

# 415 N Glenwood Lane

GRAHAM FAUPEL MENDENHALL & ASSOCIATES

COMPASS  
REAL  
ESTATE





# 415 N. Glenwood Property Summary

415 N Glenwood, just blocks from the iconic Town Square, this vacant parcel lies within the vibrant Lodging Overlay and is zoned CR-2, allowing for a wide range of development possibilities, including short-term rentals, multi-unit housing, and mixed-use commercial. Maximize the potential of this centrally located lot with generous entitlements, flexible zoning, and walkable access to restaurants, shops, and world-class outdoor recreation. Whether you're envisioning luxury vacation rentals, boutique lodging, or workforce housing, this blank slate is ready for your vision.

- 0.16 acres
- Town of Jackson
- CR-2 Zoning, Lodging Overlay (short-term rentals allowed)
- Water: Public
- Sewer: Public
- No CCR

## Location Highlights: 415 N Glenwood Travel Times

	CAR	BIKE	WALK
COFFEE SHOP	3	2	9
BANK	4	4	13
RESTAURANTS (MANY)	1	1	5
YOGA	4	4	13
GROCERY STORE	8	10	41
PUBLIC PARK	2	2	9
NATIONAL ELK REFUGE/VISITOR CENTER	1	2	5
SNOW KING MOUNTAIN RESORT	8	8	25
GRAND TETON NATIONAL PARK (MOOSE ENTRANCE)	19	26	NA
JACKSON HOLE AIRPORT	14	49	NA
TOWN SQUARE	5	4	11









Welcome  
to Your Adventure  
Alpine Cottages





# JACKSON HOLE

## SUMMER TRAIL & PATHWAY SYSTEM



[www.friendsofpathways.org](http://www.friendsofpathways.org)

307-733-4534



### HOW TO SHARE PATHWAYS

- Be nice, say hi
- Keep right, pass left
- Ring your bell when passing
- Be pro, go slow
- Keep dogs on a short leash

### HOW TO SHARE TRAILS

- Bikes yield to everyone
- Ride dirt, not mud
- Announce yourself before passing
- Dogs must be under control

### TRAIL AND PATHWAY PARTNERS

Jackson Hole Community Pathways  
307-732-8573

Grand Teton National Park  
307-739-3399

Start Bike-Share  
307-734-3560

Bridger-Teton National Forest  
307-739-5400

Teton County/Jackson Parks  
and Recreation 307-733-5056

### FRIENDS OF PATHWAYS

Friends of Pathways promotes sustainable transportation and healthy recreation in Jackson Hole.

**DONATE** at [friendsofpathways.org](http://friendsofpathways.org)



Donate to  
Friends of  
Pathways



venmo



# JACKSON HOLE

## WINTER TRAIL & PATHWAY SYSTEM



[www.friendsofpathways.org](http://www.friendsofpathways.org)

307-733-4534

### FRIENDS OF PATHWAYS

Friends of Pathways supports a vibrant community by promoting sustainable transportation and healthy recreation in Jackson Hole.

