

45,152 SF WAREHOUSE | 6 AC GREAT VALUE ADD INDUSTRIAL PROPERTY MULTI-TENANT | OWNER-USER OR INVESTMENT



3281 WY-89, EVANSTON, WYOMING

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PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL REAL ESTATE SERVICES

kwCOMMERCIAL

3281 WY-89, EVANSTON, WYOMING



THE OPPORTUNITY

LIST PRICE: \$3,500,000 | PRICE PER SF: \$72.52/SF

45,152 SF	6 AC	3	10
TOTAL BUILDING SF	TOTAL PROPERTY ACRES	BUILDINGS	UNITS

Peak Collective Real Estate with KW Commercial is pleased to present an **owner-user or investment industrial park in Evanston, WY**, which is a remarkable opportunity for those looking to expand their business operations. Fantastic **value add opportunity with under-market rents. 9,000 SF available immediately for owner-user**, along with most tenants on a month-to-month basis. Also, tenants are currently not being charged for yard space. **Extra buildings could be built** on access land. The park comprises **10 separate units** with a total of **45,152 square feet** on a large **6-AC lot**. About 0.5 miles from an electrical substation, and only about an hour's drive from Salt Lake City, UT.

RENTAL PROFORMA

MARKET RENT PROFORMA

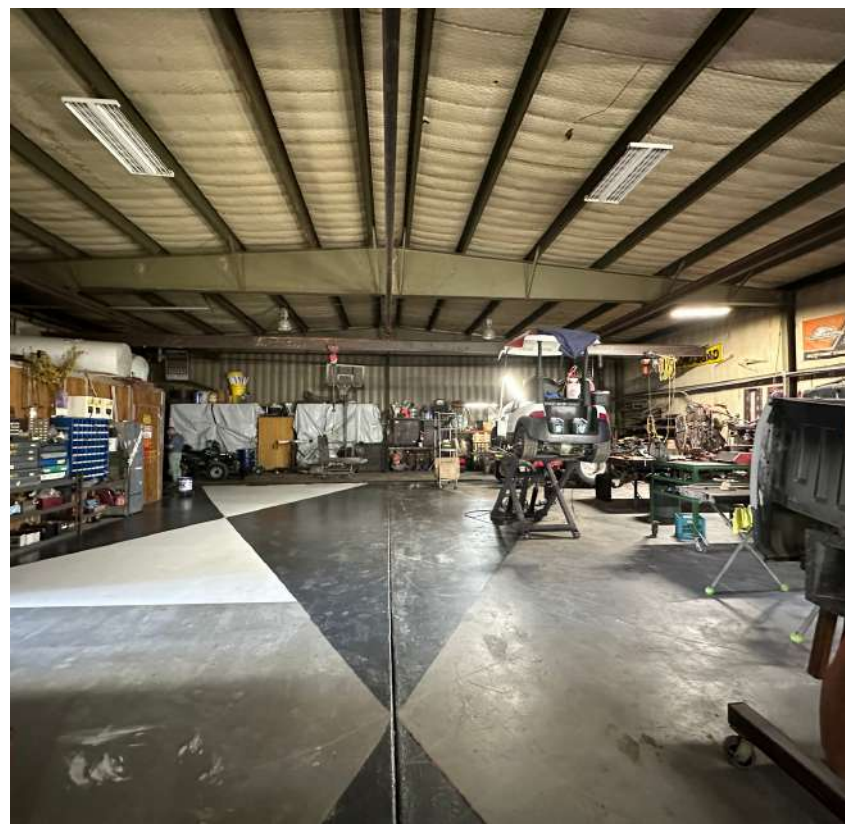
\$6/SF/YR NNN

POTENTIAL NET OPERATING INCOME BASED ON MARKET LEASE RATES

\$288,924.00

POTENTIAL CAP RATE BASED ON MARKET RENT PROJECTIONS

8.3%



EXECUTIVE SUMMARY

Property Highlights

- 45,152 SF Industrial Warehouse Space
- Three Separate Buildings
 - Building 1: 24,000 SF
 - Four 6,000 SF Units
 - Building 2: 21,000 SF
 - One 6,000 SF Unit
 - Five 3,000 SF Units
 - Building 3: 152 SF
- 6 Acres of Land
- All 10 Units Have A Private Office and Bathroom
- Many of the Tenants on Month to Month Leases
- Metal Roofs
- City Water and Septic Sewer
- Two Billboards on the Property
 - Each Billboard Tenant Pays \$1,000/Year
- Each Unit is Metered Separately for Water, Electric and Gas
- Each Unit Has a 14-Foot Overhead Door
- 0.5 Miles from an Electrical Substation

