

Kody Watts

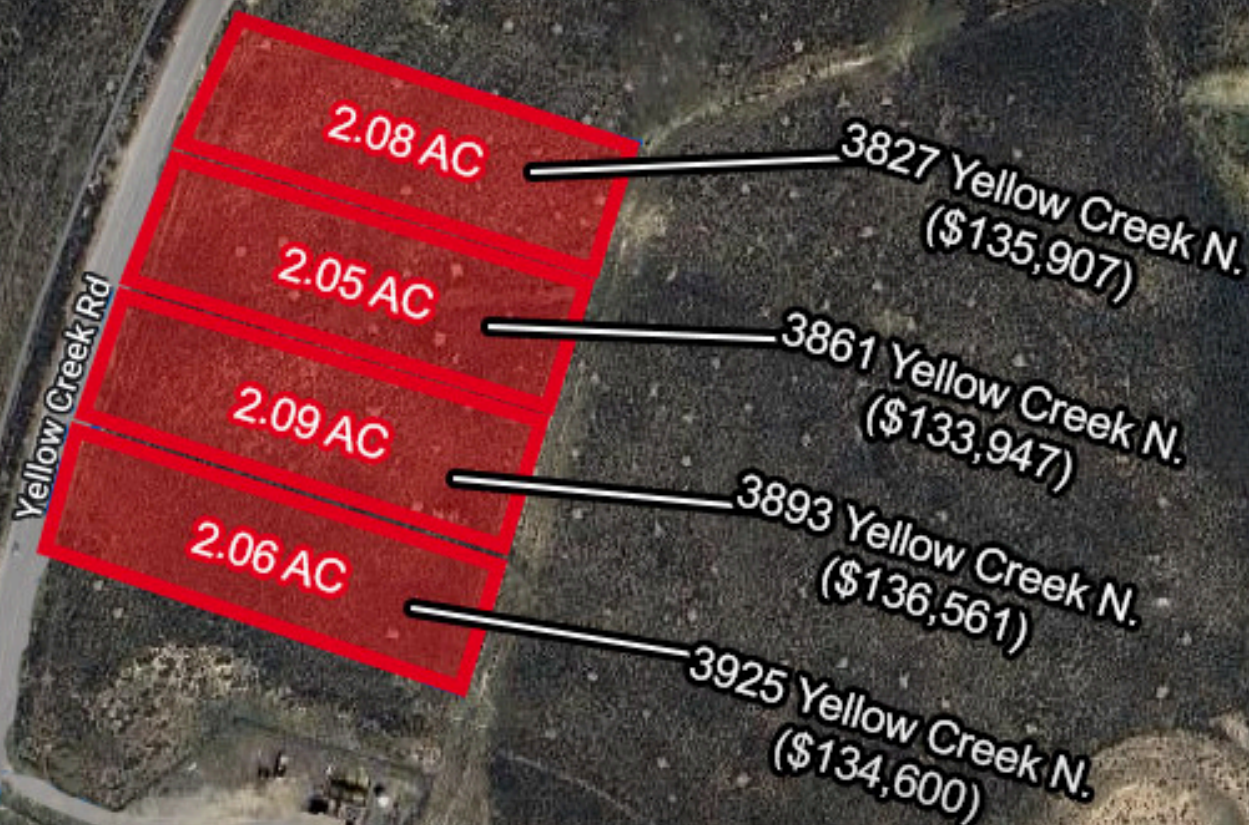
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kw WESTERN TRAILS
KELLER WILLIAMS REALTY
RE-15364