### JACKSON HOLE PATHWAY AGENCIES:

Jackson Hole Community Pathways  
307-732-8573

Bridger-Teton National Forest  
307-739-5400

Teton County/Jackson Parks and Recreation  
307-733-5056

Grand Teton National Park  
307-739-3399

### RESPECT & RESPONSIBILITY CODE

Tips to make winter travel safer and more enjoyable

### SAFETY

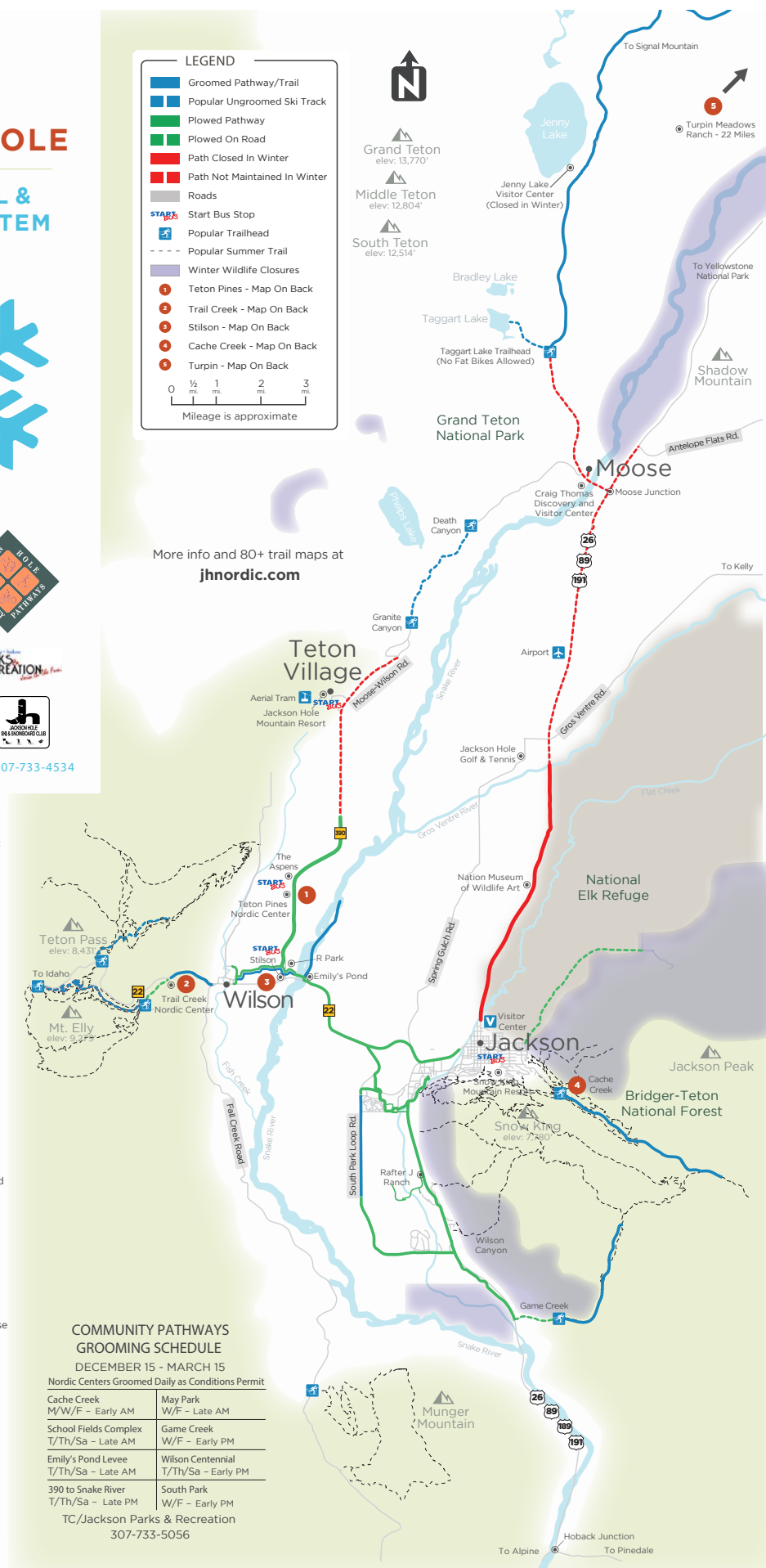
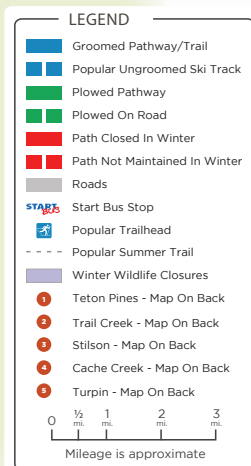
- Be prepared for changing weather conditions.
- Check the local forecast and bring the basics: warm clothing, sunscreen, first aid kit, and extra food and water.
- Let someone know where you are going.
- Don't rely on a cell phone for help. You may not get reception where you are traveling.

