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COMMERCIAL | INVESTMENT | DEVELOPMENT

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KELLERWILLIAMS REALTY  
Kody M. Watts RE-15364



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**POLARIS**

371

**PROSPECTOR DRIVE**  
EVANSTON, WY

18,956 SF COMMERCIAL BUILDING ON 3.33AC FOR SALE OR LEASE

# PROPERTY SUMMARY

## PROPERTY INFORMATION

Property Address	371 Prospector Drive Evanston, WY 82930
Listing Price	\$3,650,000
Total Building SF	18,956 SF
Price Per SF	\$192.55
Total AC	3.33 AC
Property Type	Commercial
Lease Type	NNN
Base Rent	Negotiable
Zoning	HB-E - Commercial
Year Built	2013
2024 Taxes	\$18,155.43
Parcel ID	152019413002

### Seller is flexible on lease options

Seller is flexible on lease options.  
Rent to own, lease with option to purchase or  
traditional leasing is available.



### Need More Space?

An additional 3.89 AC of land is  
available next door for \$850,000.  
Reach out for more details.

# PROPERTY OVERVIEW

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We are pleased to present 371 Prospector Drive in Evanston, Wyoming for sale or lease.

The property features an 18,956 SF commercial building on 3.33 acres that offers large showroom space, 3,000 SF of office space on the second floor, approx 7,000 SF of ground-level shop space equipped with six bay doors, and gated yard space.

The size and design of this building allows seamless access and functionality for industrial or automotive needs. With ample acreage, the property also allows for additional storage, parking, or potential future expansion.

Conveniently located directly off I-80, this property is available for sale or lease, presenting an outstanding opportunity for businesses looking to establish or grow their operations in a thriving market.



371

PROSPECTOR DRIVE

18,956 SF

3.33 AC

This red-outlined area contains a large industrial-style building with a dark roof and a parking lot with several vehicles. A blue callout box with white text indicates a total area of 18,956 SF. At the bottom of the red area, the text '3.33 AC' is written in white.

3.89 AC  
AVAILABLE  
NEXT DOOR

This yellow-outlined area is a large, mostly empty lot with some faint markings and a few small structures. The text '3.89 AC AVAILABLE NEXT DOOR' is overlaid in green and white.



371

PROSPECTOR DRIVE

INTERSTATE 80 15,022 ADT



SITE

Future Off Track Horse Betting Casino



371

PROSPECTOR DRIVE



# HB-E ZONING USE

## Permitted land uses includes but may not be limited to:

Motels and Hotels

Office/Professional

Membership Clubs

Public and private golf courses

Restaurants, including the sale of alcoholic beverage with meals (not drive-in restaurants)

Duplicating and printing services (buildings up to 5,000 square feet)

Art or craft studio space and accessory gallery

Municipal, county, state or federal facilities

Public parks and playgrounds

Gasoline stations

Personal service outlets

(barber/beauty shops, shoe repair, self-service laundries, dry-cleaning, appliance repair)

Retail establishments

(buildings up to 25,000 square feet)

Supermarkets up to 25,000 square feet

Recreation and athletic membership clubs

Vehicle, RV, mobile home sales

Mortuaries and funeral chapels

# HB-E ZONING USE

Additional uses requiring conditional use review by the Planning & Zoning Commission include but may not be limited to:

Microbrewery

Bars, taverns, etc.

Package liquor stores

Windmills for generation of electrical power

Transportation centers

Public and private educational facilities

Lumber yards

Churches/places of worship

Mini self-storage

Single unit detached and dwellings on all floors

Rental establishments

Car wash

Commercial uses

Financial institutions

Drive in facilities

Indoor amusement and entertainment establishments

Taxidermist

Parking lots and structures

Drive in restaurants

Private indoor or outdoor recreation and amusement



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 **3D TOUR**  
VIRTUAL AUGMENTED REALITY

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## PROPERTY PHOTOS





## PROPERTY PHOTOS





## PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS





# MARKET ANALYSIS

Evanston, Wyoming's industrial market is positioned for strong growth and opportunity, thanks to its strategic location, business-friendly environment, and access to major transportation corridors. Situated near Interstate 80, a critical artery for regional and national freight, Evanston offers unparalleled connectivity for logistics and distribution operations.

The area benefits from Wyoming's pro-business policies, including low taxes and favorable regulations, making it an attractive location for industrial development and investment. With a growing interest in energy, manufacturing, and warehousing sectors, Evanston is becoming a hub for businesses seeking affordable industrial spaces without sacrificing access to key markets.

Moreover, the proximity to Utah's booming economy enhances Evanston's appeal, providing businesses with access to skilled labor and expanding consumer bases while enjoying lower operating costs. The local government's commitment to infrastructure improvements and economic development initiatives further underscores the region's potential.



# 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.

<b>SUMMARY</b>	<b>2 Mile Radius</b>	<b>5 Mile Radius</b>	<b>10 Mile Radius</b>
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



# 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."



# CONFIDENTIALITY & DISCLOSURE

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Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 371 Prospect Drive, Evanston, Wyoming 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.

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