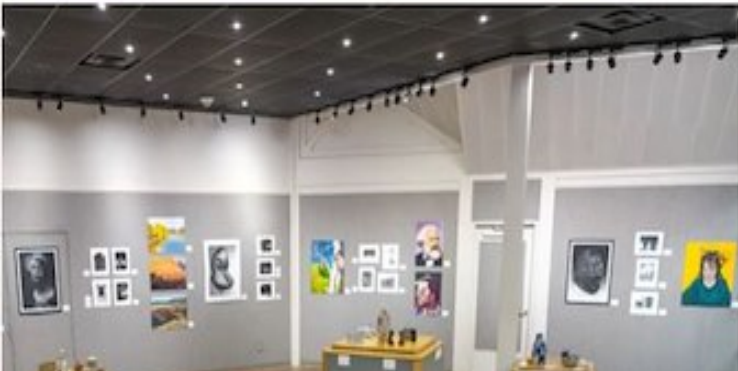


Marcus & Millichap

HOME SMART
CH4 REALTY GROUP



ROCK SPRINGS, WY - LAND PORTFOLIO (I-80 FRONTAGE)

Gateway Blvd • Rock Springs, WY 82901

EXECUTIVE SUMMARY

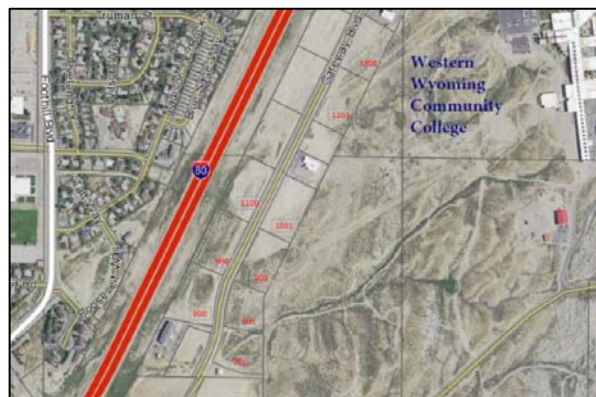
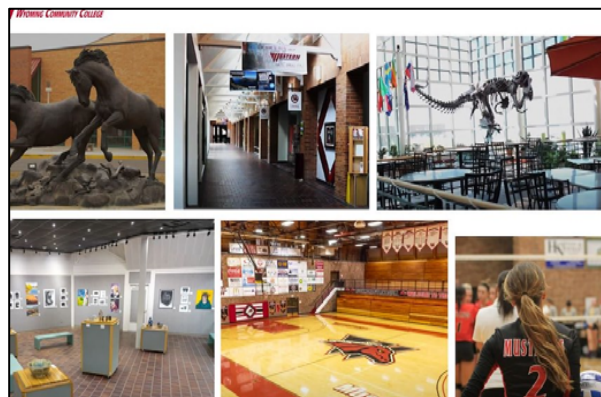
Portfolio consists of several vacant land sites (one having a 5,000 square foot industrial building). All land sites are located in an Opportunity Zone (tax benefits).

They may be purchased as an entire portfolio; in combination; or individually.

Sites have proximity to, and great visibility from Interstate I-80.
Accessible from two Interstate exits.

They are bordering Western Wyoming Community College's Campus, and close to Memorial Hospital of Sweetwater County.

Zoning allows a wide variety of uses (See Page 15).
Building height up to 35 feet, or possibly more with a variance.



MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
District 3	1,800
Pacific Power & Light	492
Simplot Phosphates (Fertilizer)	230
Memorial Hospital of Sweetwater	435
WWCC – Community College	350
Bridger Coal	341
Pacific Power	
Kiewit Mining Group	178
Solway Chemicals	450
Tronox	
Ciner	560
Caterpillar	

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2019 Estimate Pop	6,466	25,154	28,634
2010 Census Pop	6,060	23,857	27,181
2019 Estimate HH	2,200	9,559	10,814
2010 Census HH	2,050	9,071	10,264
Median HH Income	\$90,460	\$78,359	\$79,129
Per Capita Income	\$33,386	\$33,515	\$33,751
Average HH Income	\$96,695	\$87,452	\$88,657

* # of Employees based on 5 mile radius, & is an estimate.

