

**Kody Watts**

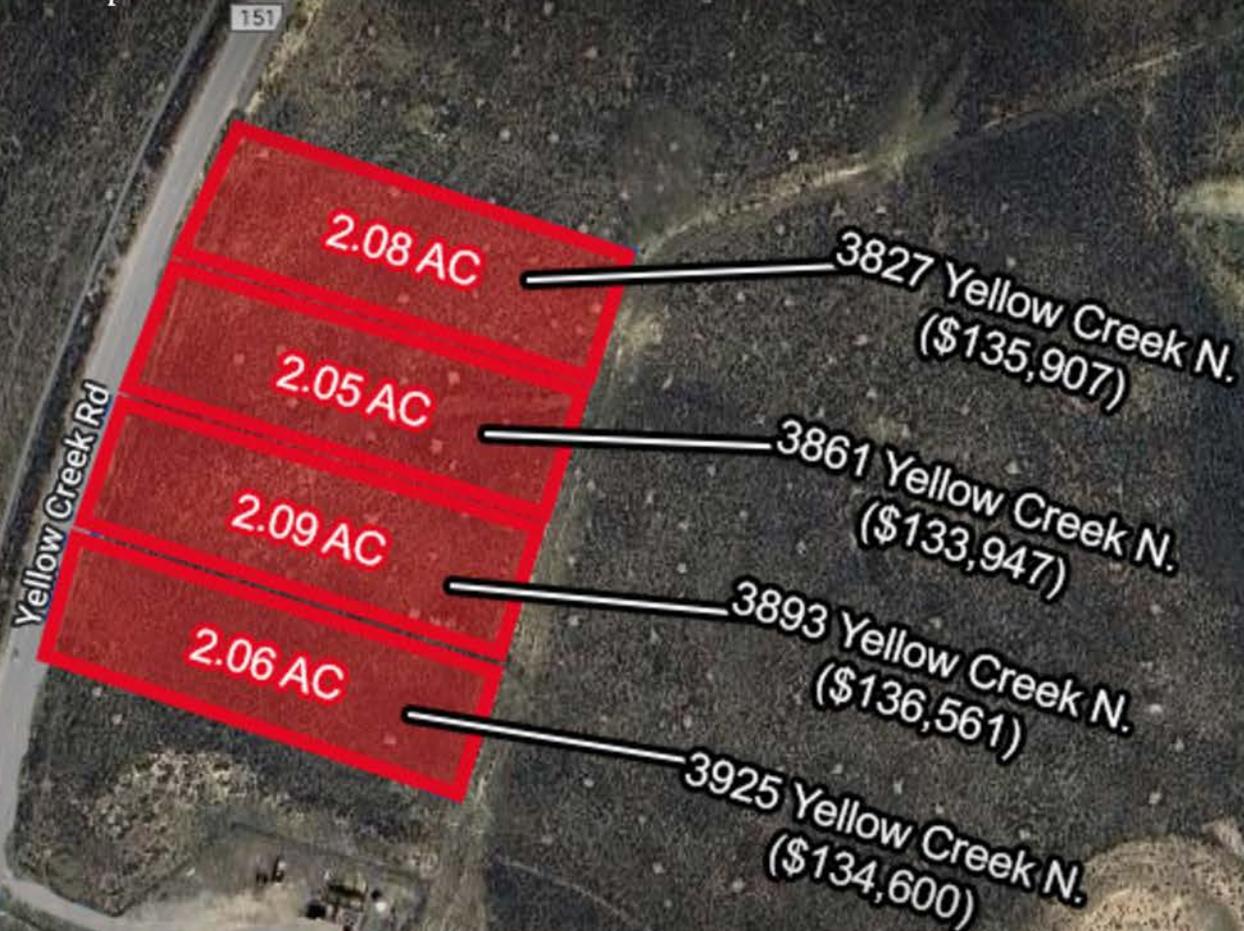
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REAL ESTATE  
COMMERCIAL | INVESTMENT | DEVELOPMENT

**kw WESTERN TRAILS**  
KELLERWILLIAMS REALTY  
RE-15364



YELLOW CREEK RD - EVANSTON, WY

# 4 INDUSTRIAL LAND PARCELS FOR SALE

**PARCELS AVAILABLE INDIVIDUALLY OR FLEXIBLE PACKAGED DEALS**

8.28 ACRES OF INDUSTRIAL LAND AS LOW AS \$65,000/AC.

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## THE OFFERING

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We're pleased to present **up to 4 parcels for sale in Evanston, WY.**

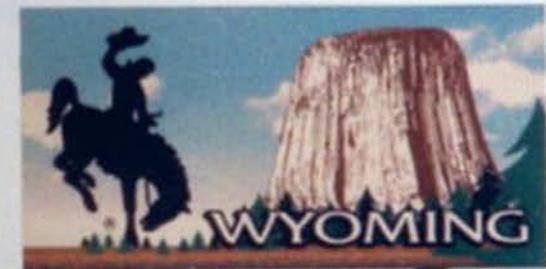
This expansive portfolio in Evanston, Wyoming features 4 parcels on Yellow Creek Rd for a total of 8.28 acres.