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

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

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

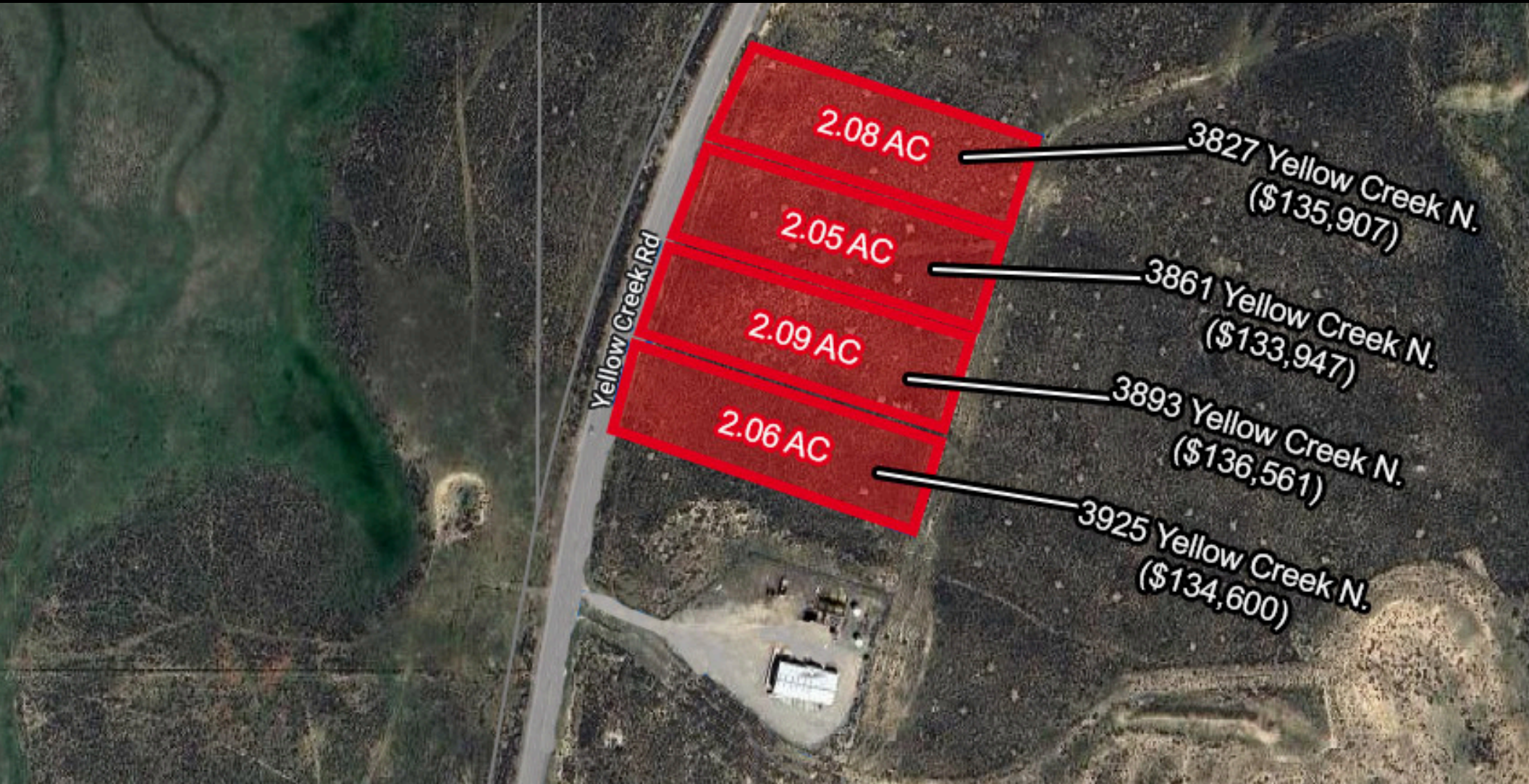
SELLER FINANCING TERMS

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

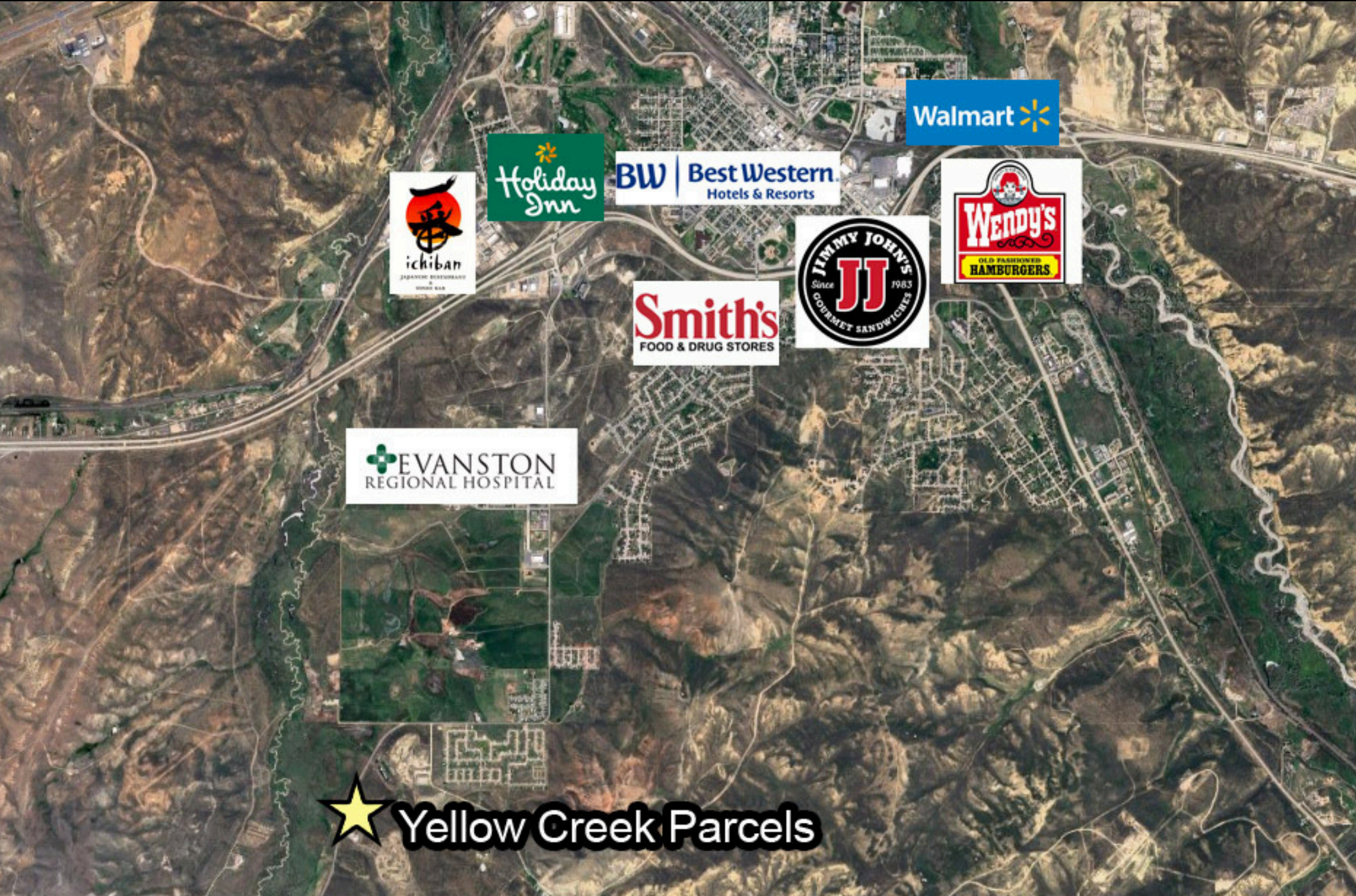
\$5.02/SF