INVESTMENT OVERVIEW

Great Investment opportunity to buy prime location lots in Rock Springs, WY.

Rock Springs sits about halfway between Salt Lake City, UT and Cheyenne, WY.

Lots have frontage and great visibility from Interstate I-80, a major east-west thoroughfare

B-2 Commercial Zoning allows a wide variety of uses (See page 15).

Adjacent to Western Wyoming Community College.

Close to Memorial Hospital of Sweetwater County.

Priced below market, on a Price/SF basis.

Ability to buy one lot; several adjacent lots; or the entire portfolio.

Lots are in an Opportunity Zone that provides tax advantages to develop.



Billie Street – 5,000 SF Warehouse

INVESTMENT HIGHLIGHTS

- Ten Land Parcels with Great Visibility from Interstate I-80. Opportunity Zone.
- Parcels Can be Bought Separately; in Combination; or as an Entire Portfolio
- Below market Price/SF
- Adjacent to Western Wyoming Community College
- Close to Memorial Hospital of Sweetwater County
- B-2 Commercial Zoning with a Wide Variety of Uses
- One +/- 5,000 SF Industrial / Warehouse Metal Storage Buildings is on One Site

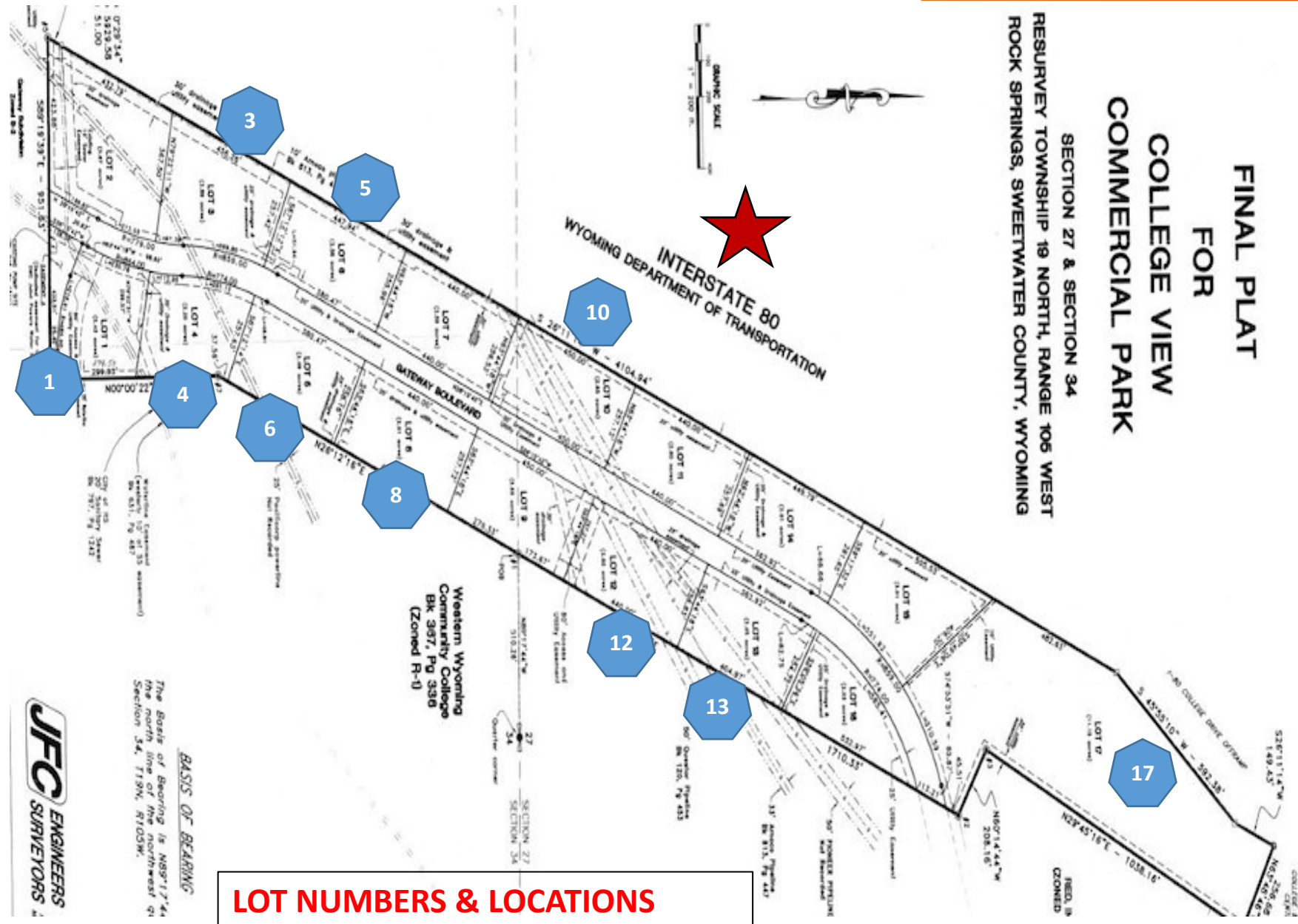


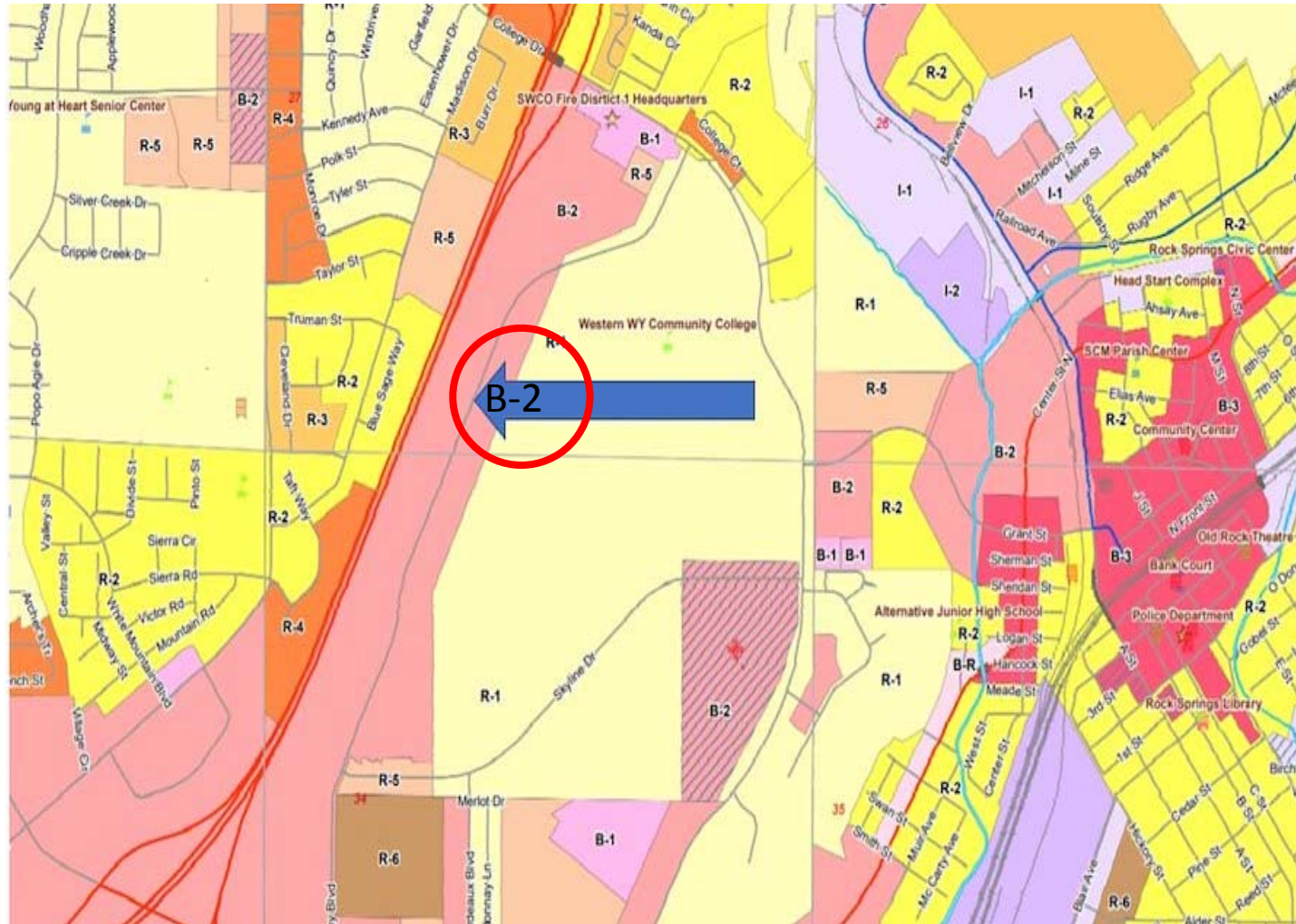
PRICE PER LOT SUMMARY

Lot No.	Price	Acres / SF	Price / Acre	Price / SF
Lot 1:	\$425,250	2.43 / 105,851	\$175,000	\$4.02
Lot 3:	\$505,750	2.89 / 125,888	\$175,000	\$4.02
Lot 4:	\$385,000	2.20 / 95,832	\$175,000	\$4.02
Lot 5:	\$435,750	2.49 / 108,464	\$175,000	\$4.02
