

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

KW WESTERN
TRAILS
KELLERWILLIAMS. REALTY
Kody M. Watts RE-15364

US-30 ALT

KEMMERER, WYOMING

28 ACRES OF READY TO BUILD COMMERCIAL LAND

PROPERTY OVERVIEW

We're pleased to present this expansive 28-acre property, located right off US-30 ALT in Kemmerer, Wyoming.

This is a rare opportunity for savvy investors and developers. With the upcoming TerraPower Natrium Nuclear Power Plant—backed by Bill Gates—Kemmerer is poised for rapid economic growth.

This development will bring an influx of jobs and residents, increasing demand for retail, housing, and storage. This property is strategically positioned to capitalize on this growth, offering developers a prime location with strong potential for ROI.

Its strategic location near major transportation routes ensures excellent visibility and access, positioning it as a prime spot for commercial ventures or residential expansion.

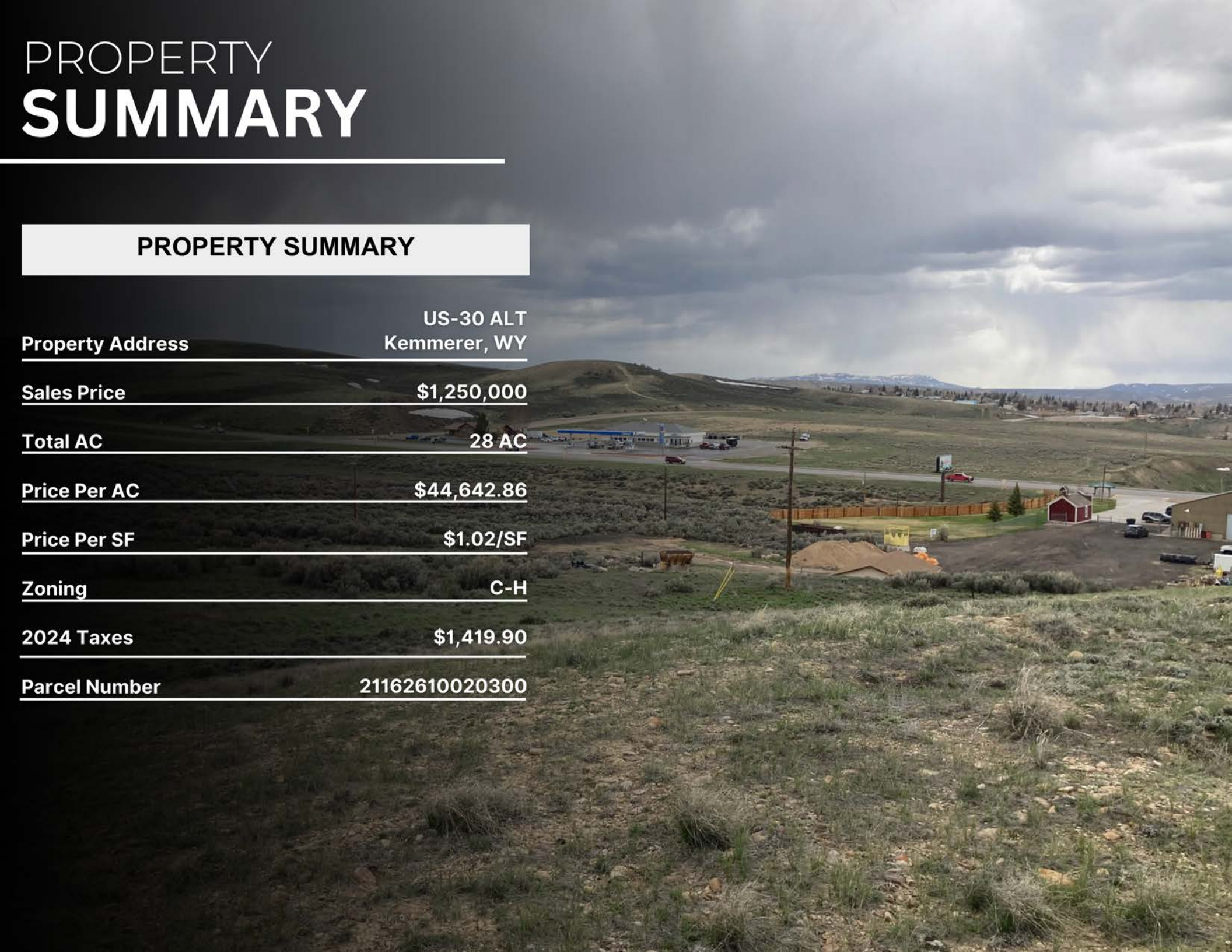
Don't miss your chance to capitalize on Kemmerer's promising future—this is your opportunity to be part of the city's growth and success!



