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PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

kW WESTERN TRAILS
KELLER WILLIAMS REALTY
RE-15364

4137 State HWY 150 S | Evanston, WY



FOR LEASE

UP TO 5.24 AC OF INDUSTRIAL LAND

DIVISIBLE AS LOW AS 0.22 AC. | 5 MIN. FROM EVANSTON, WY

EXECUTIVE SUMMARY

Property Highlights

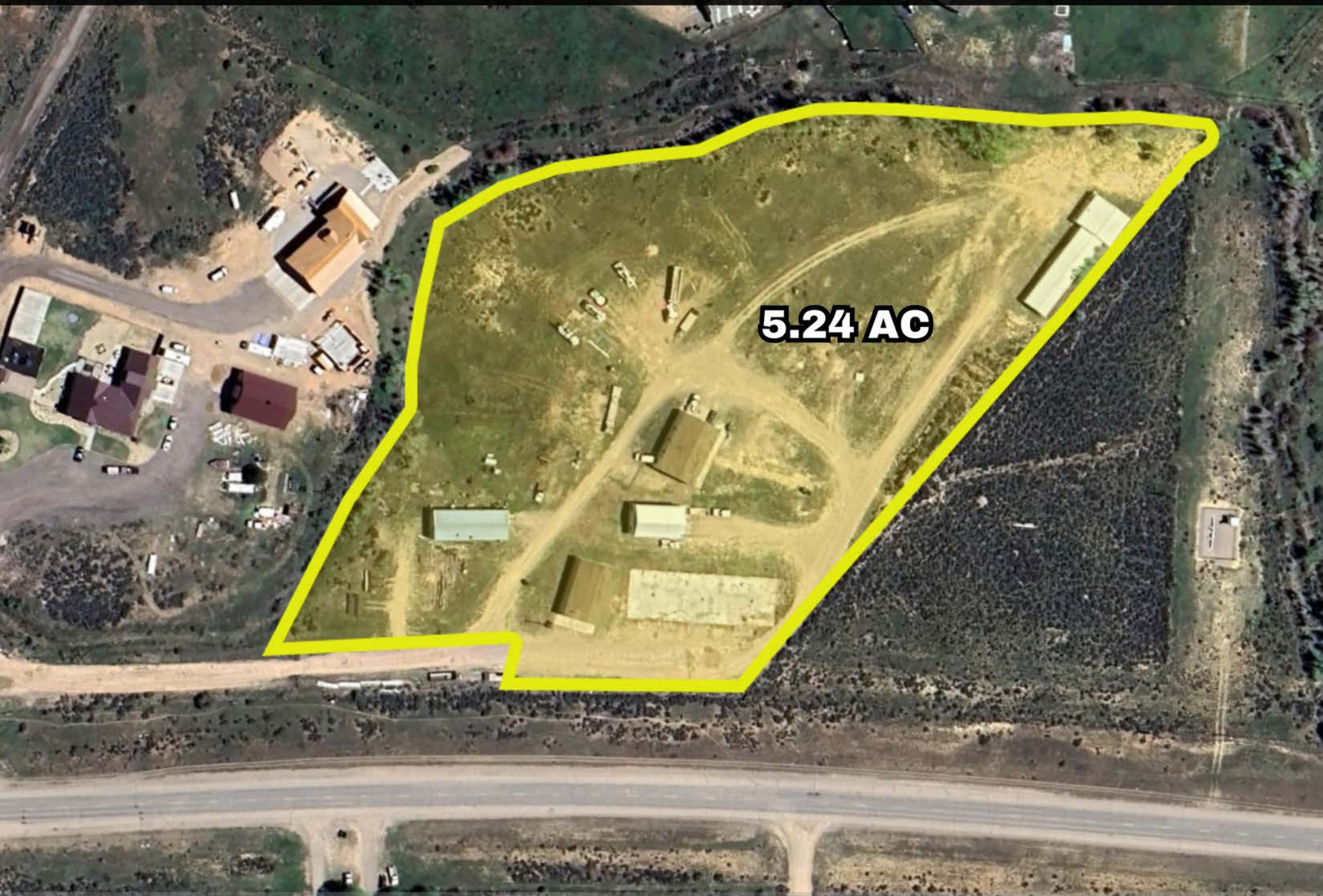
- Gated Industrial Park with Yard Space Available
- 5-minute drive from downtown Evanston, WY
- 3.5 Miles to I-80 freeway (5 Minutes Drive)
- Nearby Access to Interstate 80, which is the gateway between Salt Lake City and Denver.
- Industrial Zoning

Yard Space Available

- Pricing is \$0.20-0.40 /SF /YR
- Pricing is dependent on business use, lease length, and amount of yard space desired
- Up to 5.24 AC
- Can Be Divisible



YARD SPACE MAP



5.24 AC

WHY WYOMING?