Seller Financing Terms

PURCHASE PRICE - \$3,500,000

LOAN AMOUNT - \$3,150,000

DOWN PAYMENT - \$350,000

LOAN TYPE - SELLER FINANCING

INTEREST RATE - 7%

LOAN AMORTIZATION PERIOD - 20 YEARS

LOAN TERM - 20 YEARS

PAYMENT - \$24,422 (P&I)





PROPERTY DETAILS

Address: 3281 WY-89,
EVANSTON, WYOMING

Tax ID Numbers: 007704

Zoning: INDUSTRIAL

Total Property Taxes \$2,430.51/YR

Tax Details

- State Corporate Income Tax: 0%
- State Personal Income Tax: 0%
- State Personal Capital Gains Tax: 0%
- State Corporate Capital Gains Tax: 0%
- State & County Sales Tax: 5%



PROPERTY MAP

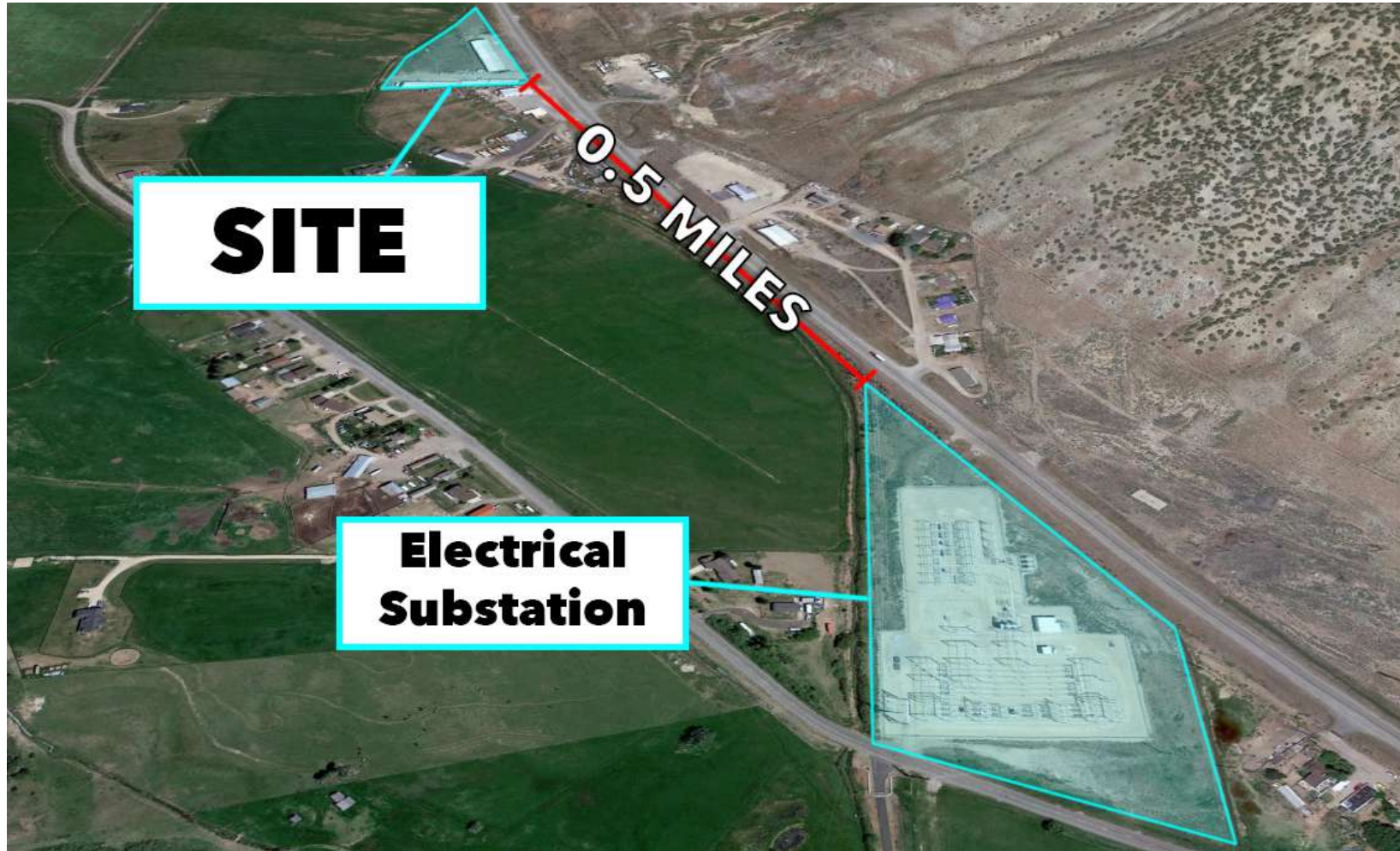


AERA MAP



The industrial park is only a 5-minute drive from downtown Evanston, WY, and a 7-minute drive from Interstate 80.