### RESPECT

- Share the trail! Treat other users with courtesy and respect.
- Respect wildlife. Obey all winter closure areas. Be patient and never scare or chase wildlife off the trail.
- Don't walk, ride, or snowmobile in the classic (set) ski track.
- Be aware of other trail users. Pass safely.
- Don't tune out completely. (Watch the volume!)

### PETS

- Have your dog under control by voice command or with a leash.
- Respect leash laws in the Game Creek and Cache Creek areas.
- Clean up after your dog. Use the mutt-mitt stations where provided.
- Report dog related conflicts to Animal Control at 733-2331.



### COMMUNITY PATHWAYS GROOMING SCHEDULE

DECEMBER 15 - MARCH 15

Nordic Centers Groomed Daily as Conditions Permit

Cache Creek M/W/F - Early AM	May Park W/F - Late AM
School Fields Complex T/Th/Sa - Late AM	Game Creek W/F - Early PM
Emily's Pond Levee T/Th/Sa - Late AM	Wilson Centennial T/Th/Sa - Early PM
390 to Snake River T/Th/Sa - Late PM	South Park W/F - Early PM

TC/Jackson Parks & Recreation  
307-733-5056



W Saddle Butte Dr

Flat Creek

W Saddle Butte Dr

Flat Creek

W Saddle Butte Dr

W Saddle Butte Dr

22-41-16-28-4-00-005

22-41-16-28-4-23-007  
22-41-16-28-4-23-002

22-41-16-28-4-23-018  
22-41-16-28-4-23-012  
22-41-16-28-4-23-011  
22-41-16-28-4-23-015  
22-41-16-28-4-23-009

