

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

675 FIFE CT

STATE HIGHWAY 89 N
EVANSTON, WY

8.7 AC COMMERCIAL DEVELOPMENT LAND

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address 675 Fife CT
& State Highway 89 N
Evanston, WY

Listing Price \$395,000

Total Acres 8.7 AC

Price Per AC \$45,402.30

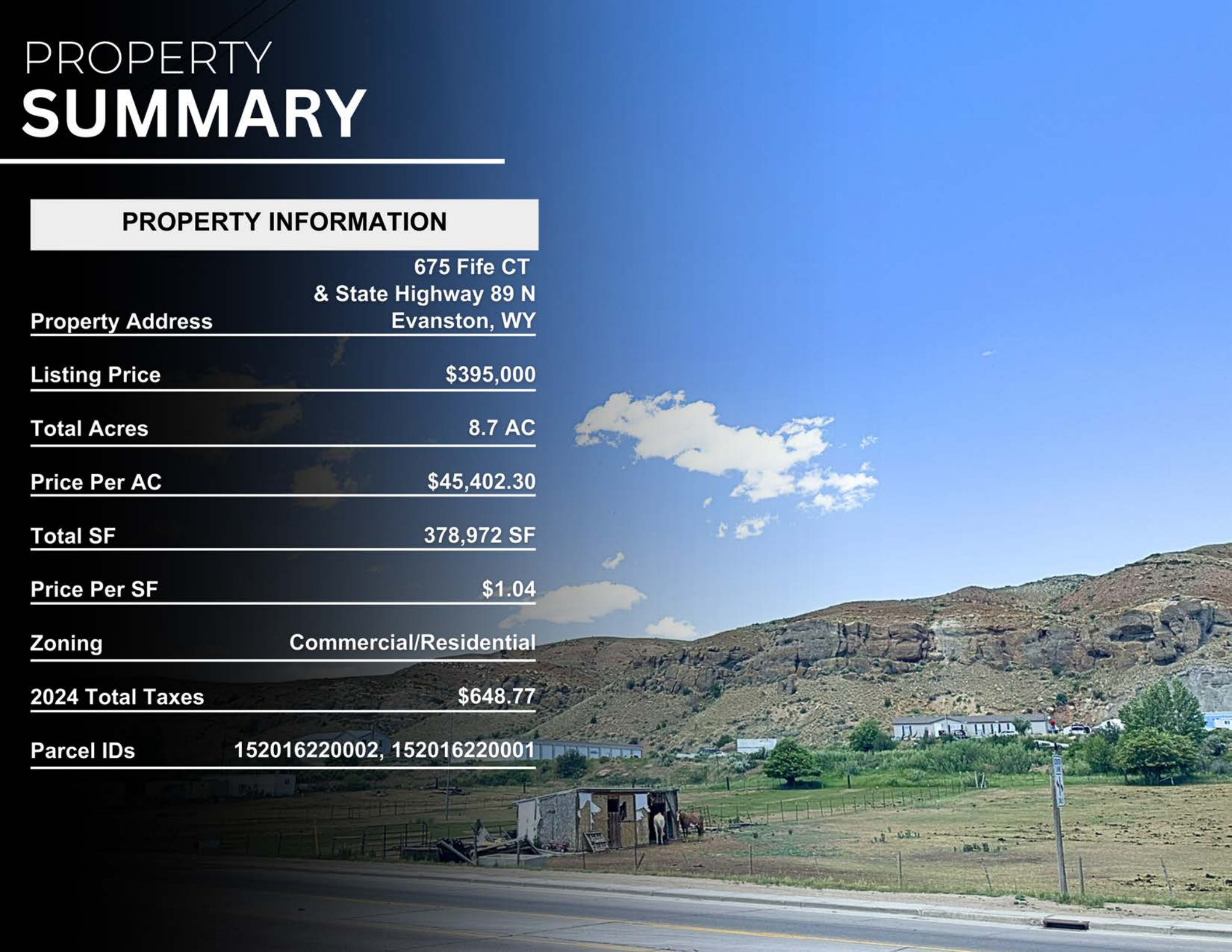
Total SF 378,972 SF

Price Per SF \$1.04

Zoning Commercial/Residential

2024 Total Taxes \$648.77

Parcel IDs 152016220002, 152016220001



PROPERTY OVERVIEW

Peak Collective Real Estate with KW Commercial is pleased to present two parcels of prime commercial land totaling 8.7 acres off Highway 89 in Evanston, Wyoming.