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.



Like No Place On Earth

# INVESTMENT SUMMARY

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Property Address	3827 Yellow Creek N Evanston, WY 82930
Listing Price	\$135,907
Price Per SF	\$1.50/SF
Total SF	90,604.86
Land Size (AC)	2.08 AC
Parcel Number	142006231001

Property Address	3861 Yellow Creek N Evanston, WY 829301
Listing Price	\$133,947
Price Per SF	\$1.50/SF
Total SF	89,298
Land Size (AC)	2.05 AC
Parcel Number	142006231002

Property Address	3893 Yellow Creek N Evanston, WY 82930
Listing Price	\$136,561
Price Per SF	\$1.50/SF
Total SF	91,040.46
Land Size (AC)	2.09 AC
Parcel Number	142006231003

Property Address	3925 Yellow Creek N Evanston, WY 82930
Listing Price	\$134,600
Price Per SF	\$1.50/SF
Total SF	89,733.66
Land Size (AC)	2.06 AC
Parcel Number	142006231004

## 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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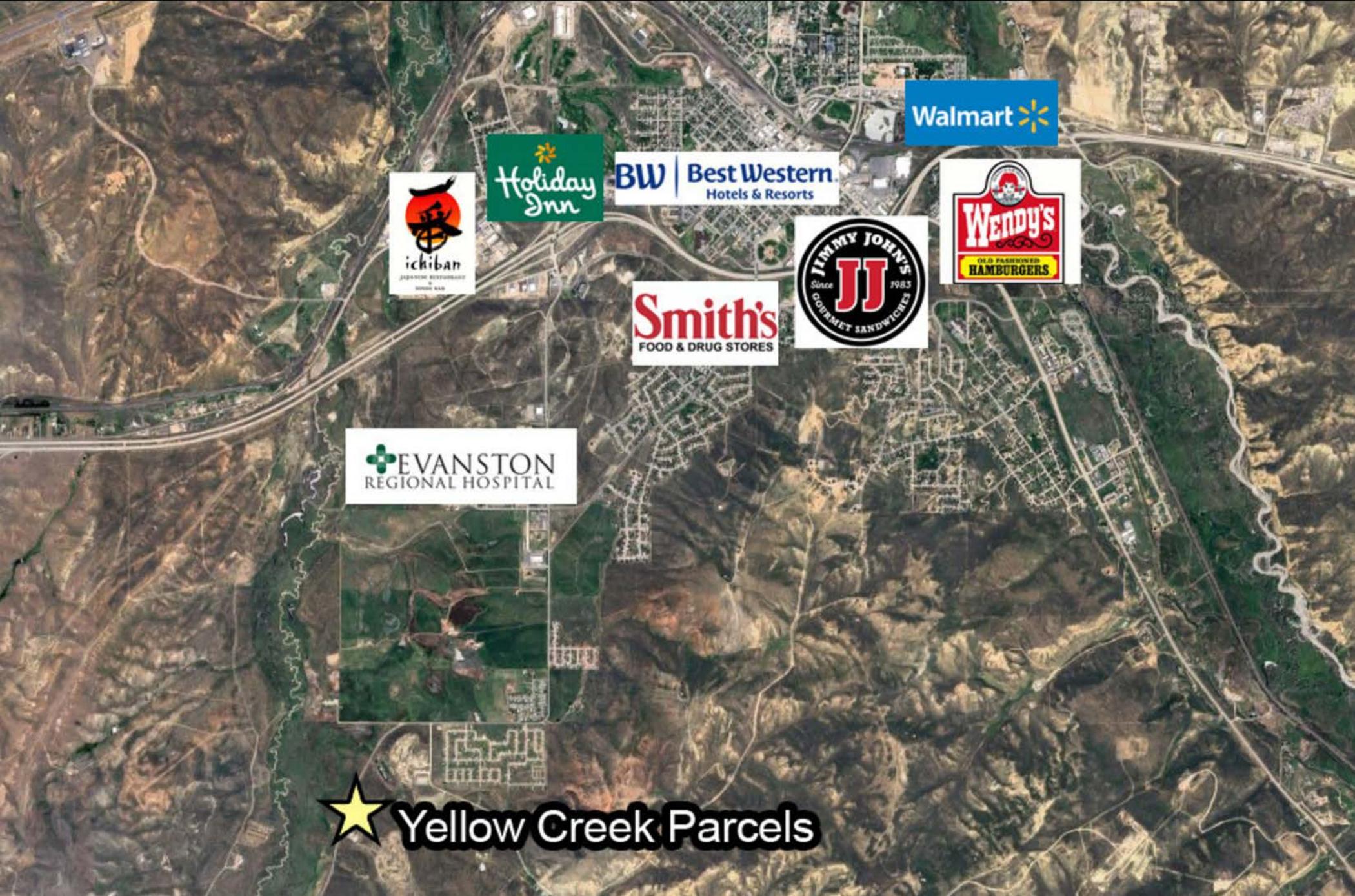


