



FOR SALE

Parcel 21162610020300
Kemmerer, WY 83101

± 27.92 AC | Commercial Land

Property Specs

OFFERED PRICE	\$1,125,000
LOT SIZE	± 27.92 Acres
TYPE	Commercial Land
ZONING	Commercial Highway
TAX ID	21162610020300

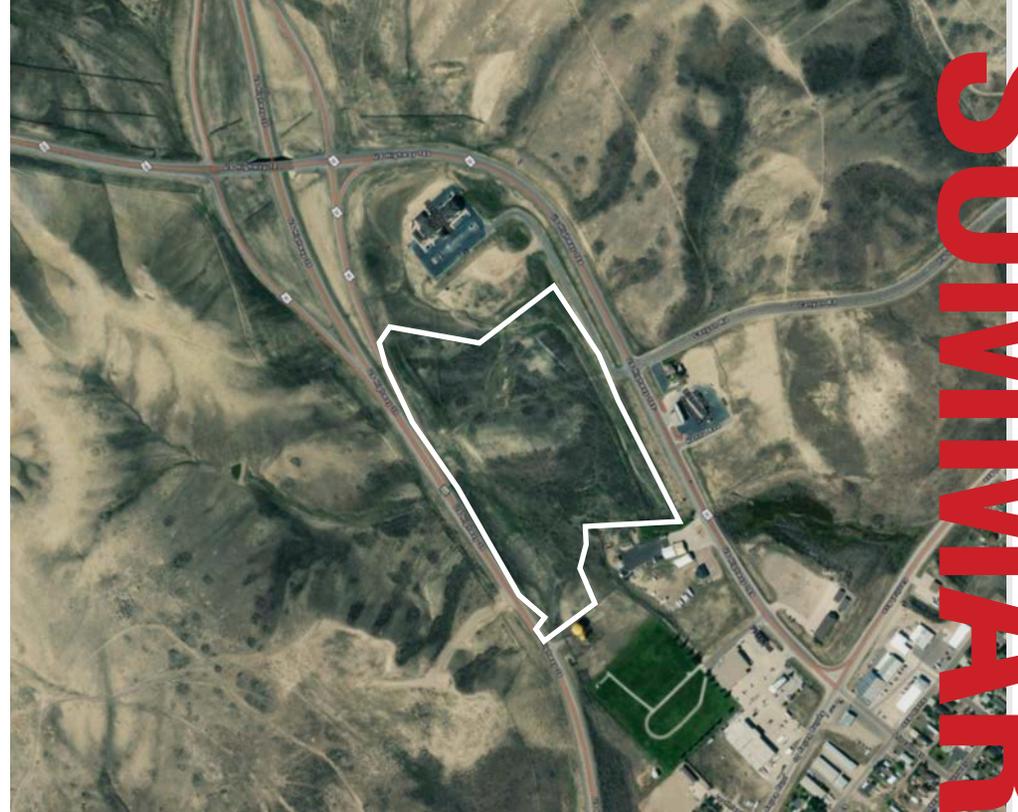
- Prime frontage along US-30 ALT with strong highway visibility and access
- Zoning allows retail, drive-thru, auto service, hospitality, medical, RV park, self-storage and more
- Positioned near the planned TerraPower Natrium Nuclear Facility (~\$3B public/private investment)
- Offered at ~\$40K/acre (~\$0.93/SF)