22-41-16-28-4-21-003

22-41-16-28-4-02-002.01

22-41-16-28-4-02-004

22-41-16-28-4-02-003

22-41-16-28-4-02-005

22-41-16-28-4-02-006

22-41-16-28-4-19-001

22-41-16-28-4-19-003

22-41-16-28-4-19-004

22-41-16-28-4-19-TNH

22-41-16-28-4-19-006

22-41-16-28-4-19-007

22-41-16-28-4-01-001

22-41-16-28-4-01-002

6-28-4-02-006

28-4-19-013

02-010

02-013

N Glenwood St

N Glenwood St

2

22-41-16-28-4-32-001

22-41-16-28-4-01-003

Perry St

Perry St

Perry St

22-41-16-28-4-03-002  
Cache Creek  
Lodge

22-41-16-28-4-03-003.01

22-41-16-28-4-03-006

22-41-16-28-4-03-001

22-41-16-28-4-03-004.01

22-41-16-28-4-03-013

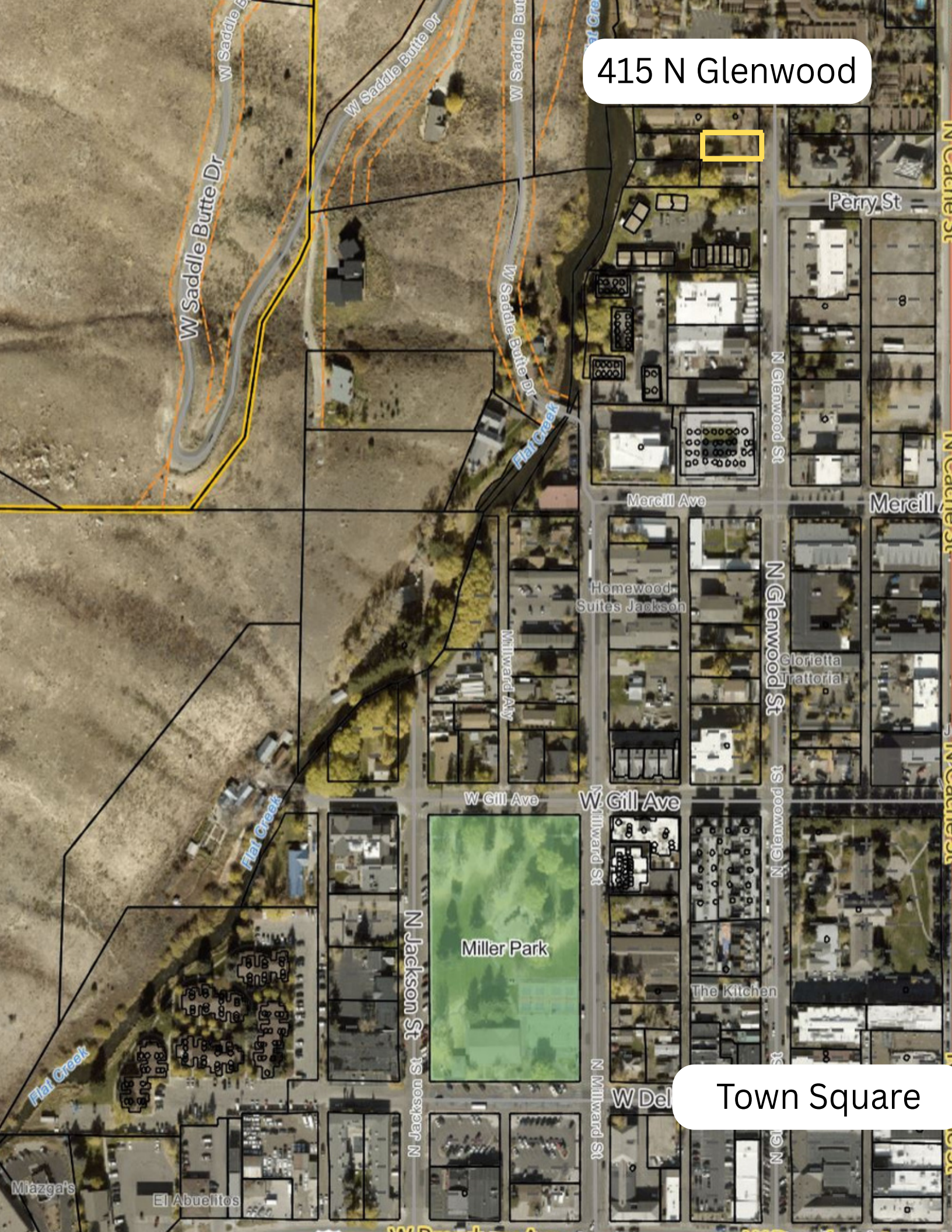
N Cache St N Cache Dr

N Cache St

NCache St

N Cache St 26

415 N Glenwood



Town Square





**ENCLOSURE  
SURVEYING**  
(307) 222-4336  
enclosuresurveying.com

## LEGEND

- Flagged Property Boundary
- Adjacent Property Boundary
- Existing Fence
- Lath Set at Found Property Corner
- Lath Set at Approximate Corner Location
- Offset Lath from Corner Location