Recent Sales	Date Sold	Acres	Sale Price	Price Per SF	Price Per AC
132 Urroz Rd, Evanston, WY	9/5/2025	1.84 AC	\$120,225	\$1.50/SF	\$65,339.67
164 Urroz Rd, Evanston, WY	7/23/25	1.82 AC	\$118,918	\$1.50/SF	\$65,339.56
Prospector Dr, Evanston, WY	6/26/25	3.89 AC	\$850,000	\$5.02/SF	\$218,508.99

# AREA MAP

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 **Yellow Creek Parcels**

# 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 including 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



# MARKET DEMOGRAPHICS

Evanston, Wyoming continues to demonstrate strong potential across its commercial real estate 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.

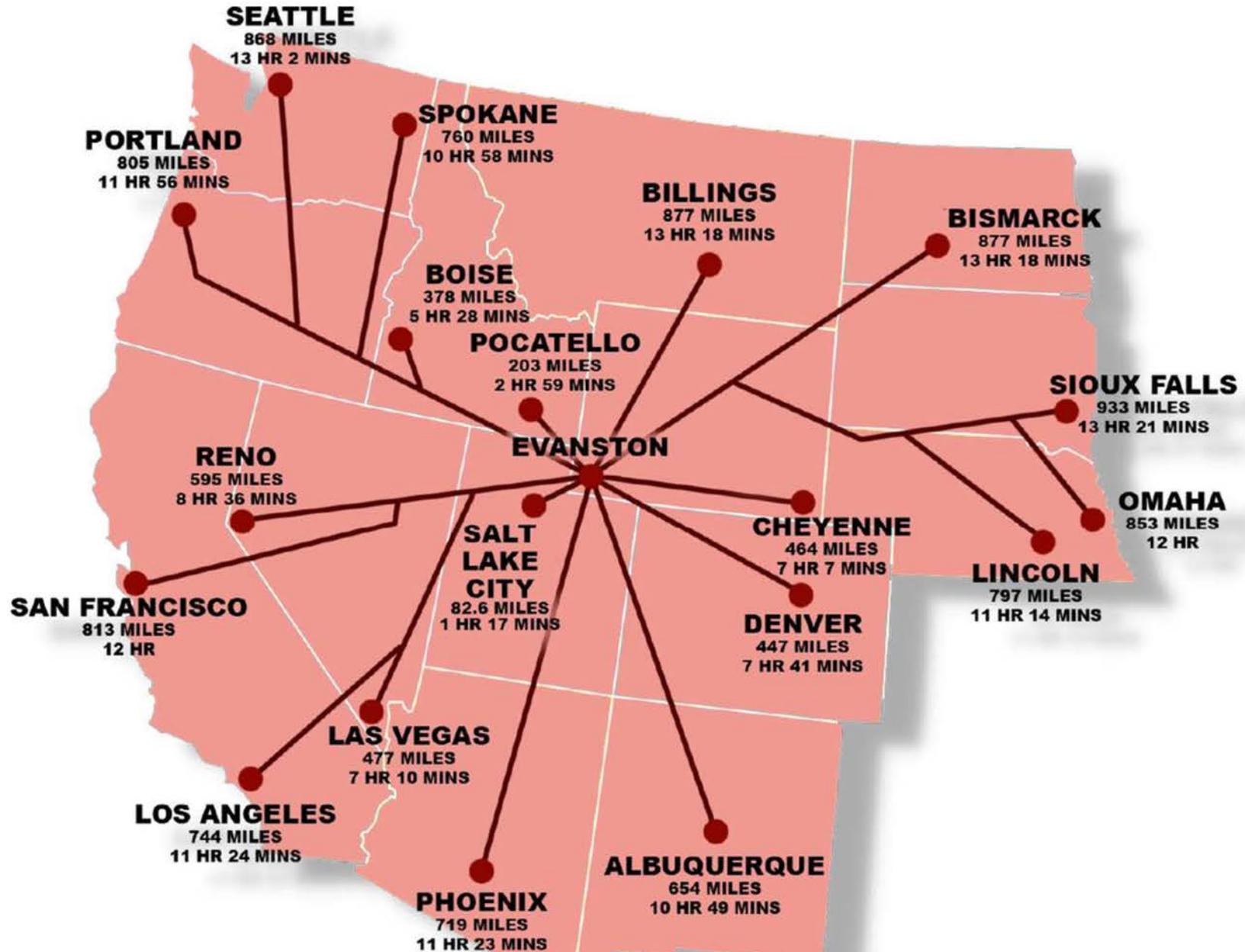
Evanston is also an incredible place to live. This charming historic community has a bustling downtown, access to the best skiing in the world and sits at the crossroads of the best outdoor recreation in the United States.