PROPERTY SUMMARY

PROPERTY SUMMARY

Property Address	US-30 ALT Kemmerer, WY
Sales Price	\$1,250,000
Total AC	28 AC
Price Per AC	\$44,642.86
Price Per SF	\$1.02/SF
Zoning	C-H
2024 Taxes	\$1,419.90
Parcel Number	21162610020300



US-30 ALT

KEMMERER, WY

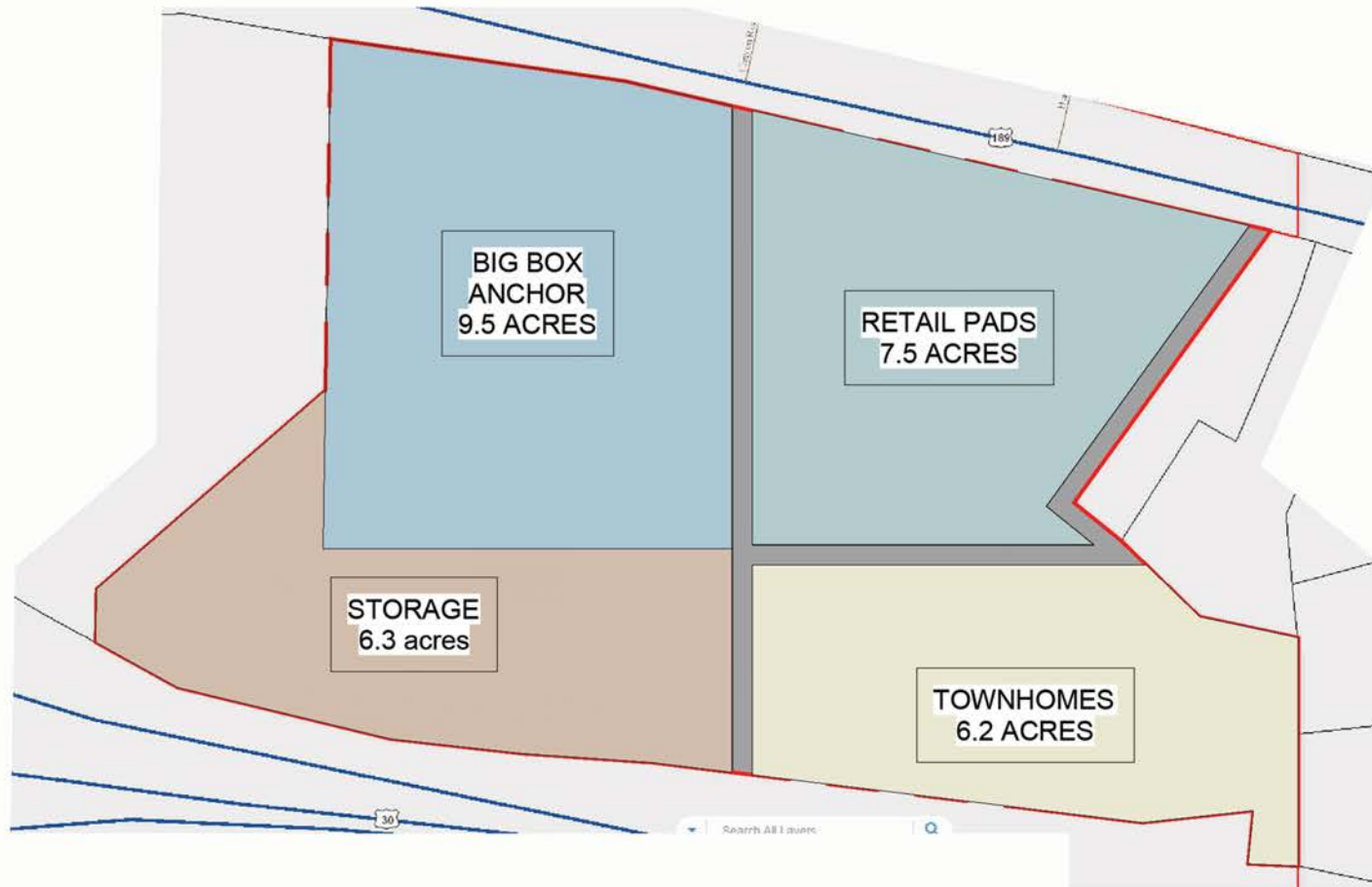


27.92 AC

This is an aerial photograph of a large, irregularly shaped land parcel in Kemmerer, Wyoming. The parcel is highlighted with a thick red border and filled with a semi-transparent red color. The text '27.92 AC' is printed in bold red font in the center of the parcel. The surrounding area includes a multi-lane highway (US-30 ALT) running horizontally across the middle of the image, a parking lot with several vehicles to the left, and some industrial or commercial buildings to the right. The terrain is mostly flat with some sparse vegetation and patches of bare earth.

US-30 ALT

KEMMERER, WY



This is a conceptual site plan that will be fluid and changing depending on user needs, city approvals, and what will be best for the entire development project as a whole.

① CONCEPTUAL SITE DIAGRAM
1" = 300'-0"

ZONING USE

C-H - COMMERCIAL HIGHWAY DISTRICT

Intended to provide service to vehicle oriented consumers or large sale area which are not suitable in the commercial downtown district.

Allowed Uses:

- Retail store requiring large area or outside display area
- Sales and rental of new and used autos, boats, agricultural equipment or similar items
- Auto service station
- Repair shop related to highway traffic
- Drive-thru facilities
- Restaurant, other places servicing food or beverage
- Customary accessory uses and structures
