annual Rate	0.73%
2020-2024 Annual Rate	1.61%
2024-2029 Annual Rate	1.18%
2024 Average Household Size	2.19

The household count in this area has changed from 9,907 in 2020 to 10,604 in the current year, a change of 1.61% annually. The five-year projection of households is 11,245, a change of 1.18% annually from the current year total. Average household size is currently 2.19, compared to 2.22 in the year 2020. The number of families in the current year is 6,017 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Mortgage Income	
2024 Percent of Income for Mortgage	35.9%
Median Household Income	
2024 Median Household Income	\$60,218
2029 Median Household Income	\$67,236
2024-2029 Annual Rate	2.23%
Average Household Income	
2024 Average Household Income	\$88,750
2029 Average Household Income	\$101,796
2024-2029 Annual Rate	2.78%
Per Capita Income	
2024 Per Capita Income	\$39,403
2029 Per Capita Income	\$46,080
2024-2029 Annual Rate	3.18%
GINI Index	
2024 Gini Index	42.8

Households by Income

Current median household income is \$60,218 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$67,236 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$88,750 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$101,796 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$39,403 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$46,080 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	73
2010 Total Housing Units	9,885
2010 Owner Occupied Housing Units	6,120
2010 Renter Occupied Housing Units	3,093
2010 Vacant Housing Units	673
2020 Total Housing Units	10,657
2020 Owner Occupied Housing Units	6,546
2020 Renter Occupied Housing Units	3,361
2020 Vacant Housing Units	769
2024 Total Housing Units	11,348
2024 Owner Occupied Housing Units	7,039
2024 Renter Occupied Housing Units	3,565
2024 Vacant Housing Units	744
2029 Total Housing Units	11,978
2029 Owner Occupied Housing Units	7,655
2029 Renter Occupied Housing Units	3,589
2029 Vacant Housing Units	733

Socioeconomic Status Index

2024 Socioeconomic Status Index	56.8
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Currently, 62.0% of the 11,348 housing units in the area are owner occupied; 31.4%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 10,657 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.49%. Median home value in the area is \$345,400, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.22% annually to \$367,047.

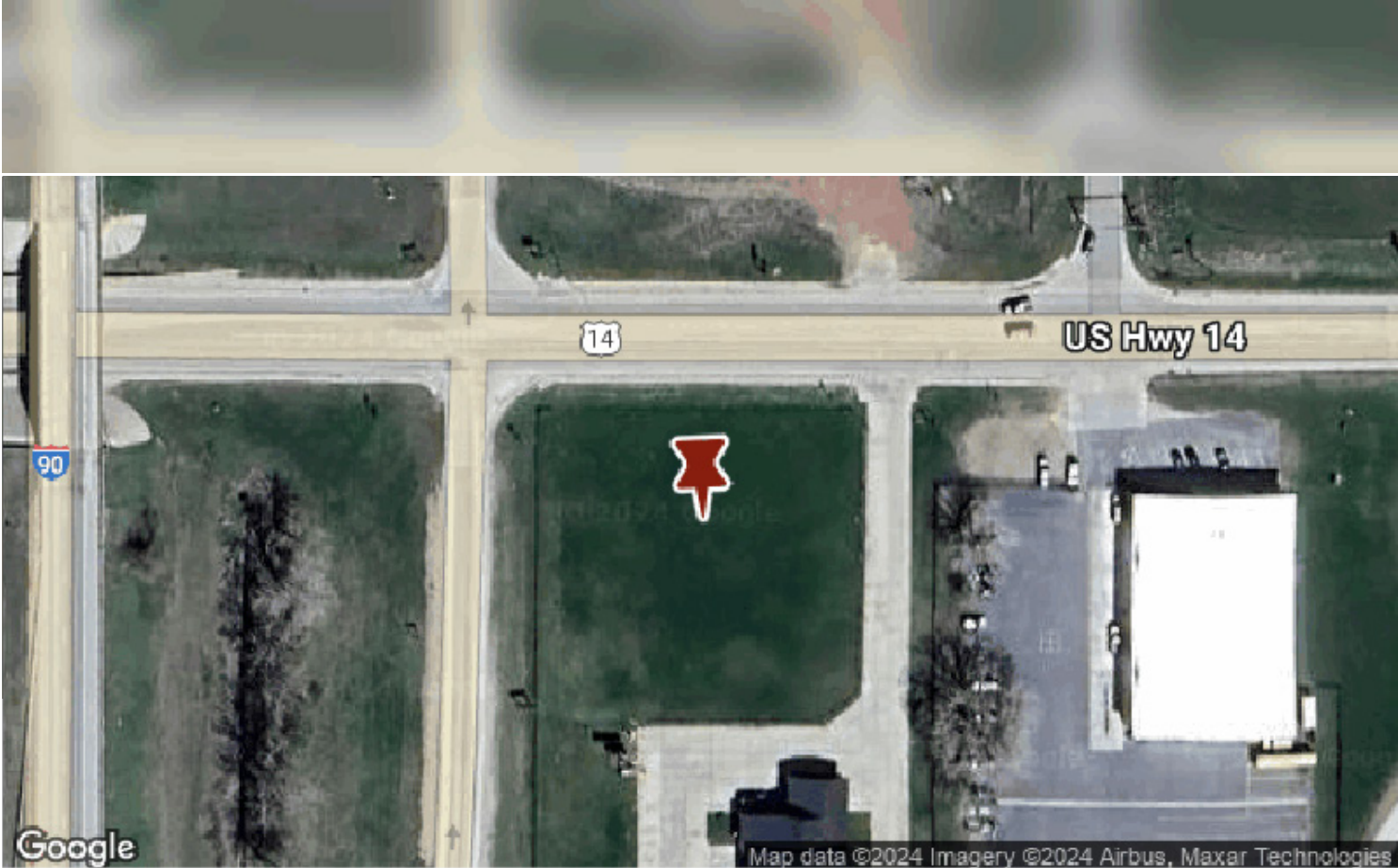
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AERIAL ANNOTATION MAP



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CONTACT



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