

# GATEWAY

I-25 & I-80 Corridors | Laramie County, Wyoming

## TRUCK STOP OPPORTUNITY

### Site Offering

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Gateway offers large, development-ready truck stop sites on both sides of the project:

- Gateway West — 30-acre sites
- Gateway East — 40-acre sites

Sites of this scale support full-service travel center development — fuel islands, truck parking, maintenance bays, retail, and food service — with room for future expansion.

### Location & Freeway Access

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Gateway sits at the crossroads of two of the West's most heavily trafficked freight corridors, with easy on/off freeway access. The sites capture the first major Wyoming interchange for eastbound I-80 traffic arriving from Salt Lake City and northbound I-25 traffic arriving from Fort Collins and the Colorado Front Range — making Gateway the natural first fuel and rest stop entering the state from either direction.

### Fuel Price Advantage

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Wyoming's fuel tax structure gives a Gateway truck stop a built-in pricing advantage over neighboring states. On taxes alone, diesel at Gateway can be priced meaningfully below stations in Utah and Colorado:

| State    | Diesel Tax (¢/gallon) | Wyoming Advantage |
|----------|-----------------------|-------------------|
| Wyoming  | 48.4¢                 | —                 |
| Colorado | 56.9¢                 | +8.5¢ per gallon  |
| Utah     | 62.3¢                 | +13.9¢ per gallon |

For long-haul operators filling 200+ gallon tanks, that tax differential alone translates to real savings on every stop — a durable, structural draw that does not depend on promotional pricing.

### More Than a Fuel Stop

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Unlike a standalone travel center, a Gateway truck stop sits inside a full entertainment and hospitality destination. Drivers can fuel, park, and then take advantage of everything on site:

- Casino gaming, including a historic horse racing (HHR) / off-track betting (OTB) facility — a major revenue driver and a powerful differentiator no competing truck stop in the corridor can match
- Restaurants and food service
- Hotels and motels for overnight stays and mandatory rest periods

- Dedicated trucker discount programs and player cards that reward drivers for fuel and gaming spend, building loyalty and repeat routing decisions

## **Weather Safety & Regional Need**

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Wyoming's I-80 and I-25 corridors are subject to frequent winter weather closures and high-wind restrictions, and safe truck staging capacity in the region is limited. Gateway is positioned to serve as a much-needed state highway pull-off where drivers can wait out closures with fuel, food, lodging, and entertainment instead of idling on a shoulder — a benefit to drivers, carriers, and highway safety alike.