

# GATEWAY WEST | GATEWAY EAST

Interstate Commercial Development — Uinta County & Laramie County, Wyoming

## NON-BINDING LETTER OF INTEREST

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Date: \_\_\_\_\_

Re: Expression of Interest — Non-Bulk Buyer / Operator Participation

This Letter of Interest ("LOI") is submitted by the undersigned ("Interested Party") to Gateway West LLC and/or Gateway East LLC, its affiliated entities ("Seller") as a non-binding expression of interest in participating in the development of Gateway West (154.18 ac, I-80, Uinta County, WY) and/or Gateway East (265.5 ac, I-25, Laramie County, WY).

### 1. Interested Party Information

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Company / Entity Name: \_\_\_\_\_ Primary Contact: \_\_\_\_\_

Title: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Website: \_\_\_\_\_

### 2. Site of Interest

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Gateway West (I-80 / Evanston, WY)  Gateway East (I-25 / Laramie County, WY)  Both Sites

### 3. Intended Use / Operator Category (check all that apply)

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Truck Stop / Travel Plaza  Hotel / Motel  RV Park / Campground  Arena / Event Venue  Gaming / HHR

Restaurant / F&B  Retail / Convenience  Rodeo / Equestrian  Concert / Entertainment  Mixed Use / Master Dev  Other: \_\_\_\_\_

### 4. General Terms

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Acreage / footprint needed: \_\_\_\_\_ Preferred site location: \_\_\_\_\_

Anticipated investment: \_\_\_\_\_ Target timeline to close / commence: \_\_\_\_\_

### 5. Background & Qualifications

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Briefly describe your company's relevant experience:

\_\_\_\_\_

### 6. Additional Comments

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*This LOI is non-binding and does not constitute a purchase agreement, lease, or any legally enforceable commitment. Any transaction will be subject to negotiation and execution of definitive agreements satisfactory to both parties.*

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_ Company: \_\_\_\_\_

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**Return completed LOI to:** Gateway West LLC | Attn: Eric Nelson | 3611 Lindell Rd, Suite 201, Las Vegas, NV 89103 | Email: eric@gatewayrodeo.com