

30.31± AC COMMERCIAL DEVELOPMENT OPPORTUNITY

FOUR SEPARATELY PLATTED LOTS | AVAILABLE AS AN ASSEMBLAGE OR INDIVIDUAL 5± & 10± AC PARCELS

POWDER HORN PARK LOTS 5-8, E WARLOW DRIVE / N GARNER LAKE ROAD GILLETTE, WY 82716

FOR SALE



SALE PRICE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- 30.31± AC | 1,320,304± SF of Commercial Vacant Land
- Four Separately Platted Parcels within Powder Horn Park
- Lot 5: 10.25± AC | APN 50722410200500
- Lot 6: 10.03± AC | APN 50722410200600
- Lot 7: 5.02± AC | APN 50722410200700
- Lot 8: 5.01± AC | APN 50722410200800
- Available as a 30.31± AC Assemblage or Individual 5± & 10± AC Lots
- General Utility, Telephone & Shared-Access Easements Shown on Provided Plat
- Flexible Parcel Configuration Supporting Phased or Multi-User Development
- Commercial Vacant Land per Campbell County Assessor
- Investment / Development Opportunity
- Frontage and/or Access Along E Warlow Drive, N Garner Lake Road & Vaquero Drive

PROPERTY OVERVIEW

Powder Horn Park Lots 5-8 present approximately 30.31 acres of commercial vacant land in Gillette, Wyoming, offering a flexible opportunity for investors, developers, and commercial users. The property consists of four separately platted parcels ranging from approximately 5.01 to 10.25 acres, allowing the site to be marketed as a single 30.31± AC assemblage or as individual approximately 5- and 10-acre lots.

The property benefits from frontage and/or access along E Warlow Drive, N Garner Lake Road, and Vaquero Drive, including shared access. The existing parcel configuration provides flexibility for phased development, multiple users, or individual lot disposition, subject to applicable approvals and development requirements.

General utility, telephone, and shared-access easements are reflected on the provided plat, further supporting future development planning.

Tom Bradley
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LOCATION OVERVIEW



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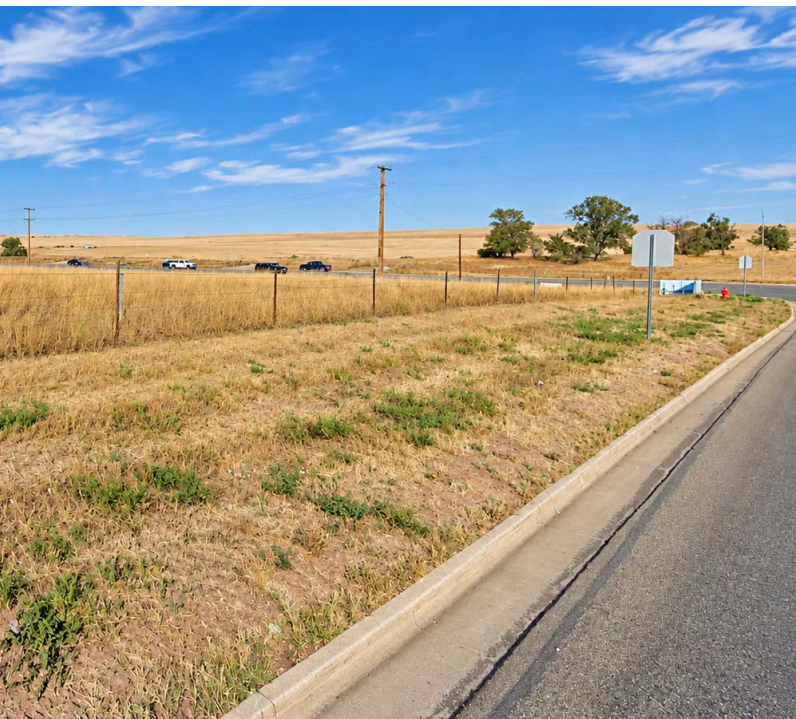


