

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address Prospector Drive Evanston, WY 82930

Listing Price \$850,000

Total AC 3.89 AC

Price Per SF \$5.02/SF

Property Type Commercial

Zoning HB-E - Commercial



COMMERCIAL BUILDING

18,956 SF Building on 3.33 AC is available next door.

Reach out for more details.



PROPERTY OVERVIEW

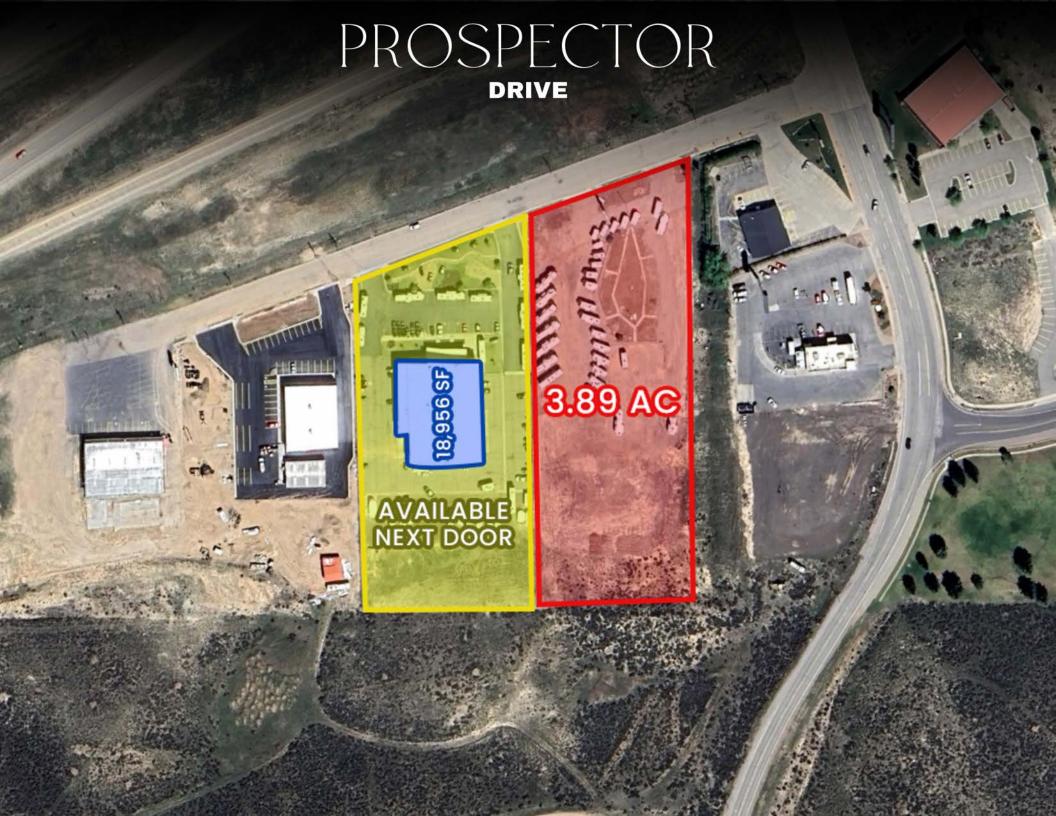
Peak Collective Real Estate with KW Commercial is pleased to present 3.89 AC on Prospect Drive in Evanston, Wyoming.

