

PEAK COLLECTIVE

REAL ESTATE  
RESIDENTIAL | COMMERCIAL | INVESTMENT

**kW** WESTERN  
TRAILS  
KELLERWILLIAMS REALTY  
Kody M. Watts RE-15364

One of Few 200+ MW-Ready  
Sites in the U.S.

110 AC

3204

**Hwy 89 N**  
EVANSTON, WYOMING

110 AC DATA CENTER DEVELOPMENT SITE



# OPPORTUNITY OVERVIEW

## Telemetry Power Distribution Line – 500 Yards Away

- Immediate proximity to existing high-capacity power infrastructure enables rapid connection timelines and reduced development costs.

## .5 Miles to Power Substation

- The nearby substation provides direct access to high-volume electrical capacity with minimal transmission loss, supporting scalable and reliable power delivery.

## 35 Acres of Flat Land

- Includes level, 3.33 AC industrial-zoned land ready for immediate sitework, ideal for initial or phased data center construction.

## Available Power Studies for 5, 10, 50, and 200 MW

- Engineering studies confirm the site's ability to scale from small deployments to hyperscale capacity, offering unmatched flexibility for expansion.

## Clean, Reliable Power with 100% Uptime

- Supported by a stable regional grid ensuring consistent, uninterrupted service and operational continuity.

## 1.5 Miles to High-Speed Fiber Internet Access

- All West Fiber provides fiber internet connections up to 1000 mbps (1 gig) and is available to be connected to the site.

## No Curtailing During Peak Load Periods

- Guaranteed power availability during high-demand hours—critical for maintaining uninterrupted data operations.

## One of Few 200+ MW-Ready Sites in the U.S.

- A rare opportunity to secure a verified, utility-backed location capable of supporting next-generation hyperscale infrastructure.

## Competitive Power Cost – \$0.056 per kWh

- Among the lowest energy rates in the nation, delivering substantial operational savings and long-term cost stability.

# PROPERTY SUMMARY

## PROPERTY INFORMATION

Property Address	3204 Highway 89 N Evanston, WY
Sales Price	\$2,100,000
Total AC	110 AC
Price Per AC	\$19,090.91
Price Per SF	\$0.44/SF
Zoning	I-E, A-E
2025 Taxes	\$571.52
Parcel ID	152006100005

- Includes 2,400 SF Storage Warehouse
- Additional acreage can be zoned as industrial, city is willing to issue a conditional use permit allowing for a data center
- Full due-diligence power study available with a signed NDA.





# SCALING FOR **AI DEMAND**

As artificial intelligence continues to evolve and integrate into nearly every sector of the global economy, the demand for powerful, scalable, and energy-efficient data infrastructure has surged to unprecedented levels.

AI applications—from generative models and cloud computing to autonomous systems and real-time analytics—require vast computational resources. Traditional data centers are increasingly being replaced or supplemented by next-generation facilities designed to handle the immense processing loads of machine learning and deep neural networks.

The growth of AI has also amplified the need for high-power sites strategically located near reliable power sources. Operators and users are prioritizing sites that offer abundant, affordable electricity, renewable integration options, and strong grid reliability to sustain continuous, high-density operations.

This global shift has positioned well-powered industrial sites—particularly in stable, cost-competitive markets like Wyoming—as prime opportunities for data infrastructure investment. With its low energy costs, minimal natural disaster risk, and business-friendly climate, Evanston is emerging as an ideal location for large-scale data center development capable of supporting the next generation of AI-driven innovation.