Lot 6:	\$451,500	2.58 / 112,385	\$175,000	\$4.02
Lot 8:	\$456,750	2.61 / 113,692	\$175,000	\$4.02
Lot 10:	\$463,750	2.65 / 115,434	\$175,000	\$4.02
Lot 12:	\$455,000	2.60 / 113,256	\$175,000	\$4.02
Lot 13:	\$428,750	2.45 / 106,722	\$175,000	\$4.02
Lot 17:	\$1,951,250	11.15 / 485,694	\$175,000	\$4.02
1593 Billie St:	\$175,000	1.90 / 82,764	\$92,105	\$2.11

Note: 1593 Billie Drive has a +/- 5,000 SF metal warehouse building on site







13-808 Community Business Zone (B-2)**A. Purpose.**

The purpose of the Community Business Zone (B-2) is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed in this district are to provide goods and services on a community market scale and located in areas which are served by arterial street facilities.

B. Principally Permitted Uses.

- (1) Animal Grooming
- (2) Animal hospital, clinic and kennel providing the establishment and animal runs are completely enclosed in building.
- (3) Antique shop and store.
- (4) Any Principally Permitted Uses of the Neighborhood Business Zone (B- 1).
- (5) Apparel and accessory store.
- (6) Appliance sales, services and repair.
- (7) Art supply stores.
- (8) Artist studio.
- (9) Athletic clubs and commercial recreation.
- (10) Auction sales.
- (11) Auto supply store.
- (12) Automotive Repair, Minor: Permitting repair and maintenance of motor vehicles which shall include automobile engine, transmission and drivetrain repair and overhaul, including brake, muffler, upholstery work, tire repair and change, lubrication and tune-ups, and excluding large truck repair and body and paint work. (Ord. No. 92-09, 5-5-92).
- (13) Automobile and truck rental.
- (14) Automobile, boat or recreational vehicles sales and service.
- (15) Automobile parking lot or garage (public or private).
- (16) Banks and other savings and lending institutions.
- (17) Bicycle sales, service and repair shop.
- (18) Blueprinting shop.
- (19) Book and stationery store.
- (20) Bowling alley.
- (21) Bus terminals.
- (22) Business and office machine sales, service and repair shop.
- (23) Business, technical or vocational school, junior college or university, and associated buildings and facilities (i.e. classrooms, laboratories, observatories, staff and student offices, student centers, dormitories, educational or interpretive centers, etc.) (Ordinance 2010-01, 3-13-2010).
- (24) Church and parish house, including a parsonage, convent or monastery and/or accessory living quarters for priests, nuns or ministers, providing that these shall be appropriate to the zoning district in which they are to be located.
- (25) Cigar and tobacco store.
- (26) Clothing and costume rental shop.
- (27) Community center or meeting hall.
- (28) Custom dressmaking, furrier, millinery or tailor shop employing five persons or less.
- (29) Dancing or theatrical studio.
- (30) Delicatessen and catering establishment.