<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

# TRADE AREA MAP

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# MARKET ANALYSIS

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.



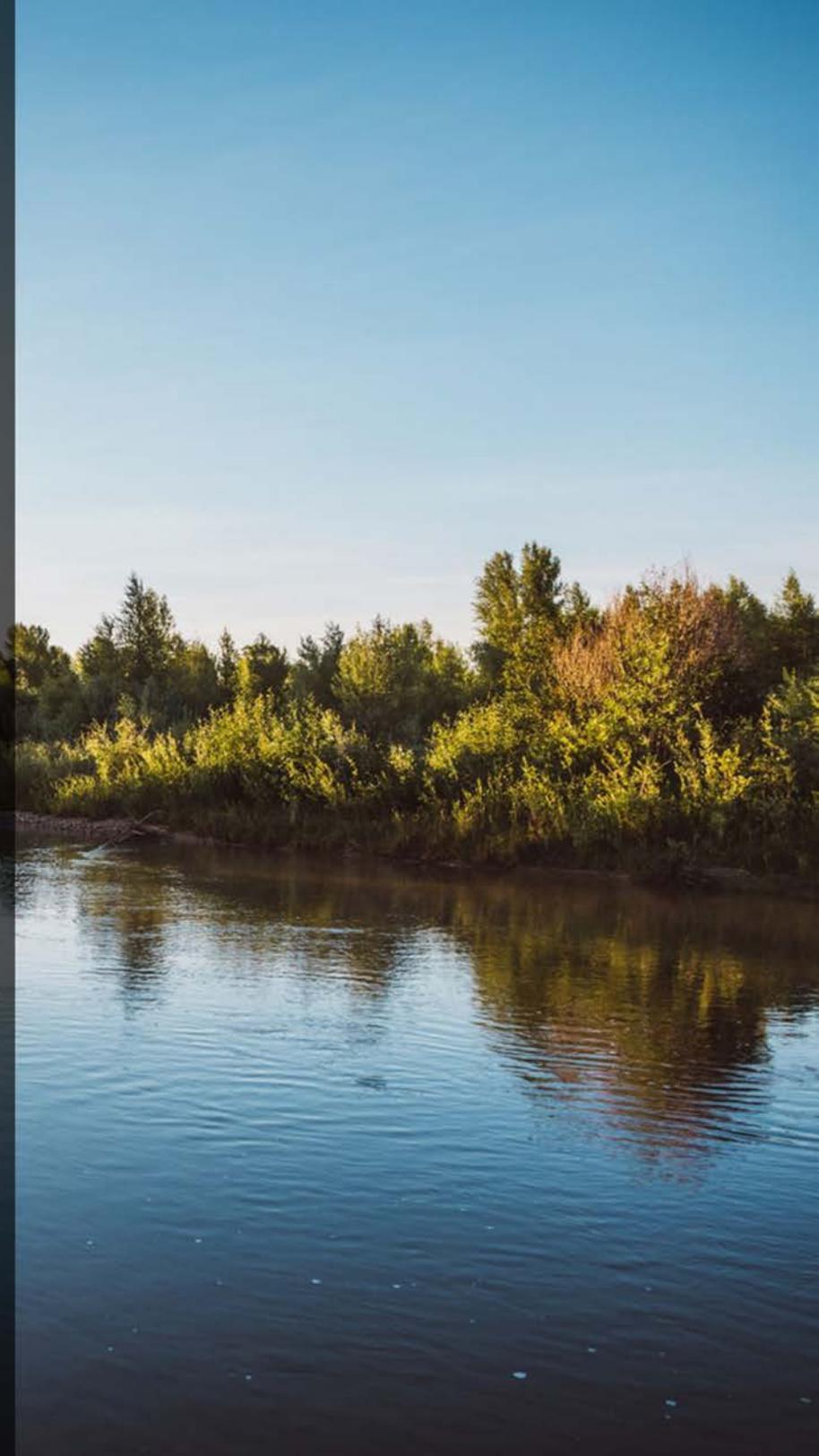
# EVANSTON, WYOMING

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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