EXTERIOR PHOTOS



3204  
Hwy 89 N

110 AC

3.33 AC  
Currently Zoned  
Industrial



3204

Hwy 89 N



SITE

A

0.5 MI

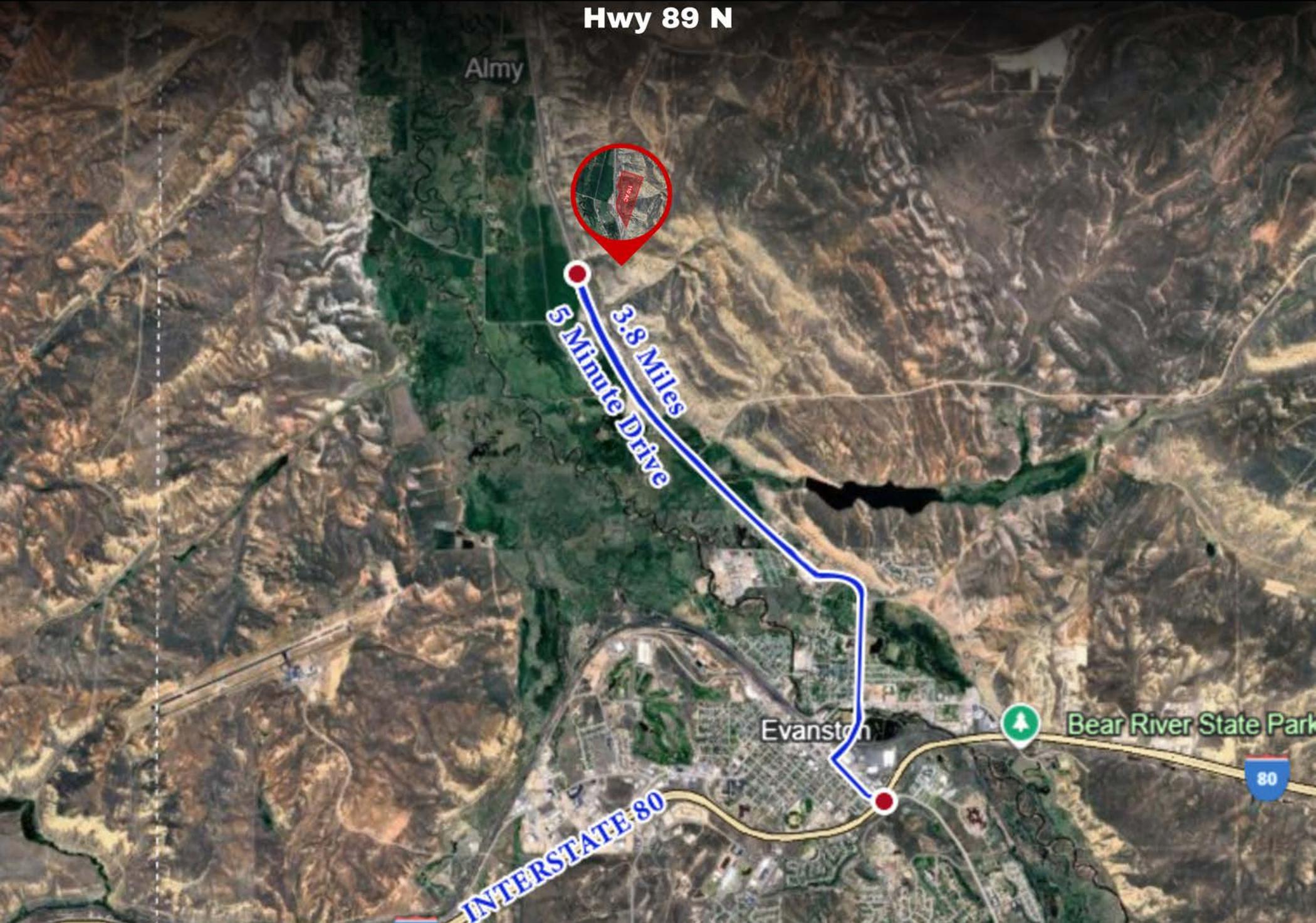


POWER SUBSTATION

B

# 3204

## Hwy 89 N



Almy



3.8 Miles  
5 Minute Drive

Evanston

Bear River State Park

INTERSTATE 80

80

# 3204

## Hwy 89 N



### Distance From Site

Miles

Minutes

B	Evanston, WY	3.8	5 Min
C	Rock Springs, WY	106.1	1 Hr 35 Min
D	Salt Lake City, UT	87.7	1 Hr 21 Min
E	Salt Lake Intl Airport, UT	91.2	1 Hr 22 Min

# I-E ZONING PERMITTED USE

- Assembly Facilities
- Boats Sales
- Day Care Centers
- Equipment & Appliance Repair
- Equipment Storage
- Fabrication Facilities
- Furniture & Carpet Warehouses
- Gasoline Service Stations
- Junkyards, Auto Wrecking and Salvage Yards
- Manufacturing Facilities
- Mineral Extraction Facilities
- Mobile Homes Sales
- Motor Vehicle Sales
- Offices
- Printing Services
- Processing Facilities
- Recreational Buildings & Uses
- Research/Testing Laboratories
- Restaurants inc. Alcoholic Beverage Licenses
- Retail/Wholesale Club
- Service Garages
- Transportation Centers
- Welding Facilities
- Warehousing
- Wholesale Operations

# I-E ZONING CONDITIONAL USE

- Animal Hospitals
- Automobile Repair
- Car Washes
- Cold Storage
- Contractors
- Disposal
- Equipment Dealers
- Extractive Industries
- Firewood
- Helipads
- Kennels
- Lumber Yards
- Municipal Buildings and Facilities
- Nursery
- Paint & Body Shops
- Private Amusement
- Private Recreation
- Production
- Processing and/or Storage of Hazardous Materials
- Public Utility Buildings and Facilities
- Sales
- Storage Rental
- Trucking
- Windmills

# A-E ZONING USE TABLE

## PERMITTED

- Single-unit dwelling for persons owning or employed on the premises
- Crop production, orchards, nurseries, flower production, pastures, grazing, land
- Animal production and husbandry services, not including commercial feed lots
- Municipal, county, state and federal use, facilities, services and buildings
- Parks, playfields, playgrounds and golf courses operated by a public agency
- Cemeteries
- Essential public utility users, facilities, services and buildings
- Accessory buildings and uses
- Manufactured house

## CONDITIONAL

- Stables and riding academies
- Fairgrounds
- Campgrounds
- Extractive industries
- Public and private nonprofit uses providing a community service
- Churches
- Airports
- Manufactured home parks/subdivision



# MARKET DEMOGRAPHICS

Evanston, Wyoming has a lot 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.

