

56.88 Acres Freedom, WY

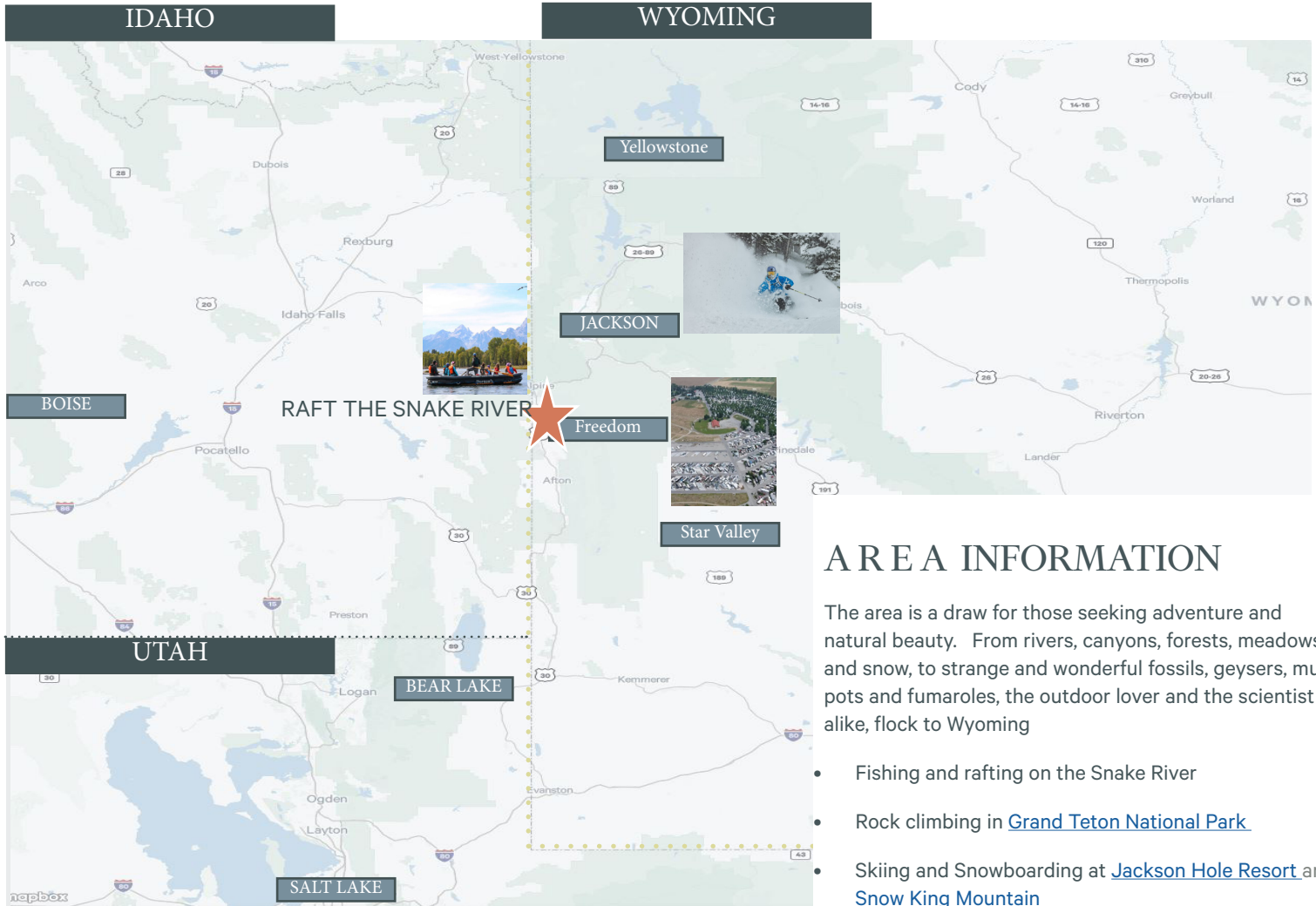
(Near Jackson Hole, WY)

- Seller will carry contract
- Traffic study completed
- Zoned for "M" (Mixed) multi-family or commercial
- Can be subdivided to 1/4 AC lots
- County allows for conveyance of a contiguous area of land less than 35 acres without a subdivision plat or town-site plat

**ZONED FOR MULTI-FAMILY AND COMMERCIAL
CAN USE A PREVIOUSLY APPROVED MASTERPLAN**



56.88 ACRES NEAR JACKSON HOLE, WY



AREA INFORMATION

The area is a draw for those seeking adventure and natural beauty. From rivers, canyons, forests, meadows and snow, to strange and wonderful fossils, geysers, mud-pots and fumaroles, the outdoor lover and the scientist alike, flock to Wyoming