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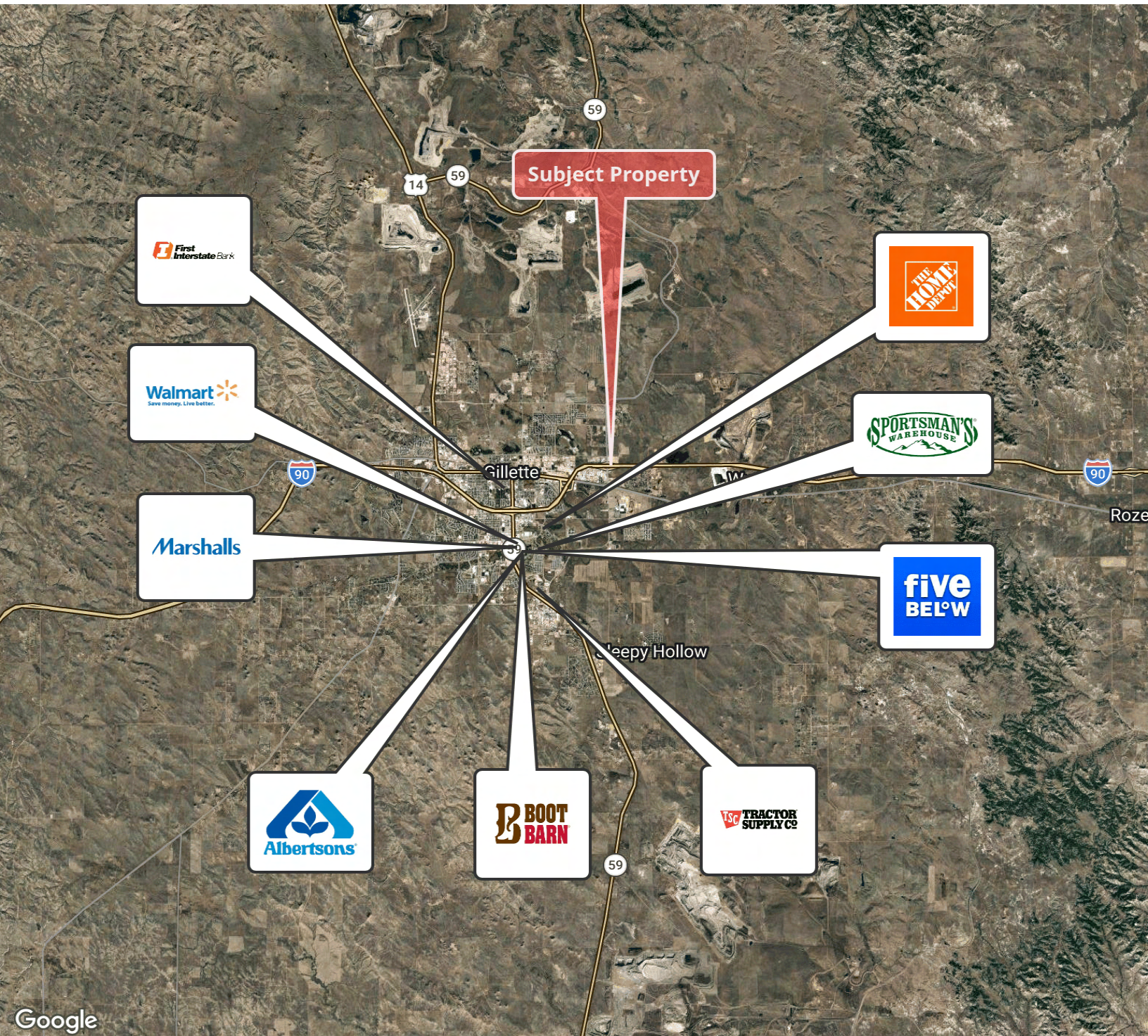