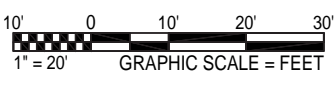


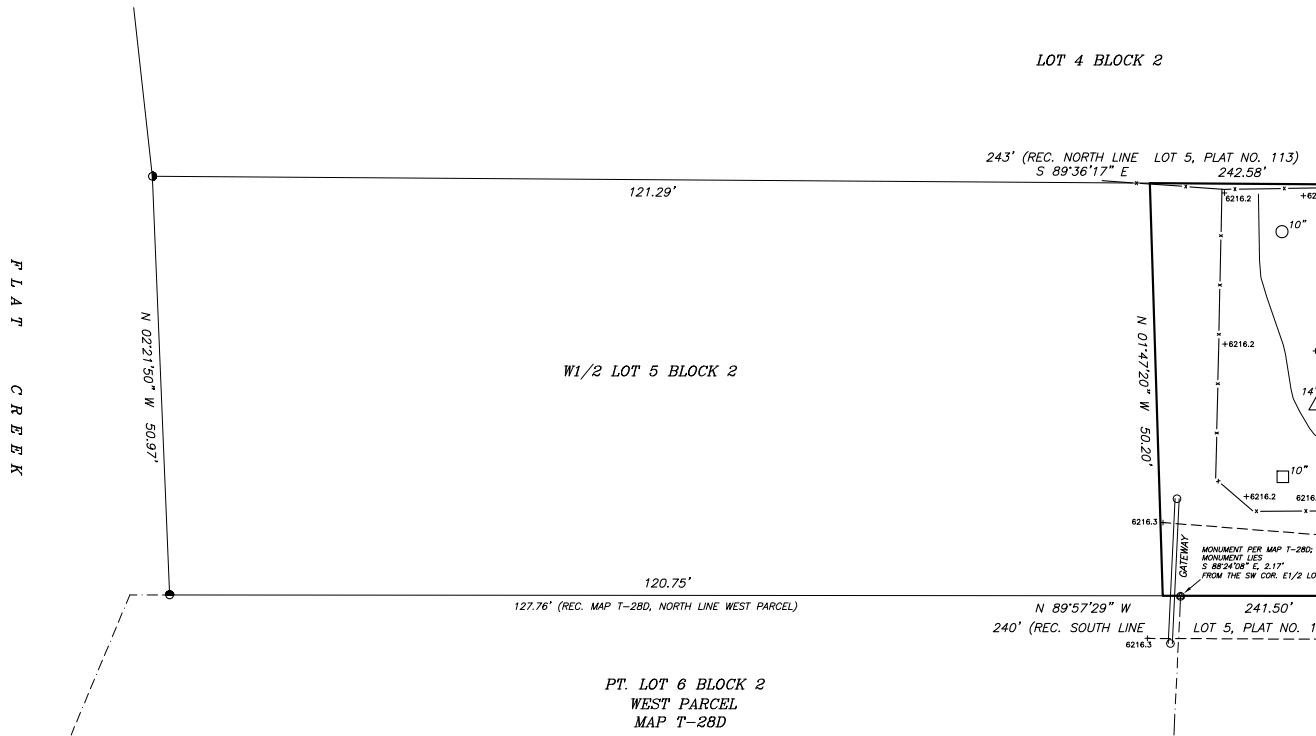
415 N Glenwood Street

E1/2 Lot 5, Plat No. 113

"Joseph R. Jones Lots"

Teton County, Wyoming





GRID NORTH

ON SIGHT



LAND SURVEYORS

On Sight Land Surveyors, Inc.  
Teton County Control Network  
2001

GRAPHIC SCALE



1 INCH = 10 FEET  
1' CONTOUR INTERVAL

NOTES:

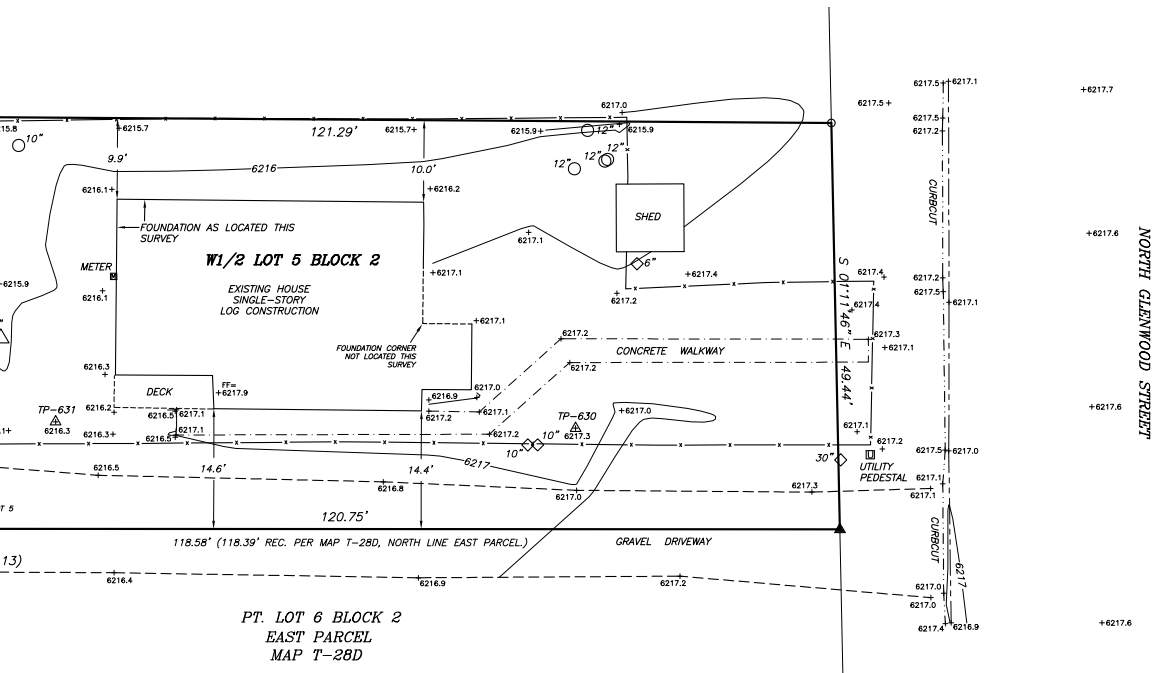
- (1) ELEVATIONS ARE NAVD88 BASED ON THE TETON COUNTY CONTROL NETWORK
- (2) THE BUILDING FOOTPRINT AS SHOWN REPRESENTS FIELD MEASUREMENTS MAPPED AS PART OF THIS SURVEY AND IS NOT INTENDED TO REPRESENT ARCHITECTURAL DIMENSIONS.
- (3) THERE DOES NOT APPEAR TO BE AN EASEMENT OF RECORD FOR THE GRAVEL DRIVEWAY THAT CROSSES THE SUBJECT PROPERTY TO PROVIDE ACCESS TO PROPERTIES TO THE WEST AND SOUTH.

**On Sight**  
LAND SURVEYORS, INC.

155 West Gill Ave.  
P.O. Box 12290  
Jackson, WY 83002  
(307) 734-6131

JACKSON

SNOW KING MOUNTAIN



LEGEND

- INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED "PE&LS 578" FOUND THIS SURVEY
- INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 6193" FOUND THIS SURVEY
- INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH AN ILLEGIBLE ALUMINUM CAP FOUND THIS SURVEY
- INDICATES A 5/8 INCH DIAMETER STEEL REBAR FOUND THIS SURVEY
- ▲ INDICATES A STEEL SPIKE FOUND THIS SURVEY
- △ INDICATES A STEEL SPIKE SET THIS SURVEY FOR ORIENTATION AND MAPPING PURPOSES

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT PROPERTY LINE — MAP T-28D

4215 S KESTREL LN

- FLOWLINE OF CURB
- FENCELINE

- 10" ASPEN — APPROXIMATE TRUNK DIAMETER SHOWN
- ◇ 30" COTTONWOOD — APPROXIMATE TRUNK DIAMETER SHOWN
- 10" BIRCH — APPROXIMATE TRUNK DIAMETER SHOWN
- △ 14" SPRUCE — APPROXIMATE TRUNK DIAMETER SHOWN

+6217.1 TYPICAL SPOT ELEVATION

TOPOGRAPHIC MAP  
PREPARED FOR  
**ZANE AUKEE**  
SHOWING  
E1/2 LOT 5 BLOCK 2  
JOSEPH R. JONES LOTS  
PLAT NO. 113  
TOWN OF JACKSON  
TETON COUNTY, WYOMING



July 14, 2025

25-02-5

Tess Hartnett

Via email: [tess.hartnett@compass.com](mailto:tess.hartnett@compass.com)

**RE: 415 N Glenwood Development Potential**

Tess,

Please find below the requested analysis of the development entitlements for 415 N Glenwood.