- Fishing and rafting on the Snake River
- Rock climbing in [Grand Teton National Park](#)
- Skiing and Snowboarding at [Jackson Hole Resort](#) and [Snow King Mountain](#)

Price: \$99K per improved acre

SELLER WILL CARRY CONTRACT

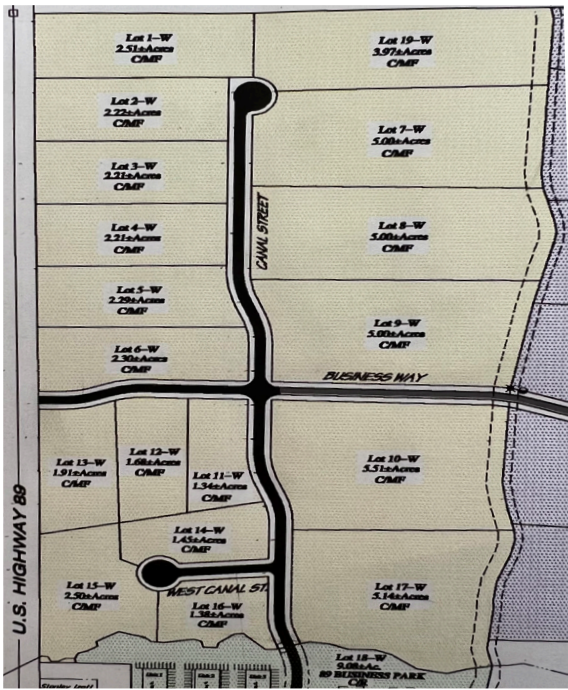
Located at the Northern end of Lincoln County, WY, at the edge of the Bridger National Forest, this 56.88 acre parcel has been master-planned for commercial and multi-family development. The property is approximately 3 miles north of Thayne, 2 miles west of Star Valley Ranch and 1 hour from Jackson Hole, WY.

Many improvements have been completed such as a partially paved and graveled road through the center of the property as well as nearby electricity, fiber and water.

The property may be developed with the previously approved master-plan, or choose to begin anew.

The area has a great need for permanent work-force affordable housing. Don't miss this affordable opportunity.

For Sale



PROPERTY:

This previously approved master plan called for a combination of commercial and multi-family uses. Pricing Examples @ \$99K per improved acre:

- | | |
|------------------------------|-------------------------------|
| • Lot 1W 2.51 AC -\$249,490 | • Lot 12W 1.68 AC -\$166,320 |
| • Lot 2W 2.22 AC -\$219,780 | • Lot 13W 1.91 AC - \$189,090 |
| • Lot 3W 2.21 AC -\$218,790 | • Lot 14W 1.45 AC -\$143,550 |
| • Lot 4W 2.21 AC -\$218,790 | • Lot 15W 2.50 AC -\$247,500 |
| • Lot 5W 2.29 AC -\$226,710 | • Lot 16W 1.38AC -\$136,620 |
| • Lot 6W 2.30 AC -\$227,700 | • Lot 17W 5.14 AC -\$508,860 |
| • Lot 7W 5.00 AC -\$495,000 | • Lot 19W 3.97 AC -\$393,030 |
| • Lot 8W 5.00 AC -\$495,000 | (Zoning M mixed use |
| • Lot 9W 5.00 AC -\$495,000 | Commercial or Multi-Family) |
| • Lot 10W 5.51 AC -\$545,490 | |
| • Lot 11W 1.34 AC -\$132,660 | |

IT IS NOT REQUIRED TO USE THE PREVIOUSLY APPROVED PLAN. PARCELS WITH UP TO 35 CONTIGUOUS ACRES MAY BE PURCHASED WITHOUT SUBDIVING (SEE CHAPTER 7 LAND USE REGULATIONS, LINCOLN COUNTY, WY)

IMPROVEMENTS and WATER:

- Canal Road has been graded, partially graveled and partially paved
- Traffic study completed and WYDOT has approved access onto US 89. The approved access calls for one single access onto Highway 89, equating to a reduced expense for the developer.
- Previously approved master plan can be used, or owner can make application for new plan.
- Power nearby (already installed in the residential sold-out area and townhouse area)
- Freedom Water - Water supply system evaluation has been completed and is available for review. Water in the alluvial aquifer was found to be "excellent, meeting all EPA Drinking Water standards with a substantial margin."