Positioned along a major travel corridor with excellent visibility and access, this property is ideal for a variety of commercial uses including retail, hospitality, service stations, or mixed-use development.

With close proximity to I-80 and steady traffic counts, the location offers strong regional and local exposure.

One of the parcels is currently grandfathered in as a non-conforming residential use and is currently leasing land to a mobile home on a month to month basis that can be terminated at the owners discretion.

Strategically located near residential neighborhoods, schools, and recreational amenities, this site offers a rare opportunity for investors and developers to secure a high-exposure location in one of Evanston's key growth areas.



675 FIFE CT

STATE HIGHWAY 89 N



MAVERIK

SITE

Tires LES SCHWAB

DOLLAR TREE

Walmart

CostaVida

MAVERIK

Wendy's

McDonald's

JOHN JONES

BIG O
TIRES

Pizza
Hut

Smith's

Quality
INN & SUITES

Comfort
INN

BW
Best
Western

Hampton
by Hilton

H
Holiday Inn
Express

PRO CITY

PRO CITY

SECURITY WALK
FIRE WORKS

BORDER
TAXES

KFC

INTERSTATE 80

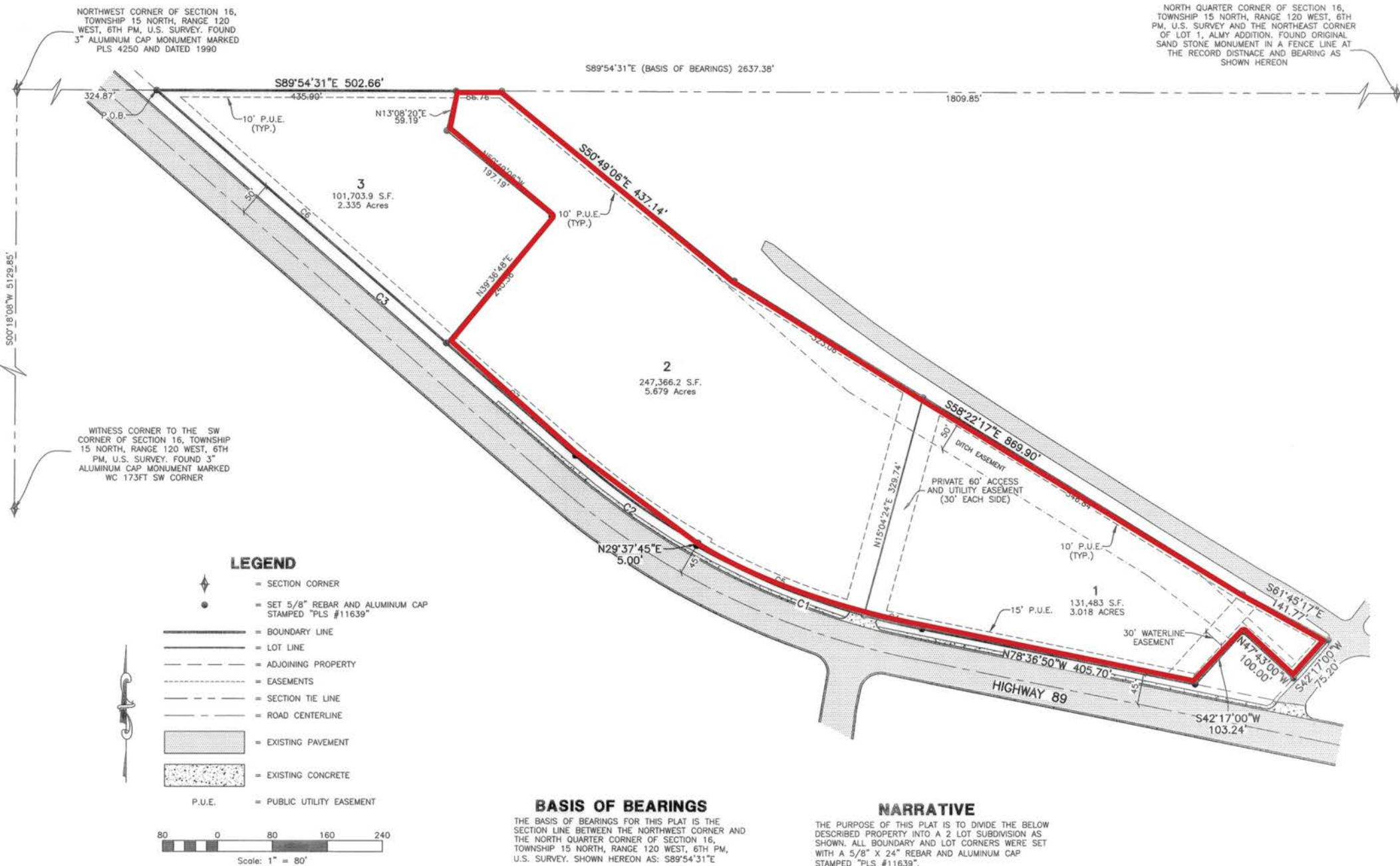
675 FIFE CT

STATE HIGHWAY 89 N

8.7 AC
COMMERCIAL ZONED
(GRANDFATHERED AS
NON-CONFORMING RESIDENTIAL)

675 FIFE CT

STATE HIGHWAY 89 N





PROPERTY PHOTOS





PROPERTY PHOTOS





HB-E ZONING USE

Permitted land uses includes but may not be limited to:

Motels and Hotels

Office/Professional

Membership Clubs

Public and private golf courses

Restaurants, including the sale of alcoholic beverage with meals (not drive-in restaurants)

Duplicating and printing services (buildings up to 5,000 square feet)

Art or craft studio space and accessory gallery

Municipal, county, state or federal facilities

Public parks and playgrounds

Gasoline stations

Personal service outlets

(barber/beauty shops, shoe repair, self-service laundries, dry-cleaning, appliance repair)

Retail establishments

(buildings up to 25,000 square feet)

Supermarkets up to 25,000 square feet

Recreation and athletic membership clubs

Vehicle, RV, mobile home sales

Mortuaries and funeral chapels

HB-E ZONING USE

Additional uses requiring conditional use review by the Planning & Zoning Commission include but may not be limited to:

Microbrewery

Bars, taverns, etc.

Package liquor stores

Windmills for generation of electrical power

Transportation centers

Public and private educational facilities

Lumber yards

Churches/places of worship

Mini self-storage

Single unit detached and dwellings on all floors

Rental establishments

Car wash

Commercial uses

Financial institutions

Drive in facilities

Indoor amusement and entertainment establishments

Taxidermist

Parking lots and structures

Drive in restaurants

Private indoor or outdoor recreation and amusement



MARKET ANALYSIS

Evanston, Wyoming's commercial business market is showing strong, positive momentum. Its strategic location just 90 miles from Salt Lake City positions it as an attractive hub for businesses seeking affordability and access to larger regional markets.

The city has seen a surge in downtown retail activity and record-high sales tax revenues, signaling healthy consumer spending and confidence in the local economy. New developments like the \$26 million Horse Palace facility and the relocation of Shades of Pale brewery to the historic Roundhouse highlight the city's growing appeal to investors and entrepreneurs.

Local leadership continues to foster a business-friendly environment through low-interest loans, grants, and support programs, especially within the revitalized Main Street district. With available shovel-ready commercial sites, Opportunity Zone incentives, and a community-driven approach to growth, Evanston is poised to attract both small businesses and larger commercial ventures. As residential and workforce populations grow alongside infrastructure investment, Evanston offers a compelling landscape for long-term business success in Wyoming.



MARKET DEMOGRAPHICS

Evanston, Wyoming has alot 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.

SUMMARY	2 Mile Radius	5 Mile Radius	10 Mile Radius
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



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."



CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 675 Fife CT & State Highway 89 N, Evanston, WY. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

KW WESTERN
TRAILS
KELLERWILLIAMS REALTY

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