OR TEXT 23571 TO 39200

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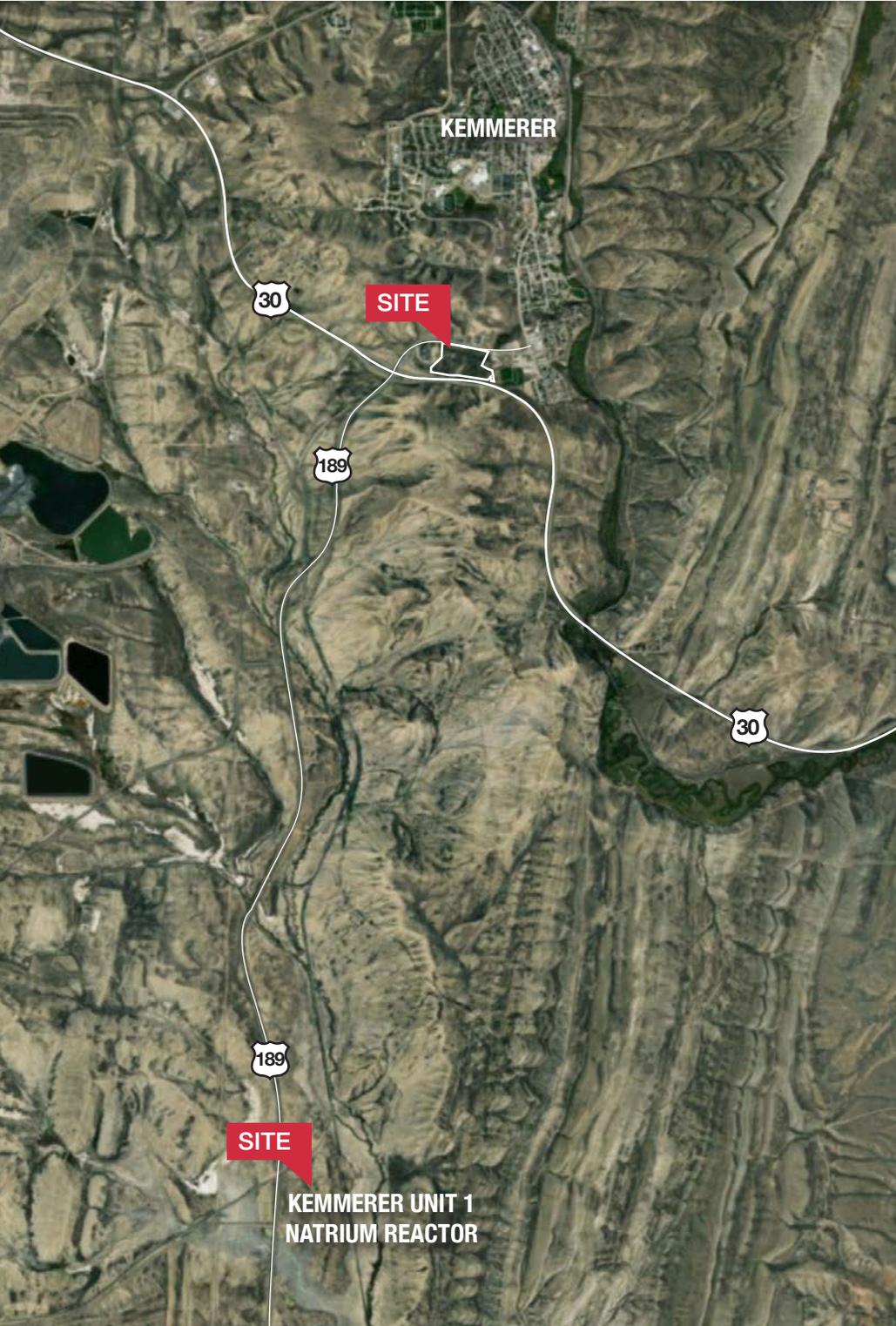