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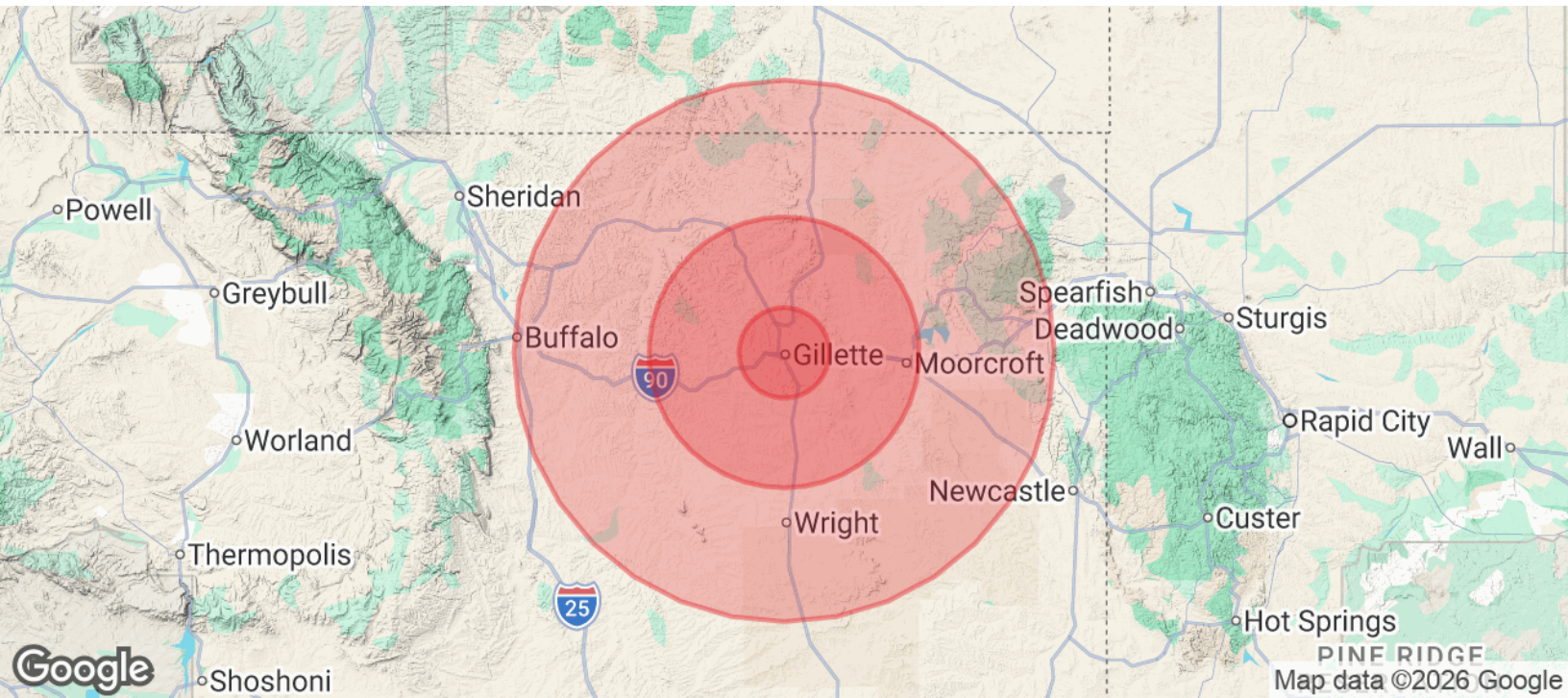


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POPULATION	60 MILES	30 MILES	10 MILES
Total Population	59,915	45,525	38,530
Average Age	39.3	36.5	36.4
Average Age (Male)	38.9	35.6	35.3
Average Age (Female)	39.5	37.0	37.1

HOUSEHOLDS & INCOME	60 MILES	30 MILES	10 MILES
Total Households	23,379	17,205	14,614
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$101,348	\$104,318	\$103,098
Average House Value	\$298,643	\$284,086	\$263,758

2023 American Community Survey (ACS)

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