NEARBY ELECTRICAL SUBSTATION



There is an **electrical substation** 0.5 miles from the property. With the surging demand for **cryptocurrency mining farms** looking for properties that require a large power supply, **this location is extremely advantageous.**

SALE COMPS

COMPARABLE NO. 1



**630 S 7th St
Grand Junction, CO 81501**

Sale Price: \$3,350,000
Building Area: 48,648 SF
Property AC: 5.26 AC
Signed Date: Dec 2021

COMPARABLE NO. 2



**3 Layos Dr
Rock Springs, WY 82901**

Sale Price: \$3,700,000
Building Area: 22,400 SF
Property AC: 15 AC
Signed Date: Jan 2023

COMPARABLE NO. 3



**2830 Granite Peak Dr
Cheyenne, WY 82007**

Sale Price: \$4,250,000
Building Area: 20,500 SF
Property AC: 4.77
Signed Date: Jun 2021

COMPARABLE NO. 4



**3019 Salt Creek Hwy
Casper, WY 82604**

Sale Price: \$4,592,375
Building Area: 23,400 SF
Property AC: 7.17 AC
Signed Date: Aug 2022

COMPARABLE NO. 5



**3029 Salt Creek Hwy
Casper, WY 82604**

Sale Price: \$4,107,625
Building Area: 20,930 SF
Property AC: 20.57 AC
Signed Date: Aug 2022

SALE COMPS

COMPARABLE NO. 6



**8417 Trucker Trail
Casper, WY 82007**

Sale Price: \$5,100,000
Building Area: 21,662 SF
Property AC: 4.49 AC
Signed Date: May 2022

COMPARABLE NO. 7



**1555 View Dr
Casper, WY 82601**

Sale Price: \$5,182,000
Building Area: 67,220 SF
Property AC: 9.75 AC
Signed Date: Apr 2022

COMPARABLE NO. 8



**3131 Wood Ct
Casper, WY 82601**

Sale Price: \$5,600,000
Building Area: 27,769 SF
Property AC: 2.50 AC
Signed Date: Jul 2021

COMPARABLE NO. 9



**205 W 2855 S
Salt Lake City, UT 84115**

Sale Price: \$6,950,000
Building Area: 43,900 SF
Property AC: 1.73 AC
Signed Date: Jun 84115

COMPARABLE NO. 10



**2968 S American Way
Ogden, UT 84401**

Sale Price: \$3,671,257
Building Area: 28,500 SF
Property AC: 2.52 AC
Signed Date: Feb 2023

SALE COMPS

COMPARABLE NO. 11



**2920 W Directors Row
Salt Lake City, UT 84104**

Sale Price: \$5,450,000
Building Area: 26,929 SF
Property AC: 4.4 AC
Signed Date: Aug 2021

COMPARABLE NO. 12



**1636 S Pioneer Rd
Salt Lake City, UT 84104**

Sale Price: \$6,357,582
Building Area: 58,000 SF
Property AC: 9.73 AC
Signed Date: Oct 2021

COMPARABLE NO. 13



**1555 View Dr
Casper, WY 82601**

Sale Price: \$5,182,000
Building Area: 67,220 SF
Property AC: 9.75 AC
Signed Date: Apr 2022