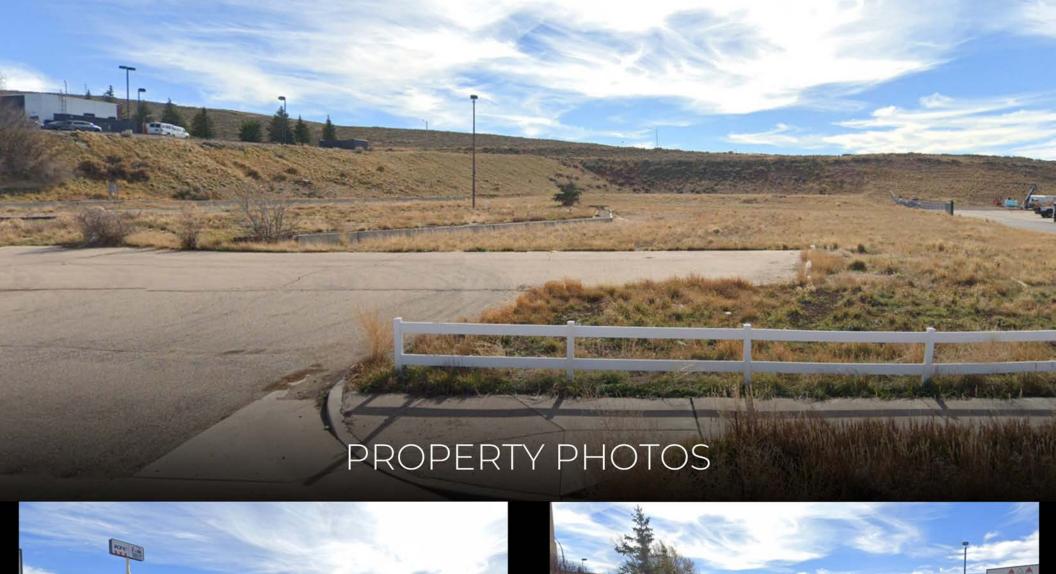
Strategically located right off the freeway in Evanston, Wyoming, this 3.89-acre parcel of commercially zoned land offers an exceptional development opportunity with freeway frontage.

With easy access and high visibility from the interstate, this prime location is ideal for a variety of commercial uses, including retail, hospitality, dining, or service-based businesses. Positioned in a growing area with increasing demand for commercial expansion, the property benefits from strong traffic exposure and convenient connectivity to both local and regional markets.

Whether you're looking to establish a new business, expand an existing one, or invest in a high-potential commercial site, this property provides the space and flexibility to bring your vision to life. Don't miss the chance to secure a premier location in a thriving economic corridor.