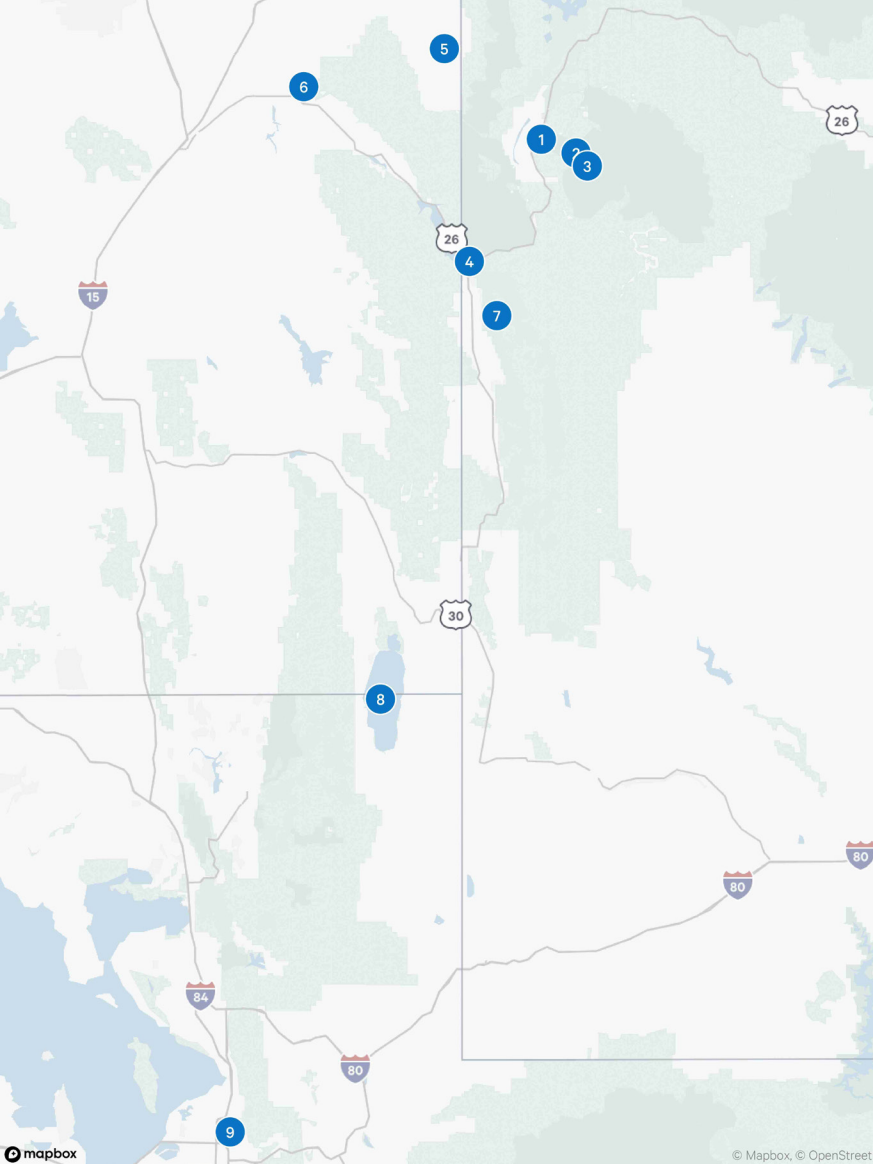


SUPERIOR MIXED-USED ZONING PERMITTED and CONDITIONAL USES INCLUDE:

- Retail - Bank, grocery, automobile sales
- Commercial Storage
- Light manufacturing (welding, warehousing, auto repair, etc)
- Motel
- Multi-Family
- Truck Stop
- Service Station/fuel dispensing
- Hospital
- Veterinary hospital



For Sale



- 1 Jackson Hole
- 2 Jackson Hole Mtn Resort
- 3 Snow King Mtn
- 4 Alpine
- 5 Kelly Canyon Resort
- 6 Driggs
- 7 Thayne
- 8 Bear Lake
- 9 Salt Lake City

Drive Time

Thayne - 3.5 miles (5 Minutes)

Alpine - 18 miles (21 Minutes)

Snow King Mountain - 51.2 miles (1 Hour 3 Minutes)

Jackson, WY - 54.6 miles (1 Hour 4 Minutes)

Jackson Hole Mountain Resort - 60.4 miles
(1 Hour 11 Minutes)

Bear Lake - 73.8 miles (1 Hour 24 Minutes)

Driggs - 75.2 miles (1 Hour 26 Minutes)

Kelly Canyon Resort - 74.6 miles (1 Hour 23 Minutes)

Salt Lake City - 224 miles (3 Hours 35 Minutes)



Contact Us

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Commuting to Jackson

Start Bus

The local 'Start' (Southern Teton Area Rapid Transit) Bus with its Star Valley Commuter Line beginning in nearby Etna, operates Monday through Friday from 5:30 AM to 7:00 AM going to Jackson and ski resorts and returns beginning at 4:30 PM with its last stop at 6:42 PM. Fares are extremely resonable and the Start Bus provides an affordable, convenient, inexpensive way for workers who live outside of Jackson to get to work.

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