#1

State Business Tax Climate

Tax Foundation

#1

Best State to Make a Living

MoneyRates.com

#2

Best Run State in the Country

24/7 Wall Street

#5

Most Friendly State for Small Business

Small Business & Entrepreneurship Council

1 Hour and 20 Minutes

Evanston, WY to Salt Lake City, UT

Google Maps

**No State
Income Tax**

Tax Foundation

DEMOGRAPHICS

SURROUNDING AREA

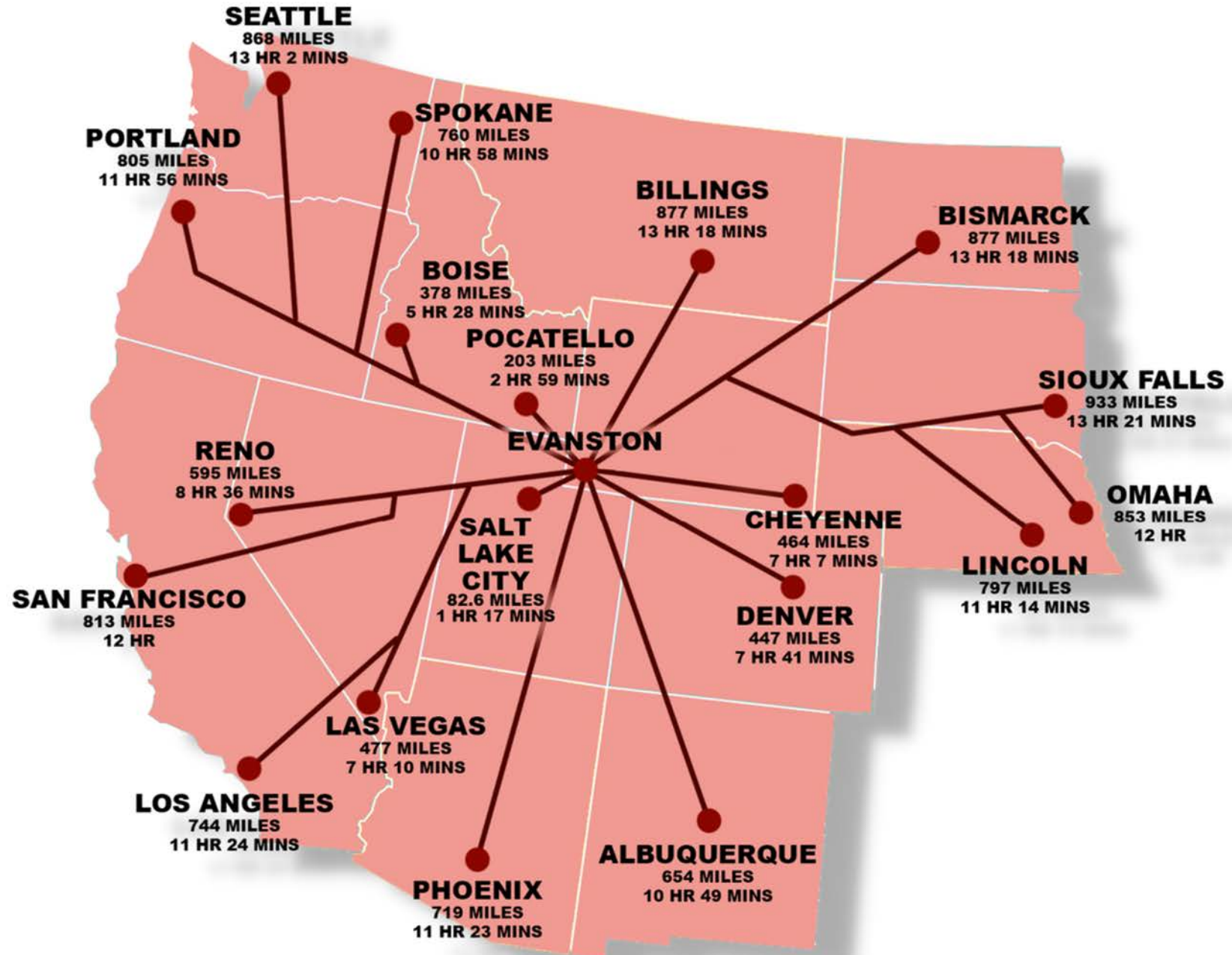
	5 MILE RADIUS	10 MILE RADIUS
POPULATION	12,303	13,835
TOTAL HOUSEHOLDS	4,527	5,066
AVG HOUSEHOLD INCOME	\$72,241	\$71,838
MEDIAN HOUSEHOLD INCOME	\$61,944	\$61,517

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





EVANSTON, WY

12,721

Population
5 Mile Radius

2.5 Million

Population
100 Mile Radius

Tax-Friendly

Lowest Tax Structure
In The Nation

Where nature meets convenience in a tax-friendly environment!

Evanston, WY is a small community located in the southwest corner of the state, bordering Utah, offering a short commute to Salt Lake City and **excellent access to I-80**. It also provides a tax-friendly environment for businesses in Uinta County, with **no corporate or personal income tax, inventory tax, or tax on goods-in-transit**. Wyoming is well-known for its reliable and collaborative business environment.





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Kody M. Watts

Commercial Real Estate Broker

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Victoria Tarver

Commercial Real Estate Broker

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