LEASE COMPS

COMPARABLE NO. 1



**4139 State Highway 150
Evanston, Wyoming 82930**

Lease Price: \$6/SF/YR NNN
Building Area: 2,900 SF
Signed Date: Feb 2022

COMPARABLE NO. 2



**4145 State Highway 150
Evanston, Wyoming 82930**

Lease Price: \$6/SF/YR NNN
Building Area: 3,584 SF
Signed Date: Dec 2022

COMPARABLE NO. 3



**40 Wilkins Peak Dr
Rock Springs, WY 82901**

Lease Price: \$9.60/SF/YR NNN
Building Area: 3,000 SF
Signed Date: Mar 2021

COMPARABLE NO. 4



**225 West St
Evanston, Wyoming 82930**

Lease Price: \$4/SF/YR NNN
Building Area: 9,000 SF
Signed Date: Apr 2021

COMPARABLE NO. 5



**1130 Billie Dr
Rock Springs, Wyoming 82901**

Lease Price: \$7.20/SF/YR MG
Building Area: 3,000 SF
Signed Date: Jun 2020

LEASE COMPS

COMPARABLE NO. 6



**71 Allegiance Cir
Evanston, Wyoming 82930**

Lease Price: \$4/SF/YR NNN
Building Area: 4,700 SF
Signed Date: Mar 2023

COMPARABLE NO. 7



**1130 Rockies Cir
Rock Springs, Wyoming 82901**

Lease Price: \$8.16/SF/YR NNN
Building Area: 12,500 SF
Signed Date: Dec 2022

COMPARABLE NO. 8



**22 Tri State Rd
Rock Springs, WY 82901**

Lease Price: \$10.90/SF/YR NNN
Building Area: 11,000 SF
Signed Date: Jul 2020

COMPARABLE NO. 9



**88 Center St
Rock Springs, WY 82901**

Lease Price: \$5.71/SF/YR NNN
Building Area: 10,500 SF
Signed Date: Apr 2020

LOCATED IN AN OPPORTUNITY ZONE

The property is located within a Federal Opportunity Zone.

The Tax Cut and Jobs Act included a new federal incentive - Opportunity Zones - meant to spur investment in undercapitalized communities. Any corporation or individual with capital gains can qualify. The program provides three tax benefits for investing unrealized capital gains in Opportunity Zones:

1. **Temporary deferral of taxes on previously earned capital gains.** Investors can place existing assets with accumulated capital gains into Opportunity Funds. Those existing capital gains are not taxed until the end of 2026 or when the asset is disposed of.
 2. **Basis step-up previously earned capital gains invested.** For capital gains placed in Opportunity Funds for at least 5 years, investors' basis on the original investment increases by 10 percent. If invested for at least 7 years, investors' basis on the original investment increases by 15 percent.
 3. **Permanent exclusion of taxes on any capital gains.** For investments held for at least 10 years, investors pay no taxes on any capital gains produced through their investment in Opportunity Funds (the investment vehicle that invests in Opportunity Zones).
-

LOCATED IN AN OPPORTUNITY ZONE

OPPORTUNITY ZONES FOR PROPERTY

- Opportunity zones have been created to spur economic development and job creation in distressed communities.
- Opportunity Fund must be created and are the required investment vehicle to invest in Opportunity Zones.
- Opportunity Fund investments in Real Estate are subject to a substantial improvement requirement.
- The real estate needs to be substantially improved following the acquisition of the property. Investors cannot just sit on the property after it is purchased to benefit from the opportunity zone.
- Buyers have 30 months after completing the acquisition of a property to complete property improvements
- Opportunity zone benefits include
 - Deferred payment of invested capital gains when the property is sold

OPPORTUNITY ZONES FOR BUSINESS

- Opportunity zones have been created to spur economic development and job creation in distressed communities.
- Opportunity Fund must be created and are the required investment vehicle to invest in Opportunity Zones.
- There is a safe harbor clause that allows a business to invest over the course of 30 months to fully qualify for the Qualified Opportunity Zone Business.