<b>SUMMARY</b>	<b>2 Mile Radius</b>	<b>5 Mile Radius</b>	<b>10 Mile Radius</b>
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



# MARKET ANALYSIS

Evanston's industrial market is uniquely positioned for long-term growth thanks to its location, infrastructure, and supportive business climate.

Situated along Interstate 80 and served by Union Pacific rail, the city provides seamless access to regional and national distribution channels, particularly into the Salt Lake City metro, while offering lower operating costs than larger markets. The community has made industrial development a priority, with sites that are already zoned, utility-ready, and well-suited for both small businesses and large-scale users.

This has fostered a diverse industrial base that includes manufacturing, energy services, transportation, and advanced materials, providing stability and resilience to the local economy.

Evanston also benefits from Wyoming's tax advantages, business-friendly regulations, and an available workforce that supports both traditional and emerging industries. Combined with its affordability and room for expansion, Evanston offers a compelling environment for companies and investors seeking a strong foothold in the Intermountain West.



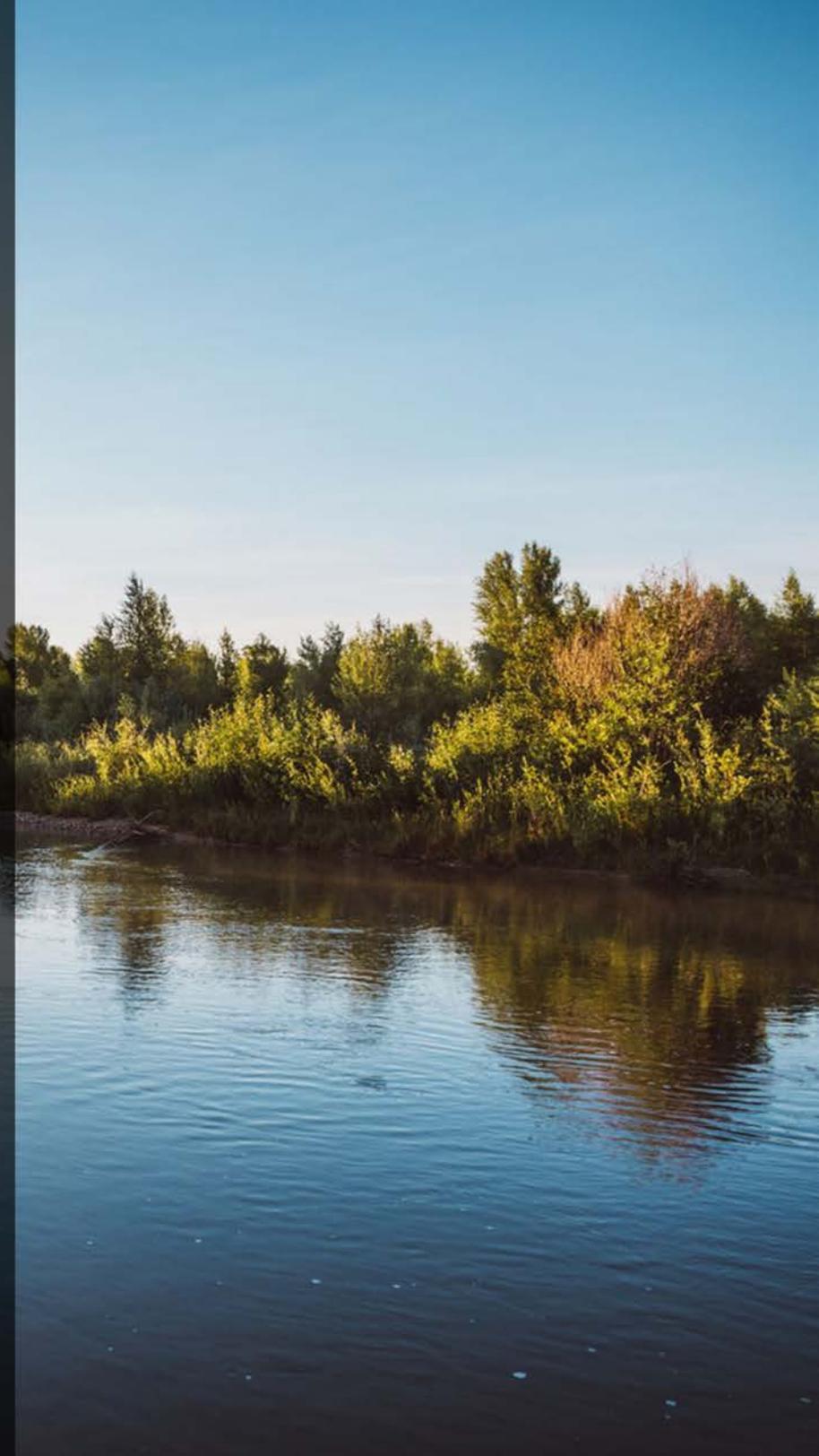
# EVANSTON, WYOMING

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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KELLERWILLIAMS. REALTY

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