

Kody Watts

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PEAK COLLECTIVE

REAL ESTATE
RESIDENTIAL | COMMERCIAL | INVESTMENT

KW COMMERCIAL

132 Urroz Rd.
(\$138,000)

164 Urroz Rd.
(\$136,500)

196 Urroz Rd.
(\$111,000)

1.84 AC
1.82 AC
1.48 AC

2.08 AC
2.05 AC
2.09 AC
2.06 AC

3827 Yellow Creek N.
(\$156,000)

3861 Yellow Creek N.
(\$153,750)

3893 Yellow Creek N.
(\$156,750)

3925 Yellow Creek N.
(\$154,500)

YELLOW CREEK N & URROZ RD, EVANSTON, WY

7 INDUSTRIAL LAND PARCELS FOR SALE

PARCELS AVAILABLE INDIVIDUALLY OR FLEXIBLE PACKAGED DEALS

13.42 TOTAL AC OF INDUSTRIAL LAND FOR DEVELOPMENT

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THE OFFERING

Peak Collective Real Estate with KW Commercial is pleased to present **up to 7 parcels for sale in Evanston, WY.**

This expansive portfolio in Evanston, Wyoming features 4 parcels on Yellow Creek Rd and 3 parcels on Urroz Rd for a total of 13.42 acres.

Parcels may be purchased individually or part of a packaged deal.

Seller financing is available with as little as 15% down. Seller will consider build to suit for lease or build to suit for sale with seller financing.

The extensive acreage allows for a wide range of industrial development options.

These parcels are ideal for investors and developers looking to capitalize on the growing city of Evanston, Wyoming.



INVESTMENT SUMMARY

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Property Address 3827 Yellow Creek N
Evanston, WY 82930

Listing Price \$156,000

Price Per SF \$1.72/SF

Total GLA (SF) 90,604.86

Land Size (AC) 2.08 AC

Parcel Number 142006231001

Property Address 3861 Yellow Creek N
Evanston, WY 829301

Listing Price \$153,750

Price Per SF \$1.72/SF

Total GLA (SF) 89,298

Land Size (AC) 2.05 AC

Parcel Number 142006231002

Property Address 3893 Yellow Creek N
Evanston, WY 82930

Listing Price \$156,750

Price Per SF \$1.72/SF

Total GLA (SF) 91,040.46

Land Size (AC) 2.09 AC

Parcel Number 142006231003

Property Address 3925 Yellow Creek N
Evanston, WY 82930

Listing Price \$154,500

Price Per SF \$1.72/SF

Total GLA (SF) 89,733.66

Land Size (AC) 2.06 AC

Parcel Number 142006231004

Property Address 132 Urroz Rd
Evanston, WY 82930

Listing Price \$138,000

Price Per SF \$1.72/SF

Total GLA (SF) 80,150.4

Land Size (AC) 1.84 AC

Parcel Number 142006218001

Property Address 164 Urroz Rd
Evanston, WY 82930

Listing Price \$136,500

Price Per SF \$1.72/SF

Total GLA (SF) 79,279.2

Land Size (AC) 1.82 AC

Parcel Number 142006218002

Property Address 196 Urroz Rd
Evanston, WY 82930

Listing Price \$111,000

Price Per SF \$1.72/SF

Total GLA (SF) 64,468.8

Land Size (AC) 1.48 AC

Parcel Number 142006218003

SELLER FINANCING TERMS

Seller financing is available with proposed terms of 15% down, and a 6.5% interest rate amortized over 30 years with a 5-year balloon payment.

PARCEL MAP

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132 Urroz Rd.
(\$138,000)