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EVANSTON, WY

12,721

Population

5 Mile Radius

2.5 Million

Population

100 Mile Radius

Tax-Friendly

Lowest Tax Structure

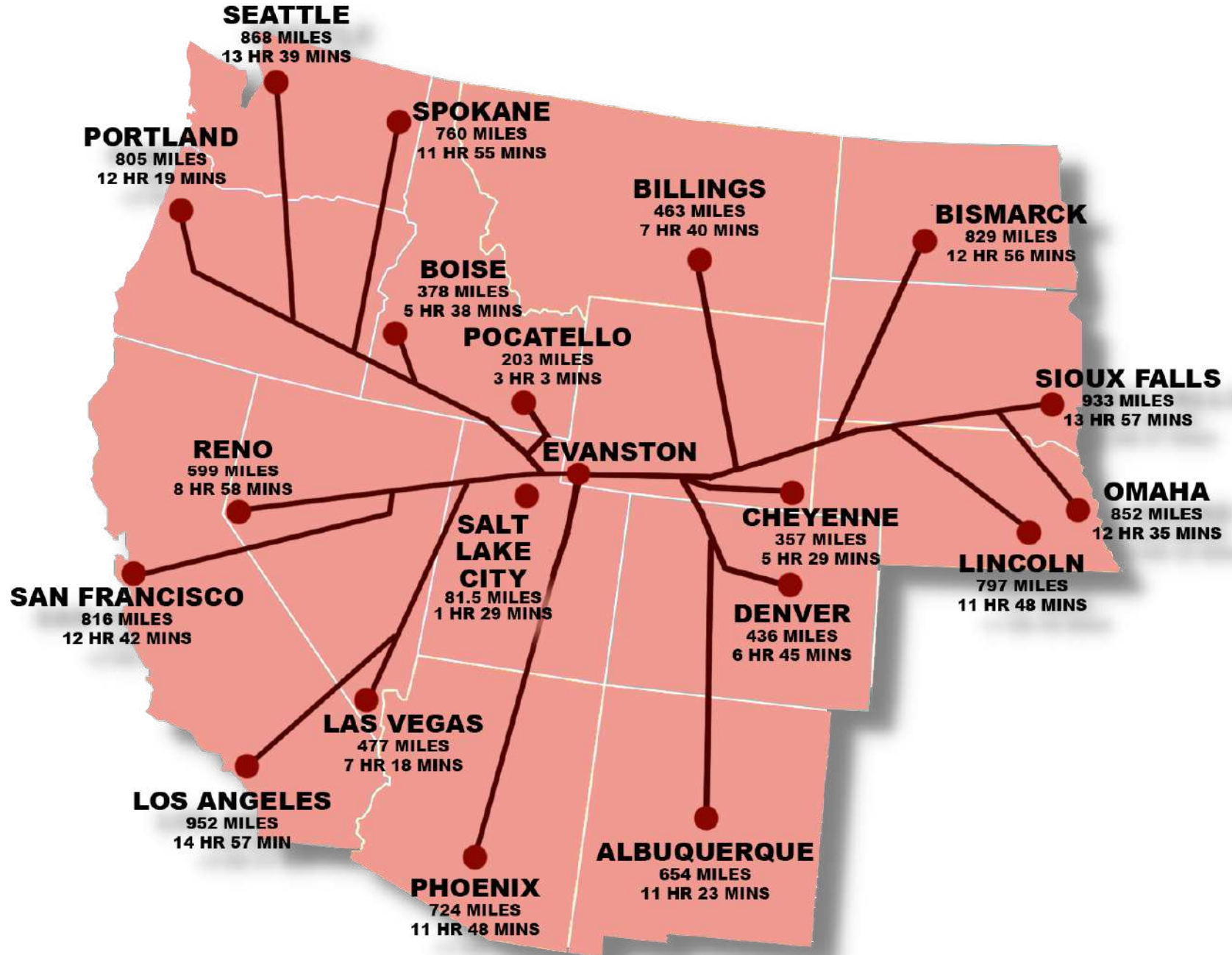
In The Nation

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.



TRADE AREA MAP



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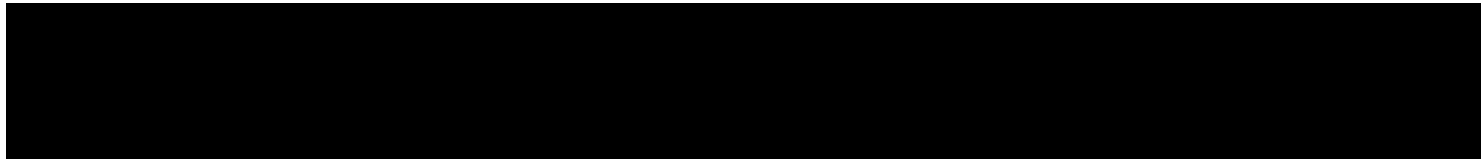
DEMOGRAPHICS

SURROUNDING AREA

	5 MILE RADIUS	10 MILE RADIUS
POPULATION	6,402	13,737
TOTAL HOUSEHOLDS	2,455	5,032
AVG HOUSEHOLD INCOME	\$65,361	\$71,879
MEDIAN HOUSEHOLD INCOME	\$53,843	\$61,567

Distance to Metro Areas

Park City, UT	67.1 Miles (1 Hour and 8 Minutes)
Salt Lake City, UT	87 Miles (1 Hour and 23 Minutes)
Denver, CO	439 Miles (6 Hours and 53 Minutes)
Las Vegas, NV	481 Miles (7 Hours and 12 Minutes)
Los Angeles, CA	749 Miles (11 Hours and 18 Minutes)



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This brochure has been prepared to provide summary, unverified financial and physical information to prospective buyers and/or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Peak Collective Real Estate and KW Commercial have not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Peak Collective Real Estate and KW Commercial have not verified, and will not verify, any of the information contained herein, nor has Peak Collective Real Estate and KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and/or lessees must take appropriate measures to verify all information set forth herein.

Prospective buyers and/or lessees shall be responsible for their costs and expenses of investigating the subject property.

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