- Accessory off-street parking and loading pursuant to Parking regulations
- Signs pursuant to regulations
- Hotel / Motels
- Major auto or truck repair facilities
- Theaters
- Studios

Permitted Uses:

- Recreation facilities
- Publicly owned and operated facilities
- Medical treatment facility
- Communication antenna
- Campground/RV Park

Special Permitted Uses:

- Kennels

Lot and Yard Requirements:

(a) Minimum Lot Area Density: Minimum lot 3 times the total building floor space to provide for parking, loading, circulation, and pedestrian walks.

(b) Minimum Setback:

Front and corner - pursuant to Section 23-29 Rear and Side When adjacent to Residential District a minimum setback equal to 2 times the height of the proposed building is required. In addition, a solid fence or wall not less than six feet in height is required on the boundary line.

US-30 ALT

KEMMERER, WY



SITE

US HWY 30 ALT 3,493 ADT

US HWY 30 1,734 ADT

POTENTIAL OPPORTUNITIES







PROPOSED DEVELOPMENT PHOTOS





TerraPower™

The TerraPower nuclear power plant, set to be constructed in Kemmerer, Wyoming, is poised to become a cornerstone of the region's economic and energy landscape. Developed by TerraPower, a company co-founded by Bill Gates, the facility will feature the Natrium™ reactor technology, which is a next-generation, sodium-cooled fast reactor with an integrated energy storage system. The project, backed by \$1.5 billion in funding from the Department of Energy and an additional \$1.5 billion from private investments, is anticipated to replace the retiring Naughton coal plant and bring a wave of innovation and employment to the area.

