

Invitation for Proposals – Auction

A Rare Opportunity: Two Destination Entertainment Resort Sites at Wyoming’s State Lines

Wyoming / Colorado State Line – Gateway East

A 265-acre property near Cheyenne, Wyoming, serving the Denver–Fort Collins corridor, with access to approximately 2 million residents within 60 minutes and 3.4 million residents within 90 minutes.

Wyoming / Utah Border – Gateway West

A 154-acre property in Evanston, Wyoming, with direct access to the Salt Lake City and Park City regions, reaching more than 2.5 million residents within 90 minutes.



Gateway East & Gateway West – destination entertainment resort overview

THE OFFERING

A Platform for Major Brands. The stateline land developments are suited for corporations and operators seeking a flagship Western presence, including hospitality and gaming groups, tribal enterprises, sports organizations, entertainment companies, and lifestyle brands.

As one of the most extraordinary destination development opportunities in the American West, these sites are strategically positioned at Wyoming’s two busiest gateway borders – one adjoining Colorado and the other Utah – offering exceptional visibility, year-round tourism flow, and long-term commercial potential.

PROPOSAL SUBMISSION & BID TIMELINE

Proposal Submission Period

August 1, 2026 through August 15, 2026

Top Five Finalists Announced

August 15, 2026 through August 21, 2026

Final Bid Acceptance Date

August 31, 2026

USAGE

Based on market studies from The Innovation Group and the Wyoming Gaming Commission (Spectrum Gaming Group – see data room) and extensive research, these are not conceptual developments. They are strategic land assets with schematic master-planned potential to create a new category of Western destination entertainment, including gaming, rodeo stadiums, hotels, restaurants, concert venues, retail villages, museums, RV resorts, truck stops, and large-scale entertainment infrastructure.

THE VISION

Designed to establish a new Western destination category, the projects combine sport, culture, hospitality, and year-round entertainment, rooted in Wyoming’s global identity as the home of the American West. The vision is to create two world-class destination resort complexes that position Wyoming as the premier gateway to Western culture, establishing a new iconic national destination brand – and significantly, combining the potential for pari-mutuel wagering and global simulcasting.

WHY THIS OPPORTUNITY IS RARE

The sites are positioned directly along Interstate 25 in the east and Interstate 80 in the west – major transportation corridors connecting Denver / Fort Collins (3.5 million population) and Salt Lake City / Park City (2.6 million population) – plus more than 3.5 million annual national park visitors.

Each site supports the potential for a fully integrated resort program, including rodeo and event stadiums, concert amphitheaters, hotels, pari-mutuel gaming with global simulcasting, restaurants, retail villages, luxury RV resorts, truck and trailer facilities, and museums.

FLEXIBLE ACQUISITION PATHS

Bulk buyers may acquire both properties as part of a unified destination strategy or purchase either site independently. Creative transaction structures will be considered.

Individual businesses – including hotel operators, rodeo organizations, truck stop operators, gaming groups, and other entertainment or hospitality concepts – are invited to submit proposals for inclusion within the two resort complexes. Qualified proposals will be presented to final buyers.

TERMS & CONDITIONS

For full terms and conditions, contact the seller directly. A data room QR code is available in the original proposal document.

Contact: Eric Nelson – (702) 682-8918 – Eric@GatewayRodeo.com



Scan QR code to access the project data room

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