

# PEAK COLLECTIVE

REAL ESTATE  
COMMERCIAL | INVESTMENT | DEVELOPMENT



**4,800 SF  
WAREHOUSE**



**4,700 SF  
QUONSET HUT**



**2,930 SF  
WAREHOUSE**



**16,320 SF  
OFFICE SPACE**



**6.45 AC  
PAVED YARD**



**4,200 SF  
WAREHOUSE**



**10.63 AC  
UNPAVED YARD**

**LEASED  
BILLBOARD**

# 71

## **ALLEGIANCE CIRCLE EVANSTON, WY**

**17.09 AC INDUSTRIAL COMPLEX WITH 32,950 SF BUILDING SPACE**

# PROPERTY SUMMARY

## INVESTMENT SUMMARY

Property Address	71 Allegiance Circle Evanston, WY 82930
Listing Price	\$3,000,000
Total GLA (SF)	32,950
Price Per SF (GLA)	\$91.04
Land Size (AC)	17.09 AC
Land Price Per SF	\$4.03
Year Built	1981
Zoning	I-E Industrial Established

## PROPERTY TAX INFORMATION

Parcel Numbers:	003641, 003643, 002624, 002629 003642, 017260, 017261
Total Property Taxes	\$6,093.12

Located in a Federal Opportunity Zone



# PROPERTY **OVERVIEW**

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Peak Collective Real Estate with KW Commercial is pleased to present for sale **71 Allegiance Circle** in Evanston, Wyoming.

This expansive Industrial portfolio was built in 1981 and includes a 4,200 SF warehouse building with a 3-ton crane and 16,320 SF of office space, a 4,800 SF warehouse with three 14ft overhead doors and a 3-ton crane, a 4,700 SF Quonset hut with two 14ft overhead doors, a 2,930 SF building with an overhead door, 6.46 AC of paved yard space with a fully fenced lot, and 10.63 acres of undeveloped land.

In addition, the property has a built-in semi-truck power and charging island, a concrete chemical wash basin, and a freeway billboard.



# PROPERTY HIGHLIGHTS

- 16,320 SF of Furnished Office Space and 4,200 SF Warehouse Space
- 10.63 Acre Unpaved Lot for Outdoor Storage
- 6.46 Acres Paved and Fully Fenced Lot
- Year Built - 1981 (additions added between 1981 and 2014)

- Heated Warehouses
- 3 Phase Heavy Power
- Automatic Gate
- Semi-truck Power and Charging Island
- Concrete Chemical Wash Basin
- Freeway Billboard Currently Leased

- Building 1 - 20,520 SF with a 4,200 SF warehouse and 16,320 SF of Office Space and a 3-ton crane
- Building 2 - 4,800 SF warehouse with a 3-ton crane
- Building 3 - 4,700 SF quonset hut
- Building 4 - 2,930 SF warehouse



