

Letter to Prospective Bidders

Gateway East & Gateway West – From the Owner & Developer

Dear Prospective Bidder,

It is my pleasure to introduce an extraordinary development and investment opportunity in the American West.

By way of introduction: I am the former owner of the Wyoming Downs Racetrack from 1998 to 2024. Together with my partner, the legendary Jack Binion Group, we sold Wyoming Downs.

I am now pleased to present the Gateway East (265 acres) and Gateway West (154 acres) schematic master-planned sites: two premier entertainment destination projects strategically positioned along Wyoming's eastern and western gateway corridors.

Our desire is to sell each of the entire master plan projects separately, in their entirety (bulk). However, we will accept bid proposals from individual business owners (non-bulk bidders) who desire to purchase a portion of the master plan. These proposals will be presented to the bulk buyer.

These developments offer exceptional potential for gaming, rodeo, horse racing, hotels, entertainment venues, restaurants, RV facilities, and truck stop operations. With unmatched visibility, strong tourism traffic, and excellent regional accessibility, the properties are uniquely positioned to become the region's premier destination entertainment developments.

I invite you to review the attached information for additional details regarding the projects, auction information, and terms and conditions. A QR code and hyperlink are included for direct access to the project data room, which contains demographic maps and market studies prepared by The Innovation Group and Spectrum Gaming Group for the Wyoming Gaming Commission.

Thank you for your interest. I look forward to speaking with you and sharing more about these exciting opportunities.

Sincerely,

Eric Nelson

Owner / Developer

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Scan QR code to access the project data room

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