164 Urroz Rd.
(\$136,500)

196 Urroz Rd.
(\$111,000)

1.84 AC

1.82 AC

1.48 AC

151

Sulphur Hollow

Urroz Rd

Urroz Rd

Urroz Rd

Urroz Rd

Antelope Ave

Antelope Ave

Coyote D

PARCEL MAP

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151

Yellow Creek Rd

2.08 AC

3827 Yellow Creek N.
(\$156,000)

2.05 AC

3861 Yellow Creek N.
(\$153,750)

2.09 AC

3893 Yellow Creek N.
(\$156,750)

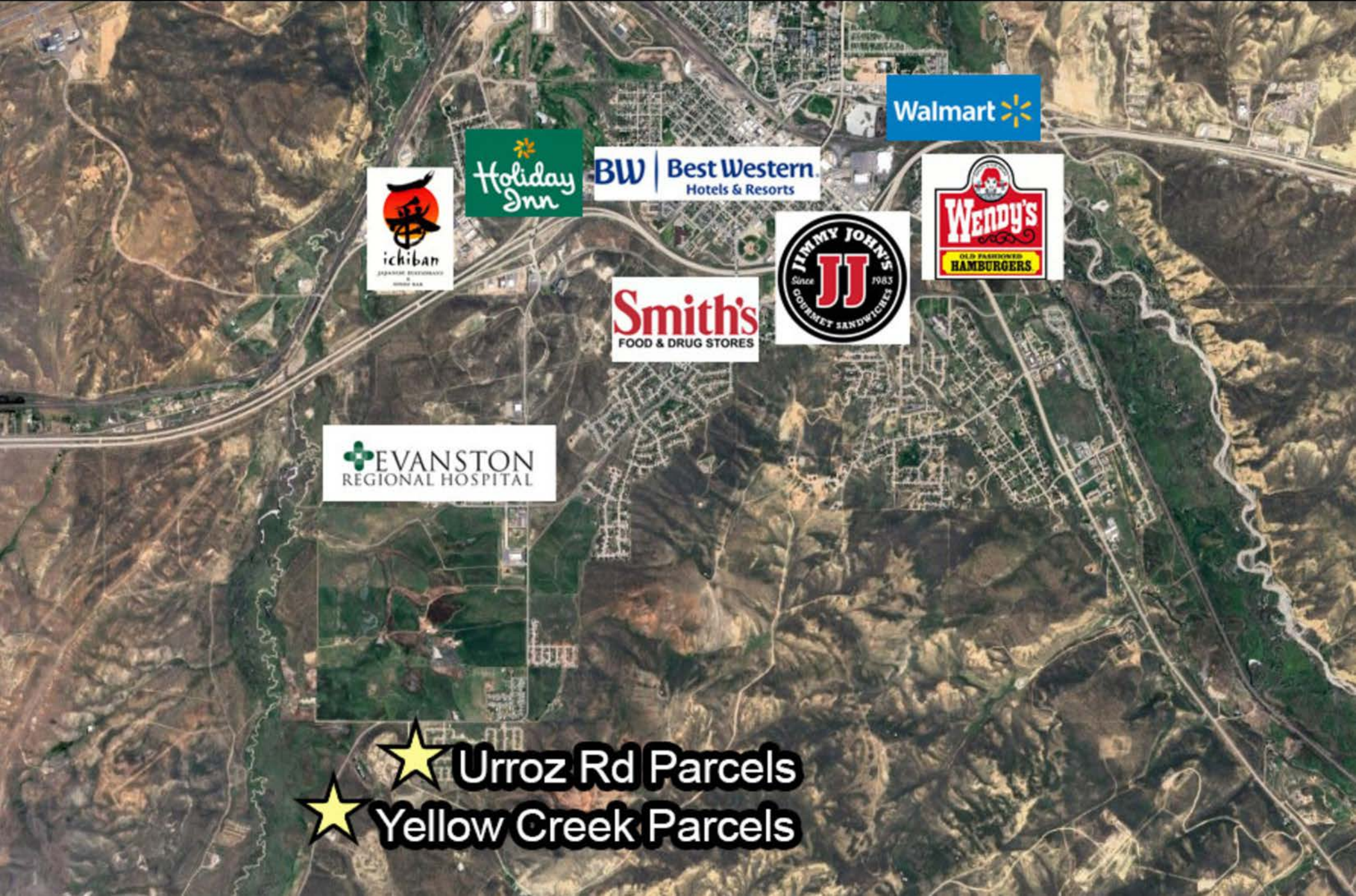
2.06 AC

3925 Yellow Creek N.
(\$154,500)

AREA MAP

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★ Urroz Rd Parcels
★ Yellow Creek Parcels