SUMMARY

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

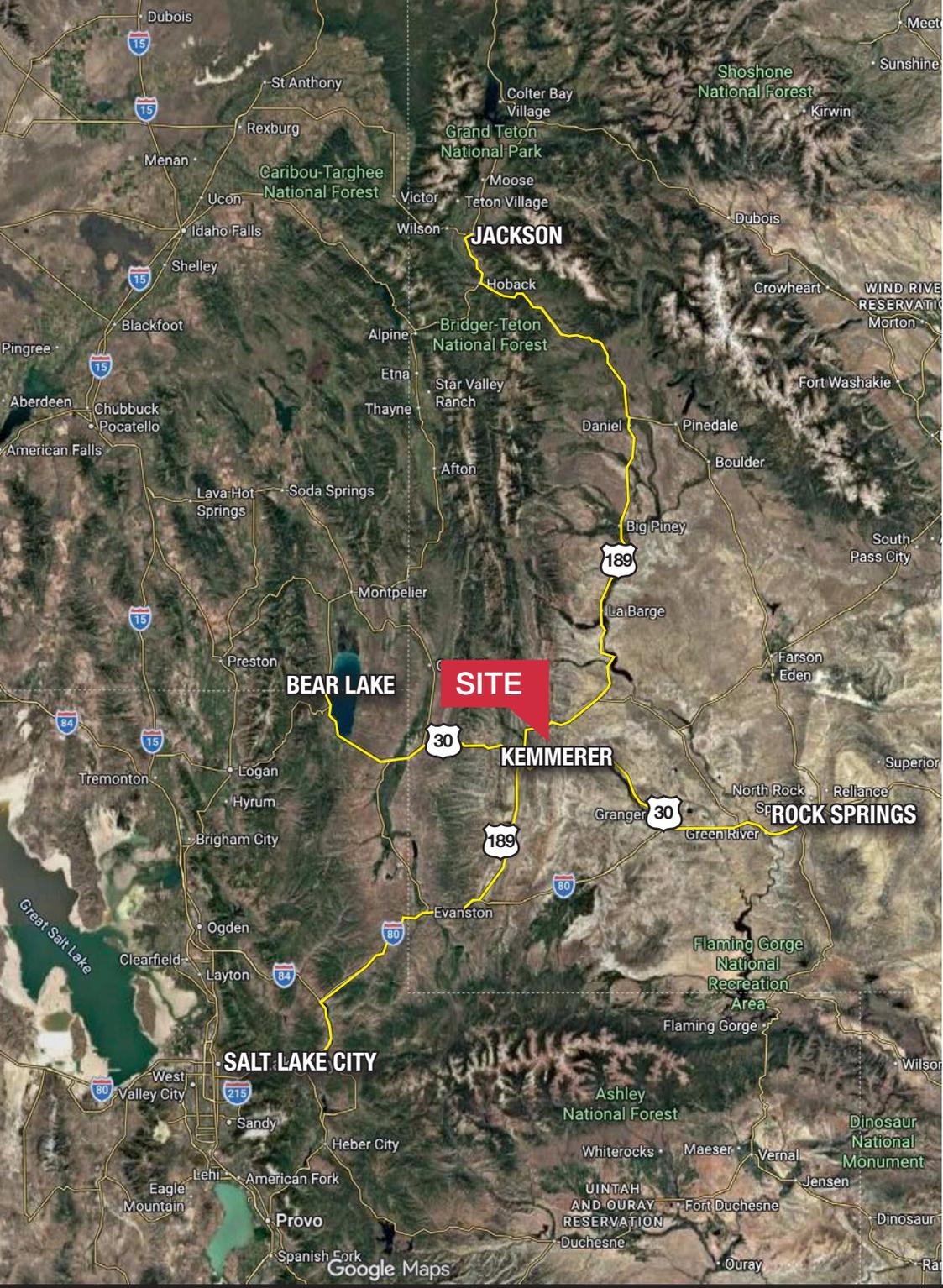


TerraPower Natrium Advanced Nuclear Project – Kemmerer, Wyoming

The subject property is strategically positioned along a primary ingress route into Kemmerer and is expected to be among the first commercial sites encountered by plant-related traffic entering the community from the TerraPower development. This location provides direct exposure to construction traffic, workforce activity, and long-term operational demand tied to one of the largest energy investments in Wyoming.

TerraPower — the advanced nuclear company founded by **Bill Gates** — is developing the Natrium reactor project in Kemmerer in partnership with the U.S. Department of Energy. Site work began in June 2024, with operations currently targeted around 2030. The project is expected to generate approximately 1,600+ construction jobs and roughly 250+ permanent positions once operational.

The scale and duration of this development position Kemmerer for sustained population support, housing demand, and increased commercial activity — creating a meaningful long-term growth driver for strategically located real estate.



Kemmerer sits between Wyoming’s premier recreation corridor and the Wasatch Front growth market.

The property benefits from proximity to Bear Lake and Jackson Hole tourism traffic while maintaining connectivity to the 2.6M+ Salt Lake City metro.

This location offers strategic access to both regional travelers and long-term economic growth corridors.

Regional Connectivity:

LOCATIONS	Driving Time
Bear Lake, Idaho	~1 Hour
Rock Springs, Wyoming	~1.5 Hours
Jackson, Wyoming	~2.75 Hours
Salt Lake City, Utah	~2.5 Hours

DEMOGRAPHICS



POPULATION

2025 Population

1-mile

707

3-mile

3,287

5-mile

3,376

HOUSEHOLDS

2025 Households

1-mile

340

3-mile

1,403

5-mile

1,438

INCOME

2025 Average HH Income

1-mile

\$86,180

3-mile

\$87,262

5-mile

\$87,601

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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