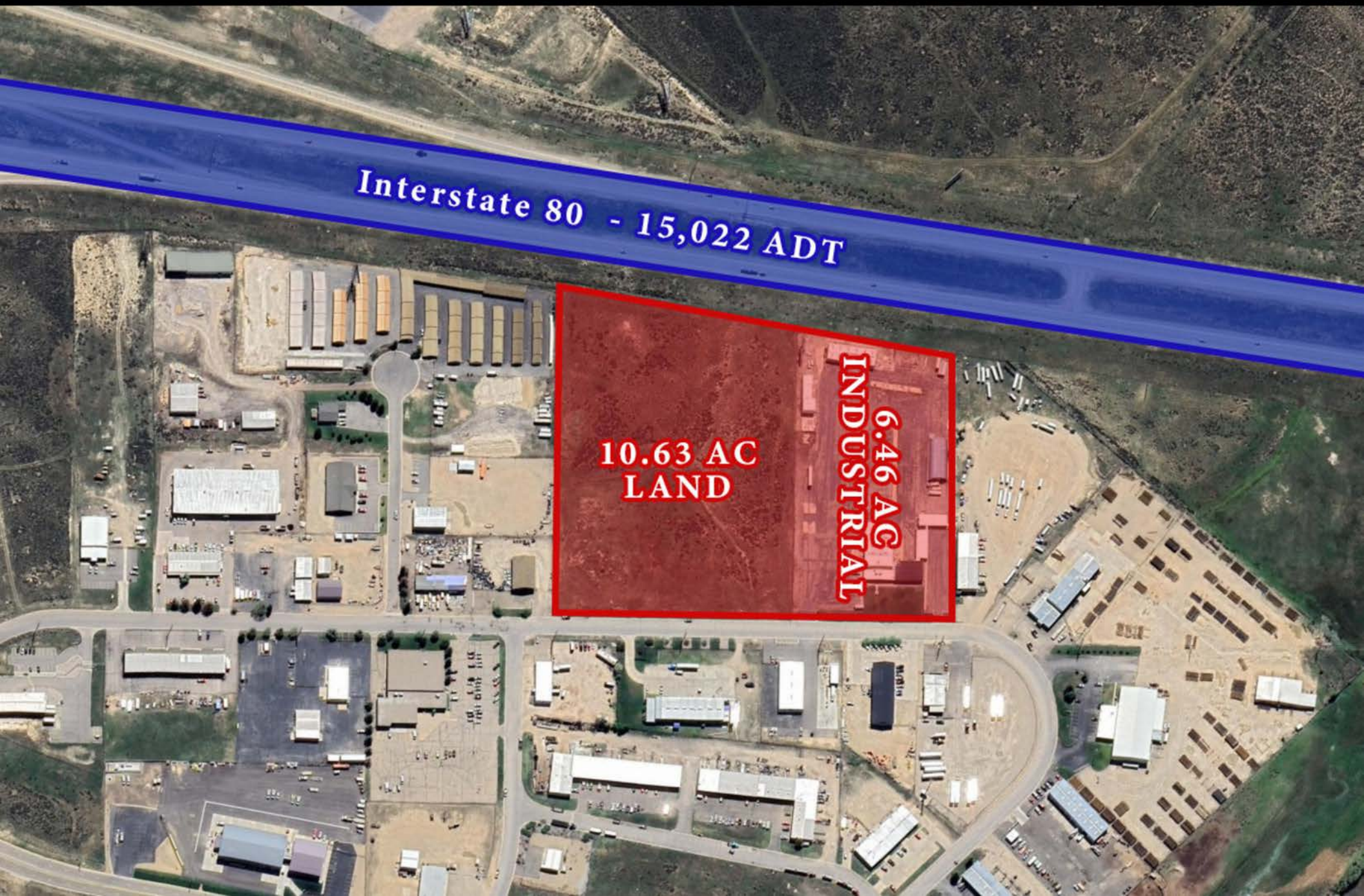
71

**ALLEGIANCE CIRCLE**

Interstate 80 - 15,022 ADT

10.63 AC  
LAND

6.46 AC  
INDUSTRIAL





# MARKET DEMOGRAPHICS

Evanston, Wyoming has a lot to offer in the commercial market. From Affordable shovel-ready sites, cheap energy rates, and no corporate taxes make Evanston the ideal location for businesses wanting to locate near the Wasatch Front.

Evanston's diverse business ecosystem includes healthcare, advanced manufacturing, wind farms, aerospace contractors, DoD contracted manufacturers, and more.

Evanston is also an incredible place to live. This charming historic community has a bustling downtown, access to the best skiing in the world and sits at the crossroads of the best outdoor recreation in the United States.

## SUMMARY

	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	6,607	13,229	14,068
Total Households	2,479	4,817	5,203
Avg Household Income	\$71,469	\$73,002	\$72,663
Median Age	37.2	37.6	37.9
Total Consumer Spending	\$79M	\$157.4M	\$171.3M

# RECENT SALES COMPARISONS

**1911 Dunlap Way**  
Casper, WY 82601

**Acres:** 5.65 AC  
**GLA:** 45,440 SF  
**Sold Date:** 7/17/2023  
**Sold Price:** \$3,847,000  
**Price Per SF:** \$85



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

**Acres:** 15 AC  
**GLA:** 22,400 SF  
**Sold Date:** 1/3/2023  
**Sold Price:** \$3,700,000  
**Price Per SF:** \$165



**2180 W Renauna Ave**  
Casper, WY 82601

**Acres:** 18.68 AC  
**GLA:** 88,552 SF  
**Sold Date:** 9/30/2022  
**Sold Price:** \$6,388,182  
**Price Per SF:** \$72



**1555 View Dr**  
Casper, WY 82601

**Acres:** 9.75 AC  
**GLA:** 62,220 SF  
**Sold Date:** 4/22/2022  
**Sold Price:** \$5,182,000  
**Price Per SF:** \$77





Virtual Tour  
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## EXTERIOR PHOTOS







Virtual Tour  
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## EXTERIOR PHOTOS





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# EXTERIOR PHOTOS





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# INTERIOR PHOTOS





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# INTERIOR PHOTOS





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## INTERIOR PHOTOS



# EVANSTON HIGHLIGHTS

The Bear River Greenway is a recreational playground in the heart of the city. It offers kayaking, 6 miles of paved pathways, and 10 miles of bike trails.



The Mirror Lake Scenic Byway extends from Evanston, Wyoming to Kamas, Utah. The Wyoming section of the byway provides southbound travelers with a panoramic view of the Uinta Mountains.



Snow, ice and cold mean its time to enjoy the winter in Evanston. You can travel through the Uinta Mountains on a snowmobile, skate under the stars at the ice ponds, go sledding at Bear River State Park and enjoy miles of groomed cross-country ski trails.







# EVANSTON, WYOMING

This small, western town offers friendly restaurants, motels, bars, an historic downtown, plenty of recreational activities, and the last intact roundhouse on the original Union Pacific Railroad line.

Located at 7,000 feet in the southwest corner of Wyoming, summer days are normally clear and cool, and with an average of 300 days of sunshine every year, it is a perfect place for hiking, a round of golf, or a pleasant stroll around town.

After a day of outdoor fun you can stop for a massage, enjoy a great meal, and stay in one of the more than 1,000 motel rooms or the comfortable campground.

History buffs will enjoy following the old Mormon Trail or visiting the old railroad buildings, which are being restored. Stop by and see why Evanston's slogan is, "Fresh Air, Freedom and Fun."



# 71

## **ALLEGIANCE CIRCLE**

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 71 Allegiance Circle Evanston, WY 82930. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



# Kody Watts

Commercial Real Estate Broker

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# Tori Watts

Commercial Real Estate Broker

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