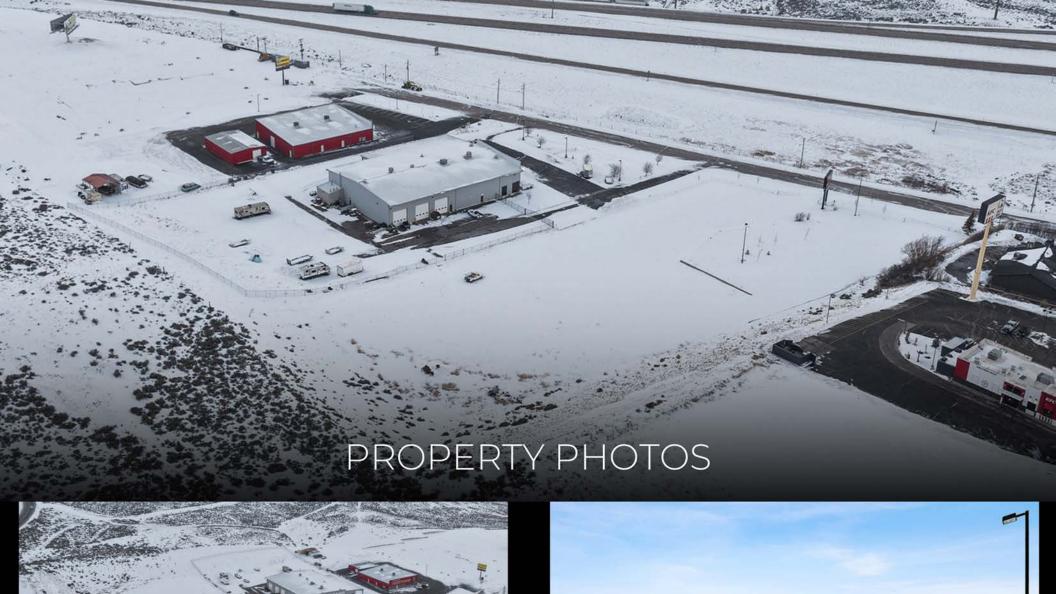








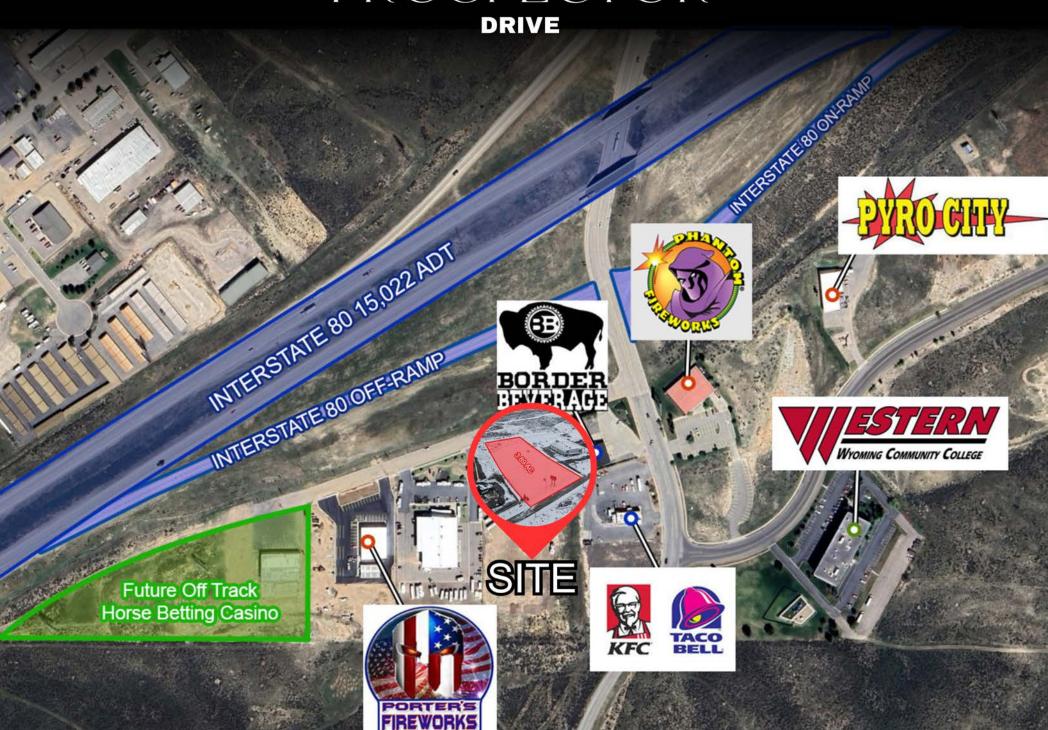








PROSPECTOR



PROSPECTOR DRIVE



HB-E ZONING USE

Permitted land uses includes but may not be limited to:

Motels and Hotels

Office/Professional

Membership Clubs

Public and private golf courses

Restaurants, including the sale of alcoholic

beverage with meals (not drive-in restaurants)

Duplicating and printing services(buildings up

to 5,000 square feet)

Art or craft studio space and accessory gallery

Municipal, county, state or federal facilities

Public parks and playgrounds

Gasoline stations

Personal service outlets

(barber/beauty shops, shoe repair, serf-service

laundries, dry-cleaning, appliance repair)

Retail establishments

(buildings up to 25,000 square feet)

Supermarkets up to 25,000 square feet

Recreation and athletic membership clubs

Vehicle, RV, mobile home sales

Mortuaries and funeral chapels

HB-E ZONING USE

Additional uses requiring conditional use review by the Planning & Zoning Commission include but may not be limited to:

Microbrewery Rental establishments

Bars, taverns, etc. Car wash

Package liquor stores Commercial uses

Windmills for generation of electrical power Financial institutions

Transportation centers Drive in facilities

Public and private educational facilities Indoor amusement and entertainment establishments

Lumber yards Taxidermist

Churches/places of worship Parking lots and structures

Mini self-storage Drive in restaurants

Single unit detached and dwellings on all floors Private indoor or outdoor recreation and amusement



Evanston, Wyoming's industrial market is positioned for strong growth and opportunity, thanks to its strategic location, business-friendly environment, and access to major transportation corridors. Situated near Interstate 80, a critical artery for regional and national freight, Evanston offers unparalleled connectivity for logistics and distribution operations.