- 22-41-16-28-4-02-003
- 5,920 sf (based on T-28D measurement of south property line)

## Background

The property is zoned [CR-2 \(Commercial Residential -2\)](#) and located within the following overlays:

- Lodging Overlay
- Wildland Urban Interface (WUI)

The property is currently vacant. An 820-square-foot single-family home, built in 1978, was demolished in 2023. The properties to the west and southwest are accessed via a driveway that covers approximately the southern 10 feet of the lot.

## Future Development

The zoning allows multi-unit residential, conventional lodging, short-term rental, office, retail, restaurant, and other recreation and institutional uses. Table 2.2.12.C.1 in the Town Land Development Regulations (LDRs, [link above](#)) is a full list of allowed uses in the CR-2 zone.

The allowed floor area on the site depends on the use. The base allowance of 0.65 Floor Area Ratio (FAR) permits any of the allowed uses. The additional lodging allowance of 0.15 FAR can only be used for conventional lodging or short-term rentals.

The building envelope is the 3-story volume of the area within the setbacks. There is a 5-foot setback from a driveway, so assuming a 10-foot shared access drive, the setback off the south property line is about 15 feet. This limits the building to a 30-foot north-south dimension. There is a third-story stepback in the CR-2 zone, but it only applies to facade widths greater than 30 feet, and is therefore unlikely to apply to this site. The maximum height can be increased to 46 feet for a roof pitch of 5/12 or greater. A minimum height of 24 feet or 2 stories applies to the Glenwood frontage.

Beyond the FAR maximums, the “2-for-1” housing bonus allows for additional residential floor area to fill the building envelope if

## Allowed Development

	Allowed
Floor Area	
Total (max)	4,735 sf
Base FAR any use	3,847 sf
Lodging only FAR	888 sf
Building Envelope	
Setbacks	
Glenwood (max)	10 ft
South (approx min)	15 ft
North (min)	5 ft
West (min)	10 ft
Height	
Height (max)	42 ft
Stories (max)	3
Building envelope (est)	9,755 sf
Housing Bonus	
BE less parking (est)	7,403 sf
Hsg Bonus (non-Ldg)	3,556 sf
Hsg Bonus (Ldg)	2,668 sf

1/3 of it is deed-restricted as workforce or affordable housing ([see LDR 7.8](#)). There is no limit on the amount of additional floor area within the setbacks and height limits, except that parking must be provided for the additional floor area. Assuming most of the first floor will be needed for tuck-under parking because the limited lot width makes underground parking difficult, utilization of the “2-for-1” bonus could add about 2,668 sf for a lodging project or 3,556 sf for a non-lodging project. The additional unrestricted residential floor area in the 2-for-1 bonus cannot be rented short-term.

### Additional Standards

Development is required to include affordable workforce housing ([LDR 6.3](#)). The single-family home demolished in 2023 gives the site a 0.018 unit credit.

There is also a 10% Landscape Surface Ratio minimum, which is met by the 5-foot north setback given the lot width.

The site is located in the Wildland Urban Interface, which requires fire-resistant building design. A residential condominium project would also be required to pay park and school exactions ([LDR 7.5](#)).

A development of more than 6,900 square feet, including any bonus floor area, requires a Development Plan approval prior to submitting a Building Permit. The Development Plan process includes public hearings before the Design Review Committee, Planning Commission, and Town Council.

### Limitations of the Above Analysis

All of the allowances stated above are based on public records and the Town of Jackson Land Development Regulations. The analysis completed is not a full entitlement application and does not guarantee any approvals. It is not an exhaustive list of all potential development options. It does not guarantee the feasibility of a site design that maximizes the identified potential. It does not include any utility, water, or sewer analysis or any analysis of building or fire codes. Additional procedural steps may be required based on the nature of a specific application.

Thank you for the opportunity to review this site. Please do not hesitate to contact me if you have any questions.