DEMOGRAPHICS

SURROUNDING AREA

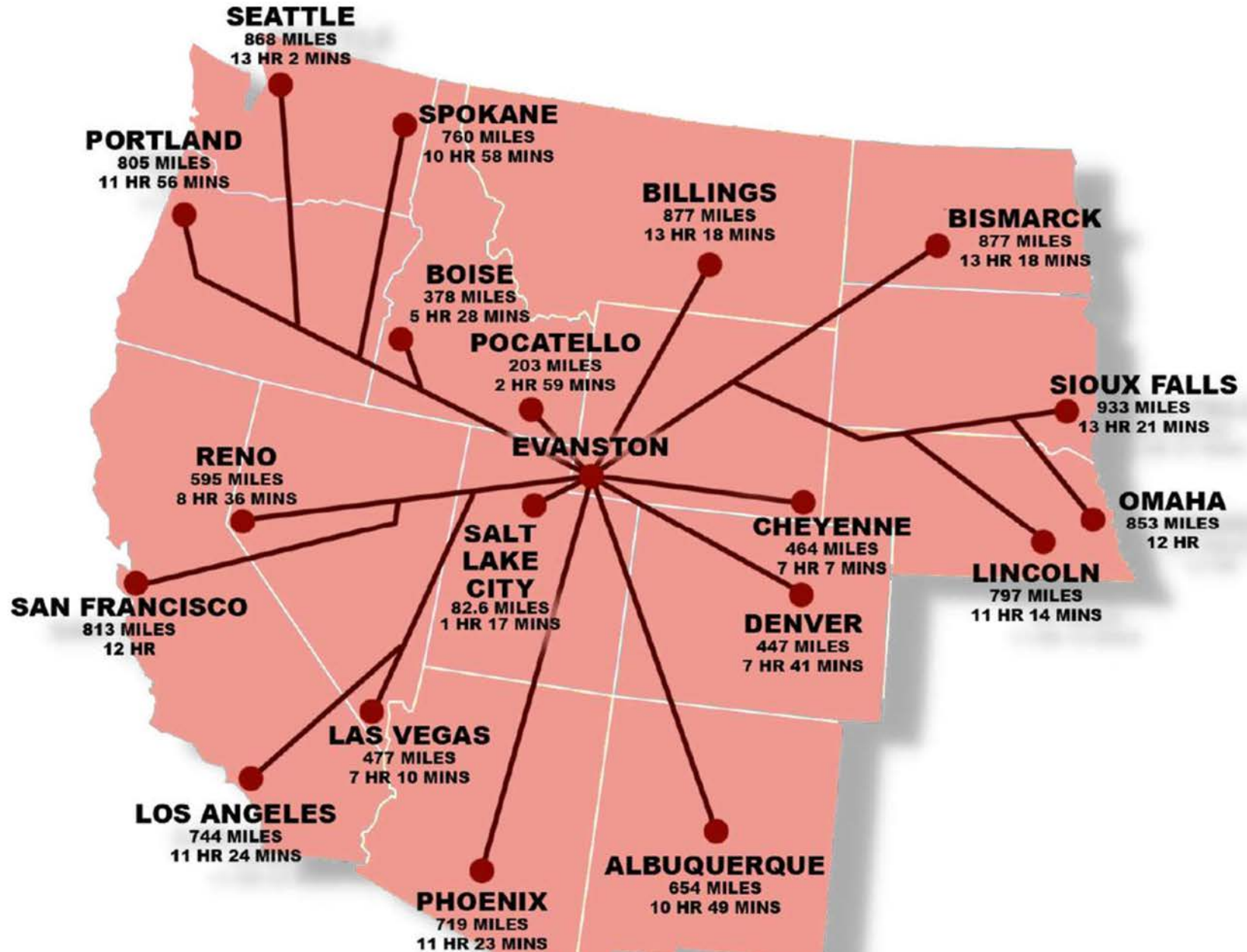
	5 MILE RADIUS	10 MILE RADIUS
POPULATION	12,303	13,835
TOTAL HOUSEHOLDS	4,527	5,066
AVG HOUSEHOLD INCOME	\$72,241	\$71,838
MEDIAN HOUSEHOLD INCOME	\$61,944	\$61,517

Distance to Metro Areas

Park City, UT	64.6 Miles (1 Hour and 7 Minutes)
Salt Lake City, UT	87 Miles (1 Hour and 25 Minutes)
Denver, CO	435 Miles (6 Hours and 39 Minutes)
Las Vegas, NV	479 Miles (7 Hours and 7 Minutes)
Los Angeles, CA	747 Miles (11 Hours and 16 Minutes)



TRADE AREA MAP





EVANSTON, WY

12,721

Population

5 Mile Radius

2.5 Million

Population

100 Mile Radius

Tax-Friendly

Lowest Tax Structure

In The Nation

Where nature meets convenience in a tax-friendly environment!

Evanston, WY is a small community located in the southwest corner of the state, bordering Utah, offering a short commute to Salt Lake City and **excellent access to I-80**. It also provides a tax-friendly environment for businesses in Uinta County, with **no corporate or personal income tax, inventory tax, or tax on goods-in-transit**. Wyoming is well-known for its reliable and collaborative business environment.



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Commercial Real Estate Broker

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