The area benefits from Wyoming's pro-business policies, including low taxes and favorable regulations, making it an attractive location for industrial development and investment. With a growing interest in energy, manufacturing, and warehousing sectors, Evanston is becoming a hub for businesses seeking affordable industrial spaces without sacrificing access to key markets.

Moreover, the proximity to Utah's booming economy enhances Evanston's appeal, providing businesses with access to skilled labor and expanding consumer bases while enjoying lower operating costs. The local government's commitment to infrastructure improvements and economic development initiatives further underscores the region's potential.



Evanston, Wyoming has alot to offer in the commercial market. From Affordable shovel-ready sites, cheap energy rates, and no corporate taxes make Evanston the ideal location for businesses wanting to locate near the Wasatch Front.

Evanston's diverse business ecosystem includes healthcare, advanced manufacturing, wind farms, aerospace contractors, DoD contracted manufacturers, and more.

Evanston is also an incredible place to live. This charming historic community has a bustling downtown, access to the best skiing in the world and sits at the crossroads of the best outdoor recreation in the United States.

| SUMMARY | 2 Mile Radius | 5 Mile Radius | 10 Mile Radius | |
|-------------------------|---------------|---------------|----------------|--|
| 5 | | | | |
| Population | 6,607 | 13,229 | 14,068 | |
| Total Households | 2,479 | 4,817 | 5,203 | |
| Avg Household Income | \$71,469 | \$73,002 | \$72,663 | |
| Median Age | 37.2 | 37.6 | 37.9 | |
| Total Consumer Spending | \$79M | \$157.4M | \$171.3M | |



EVANSTON, WYOMING

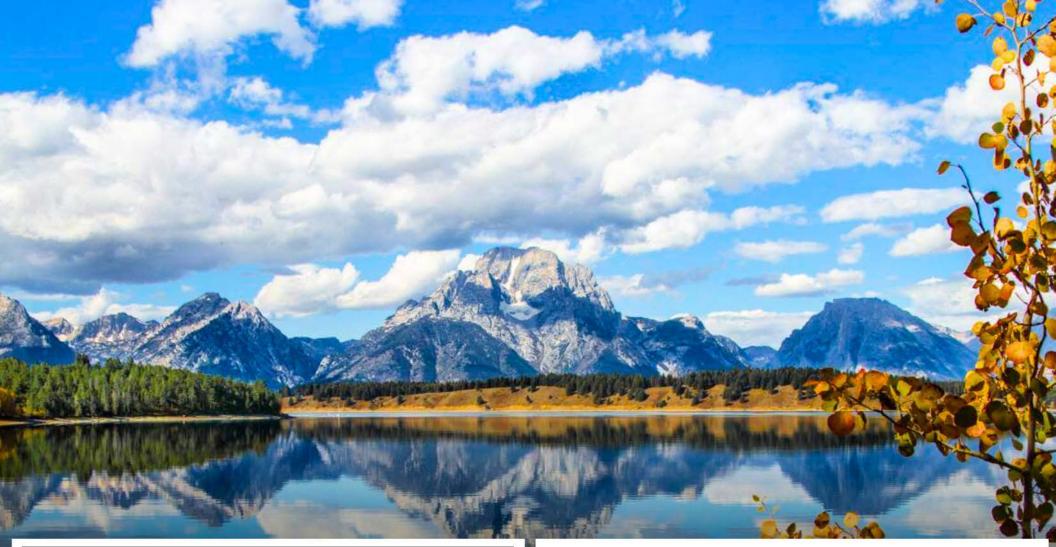
This small, western town offers friendly restaurants, motels, bars, an historic downtown, plenty of recreational activities, and the last intact roundhouse on the original Union Pacific Railroad line.

Located at 7,000 feet in the southwest corner of Wyoming, summer days are normally clear and cool, and with an average of 300 days of sunshine every year, it is a perfect place for hiking, a round of golf, or a pleasant stroll around town.

After a day of outdoor fun you can stop for a massage, enjoy a great meal, and stay in one of the more than 1,000 motel rooms or the comfortable campground.

History buffs will enjoy following the old Mormon Trail or visiting the old railroad buildings, which are being restored. Stop by and see why Evanston's slogan is, "Fresh Air, Freedom and Fun."





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