

Executive Overview & Development Vision

Gateway West & Gateway East – Integrated Destination Resorts

EXECUTIVE OVERVIEW

Gateway West and Gateway East master-planned destination development concepts are designed to establish two fully integrated resort environments in Wyoming. The vision combines gaming, rodeo, hospitality, live entertainment, dining, retail, cultural institutions, and outdoor tourism into a single, year-round destination category with national scale and visibility.

A central component of the project is integrated gaming and entertainment based on pari-mutuel wagering and simulcast programming. Rather than standalone casinos, the gaming experience is embedded within a broader resort environment that includes nightlife, events, and hospitality – creating a continuous entertainment-driven destination for regional and national visitors.

WESTERN SPORTS & EVENT INFRASTRUCTURE

The western sports and event infrastructure is a defining feature, including purpose-built rodeo arenas and championship stadiums designed for professional rodeo, equestrian competitions, national championships, and large-scale festivals. With per-stadium capacities in the 5,000 to 10,000-seat range and integrated VIP hospitality, these venues are intended to function as landmark attractions and year-round event hubs. The ecosystem is further strengthened through dedicated professional rodeo associations, supporting high-purse competition and national and international participation.

COMPLEMENTARY COMPONENTS

Complementary components include luxury hospitality and resort lodging, destination dining districts featuring steakhouses, breweries, and nightlife venues, and live entertainment infrastructure such as amphitheaters and indoor performance venues capable of hosting concerts, festivals, and touring events throughout the year.

Experiential retail villages and cultural institutions add depth to the visitor experience, combining western-lifestyle retail with immersive storytelling through museums focused on western heritage and Native American history. These elements reinforce authenticity while creating meaningful cultural and educational anchors within the development.

Additional infrastructure – including premium RV resorts and modern travel centers – extends the ecosystem’s reach to outdoor travelers and highway traffic, supporting extended stays and regional connectivity.

DESTINATION ENTERTAINMENT RESORTS

The large-scale destination entertainment infrastructure envisioned across both sites represents the creation of two fully integrated destination ecosystems capable of transforming tourism and entertainment in Wyoming. Combining rodeo, hospitality, culture, retail, and live entertainment

into cohesive master-planned environments, the developments are designed to establish an entirely new national destination category.

These projects offer investors and operators the opportunity to participate in the development of landmark entertainment complexes with the scale, visibility, and long-term potential to become iconic western destinations for generations to come.



Destination entertainment resort vision – Gateway East & Gateway West

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