- (31) Department store.
- (32) Dry cleaning and laundry establishment.
- (33) Dry goods and notions store.
- (34) Essential public service or utility installation.
- (35) Exterminator shop.
- (36) Florist.
- (37) Frozen food locker.
- (38) Furniture and home furnishing store.
- (39) Garden supply store.
- (40) Gift shop.
- (41) Golf driving range and miniature golf course.
- (42) Greenhouse and plant nursery.
- (43) Grocery store (including retail meat markets and produce store).
- (44) Gunsmith.
- (45) Hardware store.
- (46) Health and exercise center.
- (47) Hobby, stamp and coin shop.
- (48) Hospital.
- (49) Hotel or motel.
- (50) Interior Decorator's shop.
- (51) Jewelry and metal craft store.
- (52) Kennel.
- (53) Leather goods and luggage store.
- (54) Library.
- (55) Lock and key shop.
- (56) Lumber yard, provided that all goods and materials are screened from adjacent properties.
- (57) Mail order catalog store.
- (58) Medical and orthopedic appliance store.
- (59) Medical, dental or health clinic.
- (60) Messenger or telegraph service station.
- (61) Mobile home sales.
- (62) Monument sales and engraving shop.
- (63) Mortuary, including accessory living quarters for the owner or operator.
- (64) Museum.
- (65) Music and instrument sales, service and repair shop.
- (66) Music or dance studio.
- (67) Newspaper office.
- (68) Newsstand.
- (69) Office supply and office equipment store.
- (70) Offices.

- (71) Off-Track Betting/Simulcasting
- (72) Optician.
- (73) Package liquor store, including drive-in.
- (74) Paint and wallpaper store.
- (75) Pawn shop.
- (76) Pet shop.
- (77) Photographic equipment and supply store.
- (78) Photographic studio.
- (79) Picture frame shop.
- (80) Plumbing shop.
- (81) Printing and publishing house (including newspapers).
- (82) Private club, fraternity, sorority or lodge.
- (83) Radio and television studio.
- (84) Radio or television sales, service and repair.
- (85) Rental store, provided there is no outdoor storage of equipment or merchandise for sale or rental.
- 11) (86) Restaurant, excluding convenience food restaurant.
- (87) Self-service laundry.
- (88) Sewing machine store.
- (89) Sexually Oriented Business
 - (a) Sexually oriented businesses shall not be located within 500 linear feet of the following:
 - Churches
 - Schools
 - Other Sexually Oriented Businesses
 - Residential Zones
- (Ord. No. 2007-25, 1-2-08)
- (90) Shoe repair and shoe shine shop.
- (91) Shoe store.
- (92) Sign painting.
- (93) Sporting and athletic goods store.
- (94) Tailor shop.
- (95) Tattoo parlor.
- (96) Tavern, bar or lounge.
- (97) Taxi-Cab Office (excluding Taxi-Stand)
- (98) Theater, excluding drive-in theater.
- (99) Tire recapping and retreading.
- (100) Tire sales, repair and mounting.

C. Conditionally Permitted Uses.

- (1) Automobile Service Stations
- (2) Automobile Washing Establishments
- (3) Convenience Food Restaurants
- (4) Heliports
- (5) Automobile Drive-In Theaters
- (6) Overnight Campgrounds
- (7) Mini-Warehouses
- (8) Child Care Center or Family child care center
- (9) Juvenile residential treatment center
- (10) Nursing homes and rest homes
- (11) Automobile body repair and painting
- (12) Adult Daycare Center
- (13) Crematory
- (14) Warehouses
- (15) Contractors Offices, Shops, and Yards
- (16) Indoor Shooting Range

Self Storage units within a B-2 are Conditionally Permitted Uses. Section 13-808.C.(7) as "Mini-warehouses". The development will go through a site plan review and the Planning and Zoning Commission would also review the request.



