

GATEWAY EAST

I-25 Corridor | Laramie County, Wyoming | 265.5 Acres

UTILITY NARRATIVE

Power, Gas, Water & Sewer

The Gateway East parcel sits on the I-25 service road approximately two miles south of Cheyenne, at the first interchange south of the city — Exit 2 at Wyoming Highway 223 (Terry Ranch Road). The ALTA/NSPS Land Title Survey shows existing overhead electric lines, utility poles, guy wires, natural gas valves, and a gas meter running along the I-25 service road on the western boundary of the parcel, confirming that both electric and natural gas infrastructure are present at the property line. Electric and natural gas service in this corridor are both provided by Black Hills Energy, which recently completed its Ready Wyoming transmission expansion project — a \$350 million, 260-mile infrastructure investment that added new substations and transmission capacity in and around Cheyenne, significantly strengthening the region's power grid for commercial and industrial development.

Municipal water and sewer service is not currently available at the Gateway East parcel, and nearby development activity along the Terry Ranch Road corridor is expected to rely on private well and engineered wastewater systems rather than municipal infrastructure currently and there are no plans to extend municipal water and sewer services to the Gateway East property.

*Note: Buyers should confirm current and future utility plans with the City of Cheyenne BOPU as part of standard due diligence.

Utility Contacts

Utility	Provider	Phone	Website / Address
Electric	Black Hills Energy (Cheyenne Light, Fuel and Power)	1-888-890-5554	blackhillsenergy.com 2920 E. Lincolnway, Cheyenne WY 82001
Natural Gas	Black Hills Energy (same provider as electric)	1-888-890-5554	blackhillsenergy.com
Water & Sewer	Cheyenne Board of Public Utilities (BOPU)	307-637-6460	cheyennebopu.org 2416 Snyder Ave, Cheyenne WY 82001

Other Considerations

Buried Fiber Optic

The survey identifies an existing buried fiber optic line running along the I-25 service road corridor on the western boundary of the property. The owner of the line has not been identified on the survey and would be confirmed through WYDOT records or direct field investigation. Its presence at the property boundary indicates telecommunications infrastructure is accessible in this corridor.

On-Site Water Features

Two reservoirs are shown on the survey — Polaris Reservoir and Gleason No. 2 Reservoir — on the eastern portion of the parcel. These appear to be existing agricultural or stock water features. Any associated water rights are administered by the Wyoming State Engineer's Office: 307-777-6150 / seo.wyo.gov.

Flood Zone & Topography

Flood zone classification should be confirmed against applicable Laramie County FIRM panels during due diligence. The survey shows meaningful grade variation across the eastern portion of the parcel with rolling terrain and drainage swales, while the western portion along the I-25 service road corridor is comparatively level and best suited for initial development phases.

Access & WYDOT

Wyoming Highway 223 (Terry Ranch Road) begins at Exit 2 of I-25 approximately two miles south of the Colorado state line and provides access at both the northern and southern extents of the parcel. WYDOT recently completed a full bridge replacement and road improvements on WYO 223, and crews also chip-sealed the I-25 service road running from Terry Ranch Road south to the Colorado border — confirming the road infrastructure serving this parcel has been recently upgraded. Any new access points or driveway permits would be coordinated with WYDOT District 1: 307-635-1600 / dot.wyo.gov.

Laramie County Planning & Development

Entitlement and land use permitting for the Gateway East parcel falls under Laramie County jurisdiction. Laramie County Planning & Development: 307-633-4303 / laramiecounty.com.