Sincerely,



Alex Norton, AICP  
Principal



**GRAHAM  
FAUPEL  
MENDENHALL** | & ASSOCIATES

307.690.0204 | [gfm@compass.com](mailto:gfm@compass.com)  
[GrahamFaupelMendenhall.com](http://GrahamFaupelMendenhall.com)

#1 RESIDENTIAL SALE 2022

#1 RESIDENTIAL SALE IN  
WYOMING HISTORY (2021)

**Matt Faupel**  
Associate Broker

**Mack Mendenhall**  
Associate Broker

**Emily Eldredge**  
Associate Broker

**Luna Wang**  
Sales Associate

**Lucy Currence**  
Marketing & Design  
Assistant

**Julie Faupel**  
Associate Broker

**Karen Terra**  
Founding Partner



**Tess Hartnett**  
Sales Associate

**Amy Puccia**  
Chief Operating  
Officer

**COMPASS** REAL ESTATE

 **THE  
PRIVATE CLIENT  
NETWORK**

**REALM™**  
FOUNDING MEMBER

415 N GLENWOOD Street, Jackson, WY 83001		<b>25-2070 Land Active \$1,900,000</b>	
 <div style="margin-top: 5px;"> <p><i>Provided as a courtesy of</i>  <b>Graham-Faupel-Mendenhall</b>              Compass Real Estate              80 W Broadway              PO Box 4897              Jackson, WY 83001              Mobile -  <a href="mailto:gfm@compass.com">gfm@compass.com</a>  <a href="http://www.grahamfaupelmendenhall.com">http://www.grahamfaupelmendenhall.com</a></p> </div>			
<b>Non-Public:</b> No		<b>Start Showing Date:</b>	
<b>Acres:</b> 0.14		<b>Lot Size:</b>	
<b>Horses Allowed:</b> No		<b># Horses Allowed:</b>	
<b>Sold Price Per SqFt:</b>		<b>Senior Community YN:</b> No	
<b>Sold Price Per SqFt:</b>		<b>List Price Per SqFt:</b>	
<b>Common Name:</b> Town of Jackson Vacant Land		<b>County:</b> Teton	
<b>Subdivision:</b> None		<b>Area:</b> 08 - Town of Jackson	
<b>Flood Zone:</b>		<b>Zoning:</b> Commercial	
<b>Association Fee:</b> None		<b>Ann. HOA Fee \$:</b> 0	
<b>Frequency:</b>		<b>Tax Year:</b> 2024	
<b>Possession:</b> At Closing		<b>Latitude:</b> 43.485203	
<b>Latitude:</b>		<b>Longitude:</b> -110.763923	
<b>In-House Listing #:</b>			
<p><b>Legal Description:</b> The East one-half Lot 5 of Block 2 of the Joseph R. Jones Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on September 10, 1925 as Plat No. 113.</p> <p><b>Public Remarks:</b> 415 N Glenwood, just blocks from the iconic Town Square, this vacant parcel lies within the vibrant Lodging Overlay and is zoned CR-2, allowing for a wide range of development possibilities—including short-term rentals, multi-unit housing, and mixed-use commercial. Maximize the potential of this centrally located lot with generous entitlements, flexible zoning, and walkable access to restaurants, shops, and world-class outdoor recreation. Whether you're envisioning luxury vacation rentals, boutique lodging, or workforce housing, this blank slate is ready for your vision. Opportunities like this don't come along often, reach out to explore how 415 N Glenwood can support your next development project</p>			
<b>Water:</b> Public <b>Sewer:</b> Public		<b>Property Features:</b> Cable to Property; Electric to Property; Few Trees; Flat; Lodging Overlay; Manufactured Allowed; Modular Allowed; Natural Gas; No CC&R's; Not in Subdivision; Paved; Phone to Lot Line; ST Rental Allowed; Year Round Access <b>Marketing Name:</b> MarketName1: Developable Land	
<b>Lifestyle:</b> Mountain; Pets Allowed			
<b>Agent Owned:</b> N			
<b>Seller Concessions:</b>			
<b>Listing Price:</b> 1,900,000			
<b>LO:</b> Compass Real Estate			

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