ROCK SPRINGS PORTFOLIO (I-80 FRONTAGE)

Photos of Hospital & WWCC College



800 Gateway



1001 Gateway



801 Gateway



1100 Gateway



901 Gateway



1301 Gateway



1500 Gateway



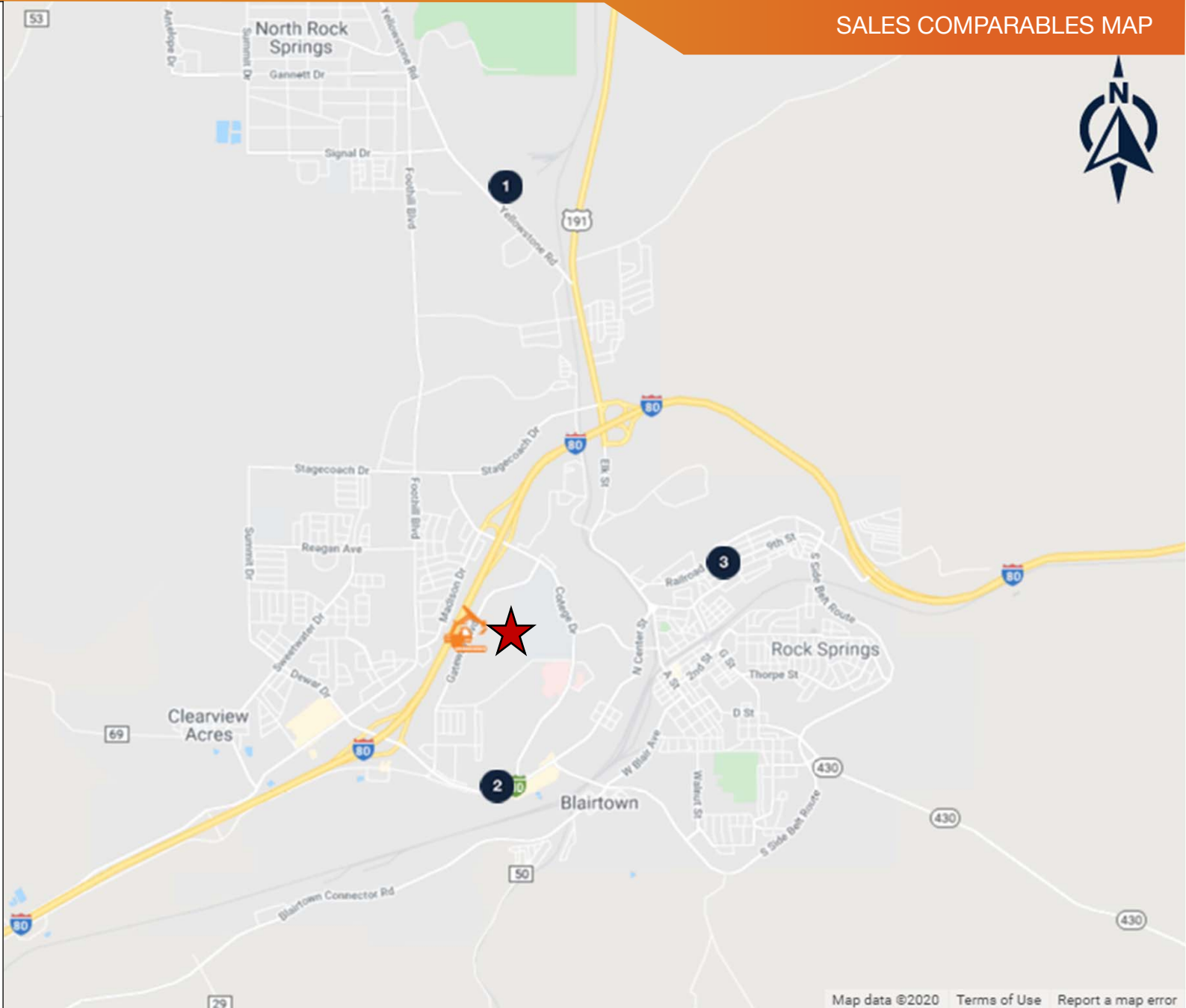


ROCK SPRINGS PORTFOLIO (I-80 FRONTAGE) (SUBJECT)