\$218,508.99

AREA MAP

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★ Yellow Creek Parcels

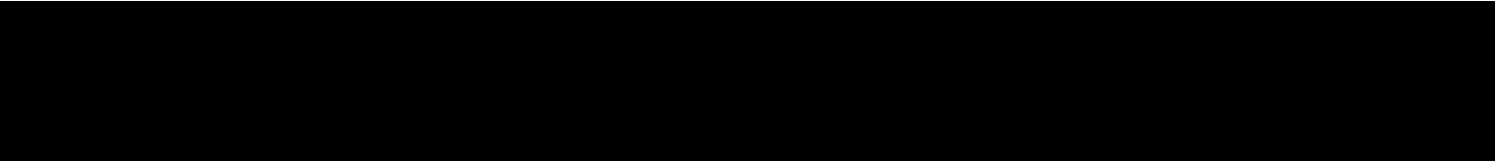
DEMOGRAPHICS

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

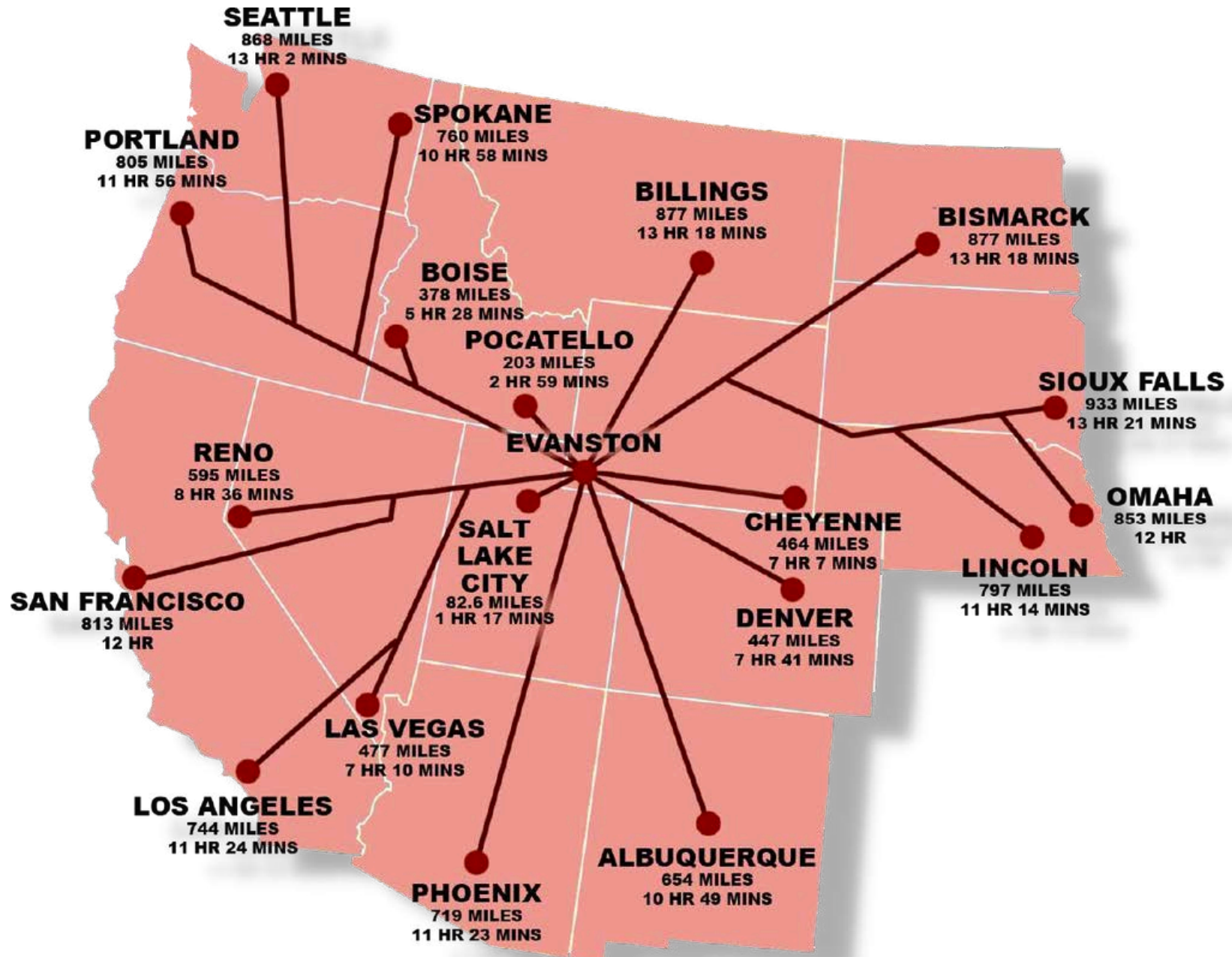
Park City, UT	64.6 Miles (1 Hour and 7 Minutes)
Salt Lake City, UT	87 Miles (1 Hour and 25 Minutes)
Denver, CO	435 Miles (6 Hours and 39 Minutes)
Las Vegas, NV	479 Miles (7 Hours and 7 Minutes)
Los Angeles, CA	747 Milles (11 Hours and 16 Minutes)



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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RE-15364

Victoria Tarver

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