Scheduled to be operational by 2030, the TerraPower plant is expected to create hundreds of construction jobs in the short term and more than 250 permanent positions once it's up and running. The plant's cutting-edge technology promises to provide reliable, low-carbon power to the region, contributing to both the national goal of reducing greenhouse gas emissions and Wyoming's aim of diversifying its energy portfolio. This initiative is seen as a major step in transitioning from coal to cleaner energy, while still leveraging the skilled workforce and existing infrastructure in Kemmerer.

Moreover, the increased demand for housing and commercial real estate to accommodate the influx of workers and their families is creating opportunities for real estate development, retail growth, and enhanced local services.



MARKET DEMOGRAPHICS

The TerraPower project will attract a diverse and skilled workforce, likely leading to a demographic shift in the town. This shift will introduce new talent and expertise, increasing the town’s median income and altering the local demographic profile. As more professionals and their families relocate to Kemmerer, the population is expected to swell, potentially doubling or tripling within a decade, bringing new vitality and demand for schools, healthcare, and community services.

SUMMARY	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	4,308	4,507	4,646
2028 Population Projection	5,078	5,309	5,466
Total Households	1,801	1,877	1,927
Avg Household Income	\$71,830	\$72,397	\$72,926
Median Age	42.7	42.5	42.4
Total Consumer Spending	\$58.2M	\$60.9M	\$62.7M



MARKET ANALYSIS

Kemmerer, Wyoming, traditionally known as a quiet town reliant on coal mining and agriculture, is on the verge of a transformative growth period driven by TerraPower's decision to construct a next-generation nuclear reactor. The town's economic landscape is expected to shift rapidly over the coming years, creating significant opportunities for real estate development, business expansion, and community growth.

The introduction of the Sodium reactor, a multi-billion dollar investment, will bring an influx of high-paying jobs, both during the construction phase and throughout the plant's operational life. This surge in employment will increase demand for housing, commercial properties, and local services. The ripple effects will likely extend to other sectors, including retail, hospitality, and infrastructure, as local businesses seek to accommodate a growing workforce and the accompanying population increase.

Real estate demand in Kemmerer and the surrounding areas is anticipated to rise sharply as the project progresses. The town's existing housing stock will see appreciation in property values, while new residential developments may be necessary to meet the needs of incoming professionals and their families. Commercial real estate is also expected to benefit from the heightened economic activity, with potential for new retail centers, office spaces, and industrial developments to support the growing community.



MARKET ANALYSIS

Local businesses will have unprecedented opportunities for growth as they serve the needs of an expanded population and workforce. Retailers, restaurants, and service providers will see increased demand, while new businesses will likely emerge to cater to this booming market. Infrastructure development will be essential to accommodate this growth, prompting potential investments in transportation, utilities, and public facilities.

Kemmerer's future is poised for a positive trajectory as it transitions from a small, rural town to an energy hub with national significance. The TerraPower project is not only a catalyst for economic growth but also positions Kemmerer as a pioneer in clean energy technology. This shift will enhance the town's reputation and attract further investments, ensuring long-term sustainability and prosperity. In sum, Kemmerer is set to become a model for small-town revitalization, with a growth story that is just beginning to unfold.

This comprehensive market growth analysis highlights the significant potential for Kemmerer to evolve into a thriving community with a robust economy, driven by the innovative spirit of TerraPower's groundbreaking initiative.



KEMMERER, WY

Surrounded by high desert and the Rocky Mountains, Kemmerer is a well-known coal mining community located on the west side of the state in Lincoln County. Not only does Wyoming boast the second lowest combined tax rate in the country, it's also the most tax friendly state for middle class families.

Kemmerer is on the cusp of a major economic transformation, poised to experience unprecedented growth with TerraPower's groundbreaking decision to build an advanced nuclear reactor in the area.

This multi-billion dollar project, led by the company's founder Bill Gates, is expected to bring a surge of over 1,600 job opportunities and economic activity to the region. The Sodium reactor, a next-generation design, will position Kemmerer at the forefront of clean energy innovation, attracting skilled workers, boosting local businesses, and stimulating real estate development.

As the project progresses, Kemmerer is set to become a central hub for energy technology, driving long-term prosperity and putting the town on the national map as a key player in the future of sustainable power.



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