



Lots 1-2 Lever Springs Rd Alpine, WY 83128

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Prime Opportunity

Located in the Alpine corridor, this elevated 25-acre parcel zoned for mixed use, offers rare flexibility for residential, commercial, or multi-use build out—ideal for a developer looking to create value with minimal entitlement friction. Already verbally approved for 27 lots, development opportunity is at your fingertips.









Ideal Location

Bordering National Forest, this property has incredible recreational access and is just across the street from McCoy Creek Road—offering quick access camp sites and view points along the Palisades Reservoir. Up on the bench and 3.3 miles from downtown Alpine, these parcels offer Salt River Range views and great location, just 35 minutes from Jackson.





Existing Structures

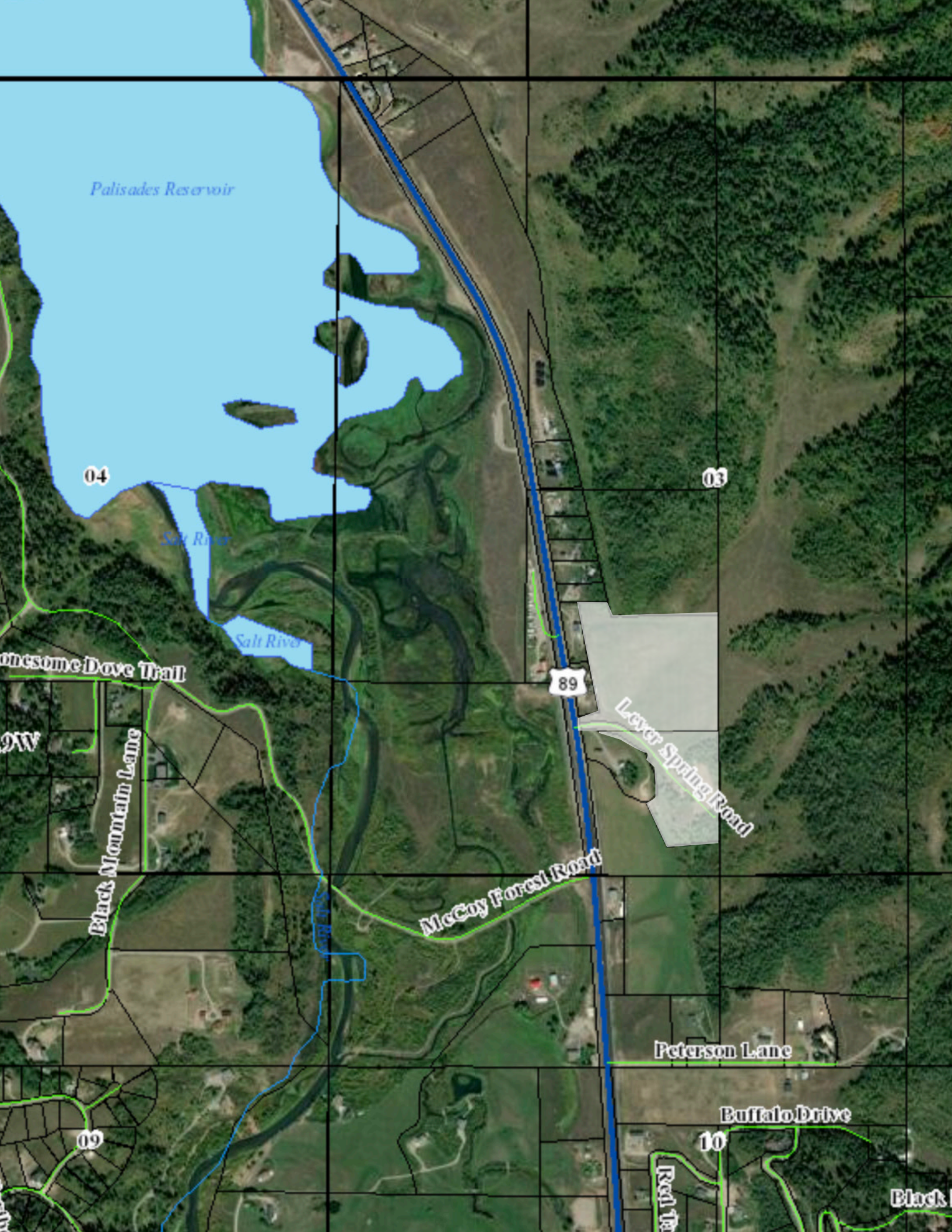
The property also comes with a few existing structures—3 bed, 3 bath mobile home in good condition, metal shop, 5 bay equipment storage building, and 2 farm sheds ready for use.











Palisades Reservoir

04

Salt River

Salt River

onsome Dove Trail

0W

Black Mountain Lane

89

Lever Spring Road

McCoy Forest Road

Peterson Lane

Buffalo Drive

10

Red Ta

Black

1-2 Lever Springs Rd

Alpine, WY 83128

Listing Price \$3,000,000

Acres 25

Region Alpine

'24 Est. Taxes \$11,308.97

Year Built 1998

View Palisades Reservoir, Salt River Range

Water Spring

Sewer Septic

Structures 1,248 sqft Mobile Home with 3 beds and 2 baths,
Metal Shop, 5 bay Equipment Storage Building, 2 Farm Sheds

Amenities Borders Public Land, Incredible Recreational Access,
3.3 Miles South of Alpine, 35 Minutes from Jackson

Lincoln County, Wyoming's Mixed Use zoning allows for flexible development—residential, commercial, or a combination of both—but residential density is capped at 8 dwelling units per acre. This standard has been enforced in past approvals through a Conditional Use Permit (CUP) process and typically requires a minimum 2-acre lot size to qualify for that density. Additional commercial development is also allowed within the zone but must comply with county requirements for parking, road access, utilities, and design. No HOA or covenants enhances the flexibility, but developers should plan to engage with the county planning office early to ensure smooth entitlement.



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