- 1 2803 Yellowstone Road
- 2 1537 Dewar Drive
- 3 1021 Pilot Butte



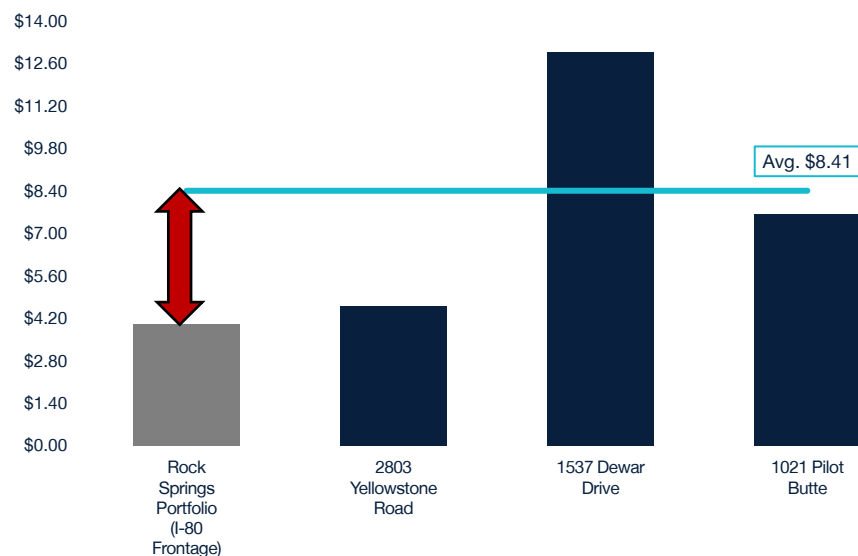
SALES COMPARABLES



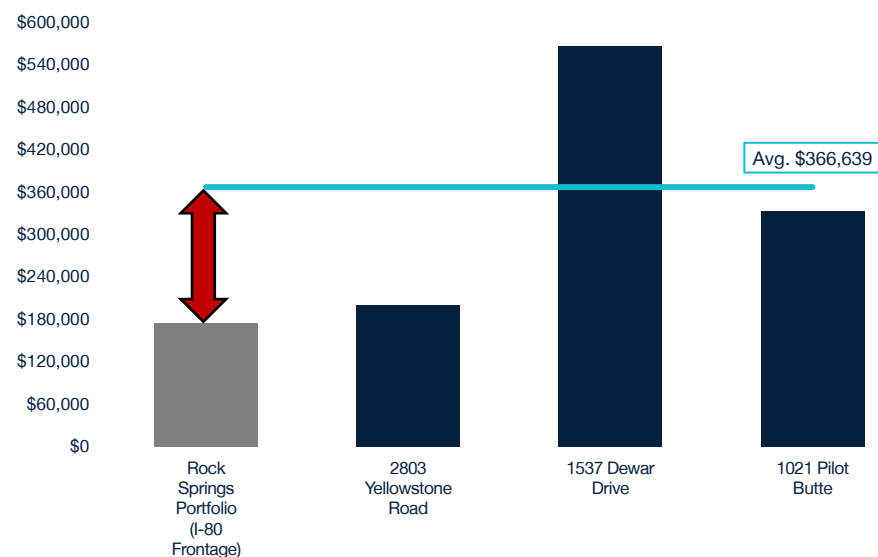
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On a price/ft or price/acre basis, these parcels are substantially cheaper than comp sales.

Average Price Per Square Foot



Average Price Per Acre



SALES COMPARABLES

ROCK SPRINGS PORTFOLIO (I-80 FRONTAGE)

Gateway Blvd, Rock Springs, WY, 82901



Subject Property

Sales Price	Varies by Lot Size
Price/SF	\$4.02
Lot Size (Acres)	Varies
Price/Acre	\$175,111

Subject sites have access from two exits off Interstate I-80

2803 YELLOWSTONE ROAD

2803 Yellowstone Road, Rock Springs, WY, 82901



Close of Escrow	7/1/2015
Sales Price	\$1,470,000
Price/SF	\$4.60
Lot Size (Acres)	7.33
Price/Acre	\$200,546

1537 DEWAR DRIVE

1537 Dewar Drive, Rock Springs, WY, 82901



Close of Escrow	11/13/2015
Sales Price	\$1,200,000
Price/SF	\$12.99
Lot Size (Acres)	2.12
Price/Acre	\$566,038