

PEAK COLLECTIVE

REAL ESTATE  
COMMERCIAL | INVESTMENT | DEVELOPMENT

**KW** WESTERN  
TRAILS  
KELLERWILLIAMS. REALTY  
Kody M. Watts RE-15364

3.89 AC

PROSPECTOR

**DRIVE**

EVANSTON, WY

3.89 AC OF COMMERCIAL LAND WITH FREEWAY FRONTAGE FOR SALE

# PROPERTY SUMMARY

## PROPERTY INFORMATION

Property Address	Prospector Drive Evanston, WY 82930
Listing Price	\$850,000
Total AC	3.89 AC
Price Per SF	\$5.02/SF
Property Type	Commercial
Zoning	HB-E - Commercial



## COMMERCIAL BUILDING

18,956 SF Building on 3.33 AC is  
available next door.

Reach out for more details.

# PROPERTY OVERVIEW

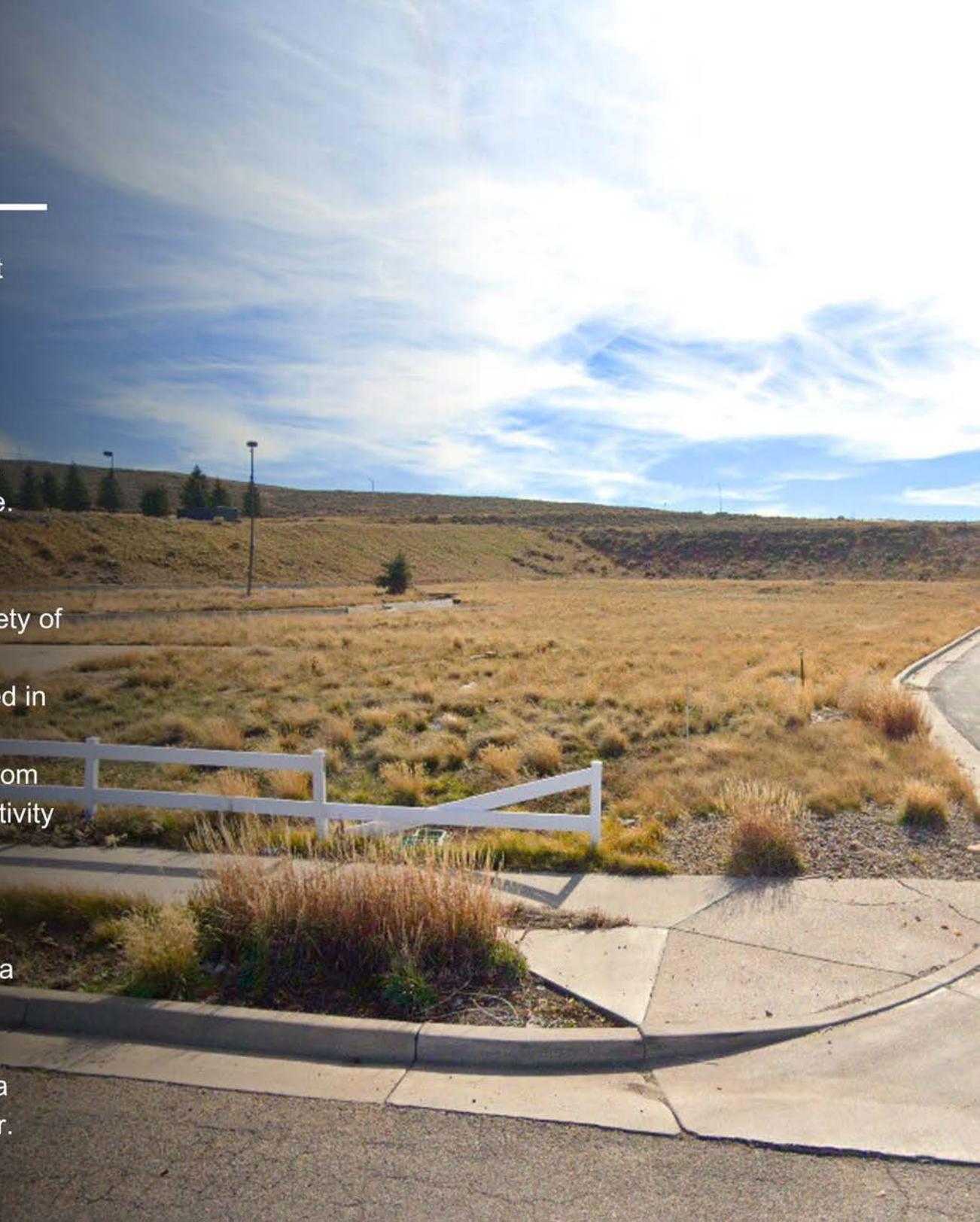
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We're pleased to present 3.89 AC on Prospect Drive in Evanston, Wyoming.

Strategically located right off the freeway in Evanston, Wyoming, this 3.89-acre parcel of commercially zoned land offers an exceptional development opportunity with freeway frontage.

With easy access and high visibility from the interstate, this prime location is ideal for a variety of commercial uses, including retail, hospitality, dining, or service-based businesses. Positioned in a growing area with increasing demand for commercial expansion, the property benefits from strong traffic exposure and convenient connectivity to both local and regional markets.

Whether you're looking to establish a new business, expand an existing one, or invest in a high-potential commercial site, this property provides the space and flexibility to bring your vision to life. Don't miss the chance to secure a premier location in a thriving economic corridor.



# PROSPECTOR DRIVE



18,956 SF

AVAILABLE  
NEXT DOOR

3.89 AC



PROPERTY PHOTOS





# PROPERTY PHOTOS



# PROSPECTOR DRIVE



INTERSTATE 80 15,022 ADT  
INTERSTATE 80 OFF-RAMP  
INTERSTATE 80 ON-RAMP



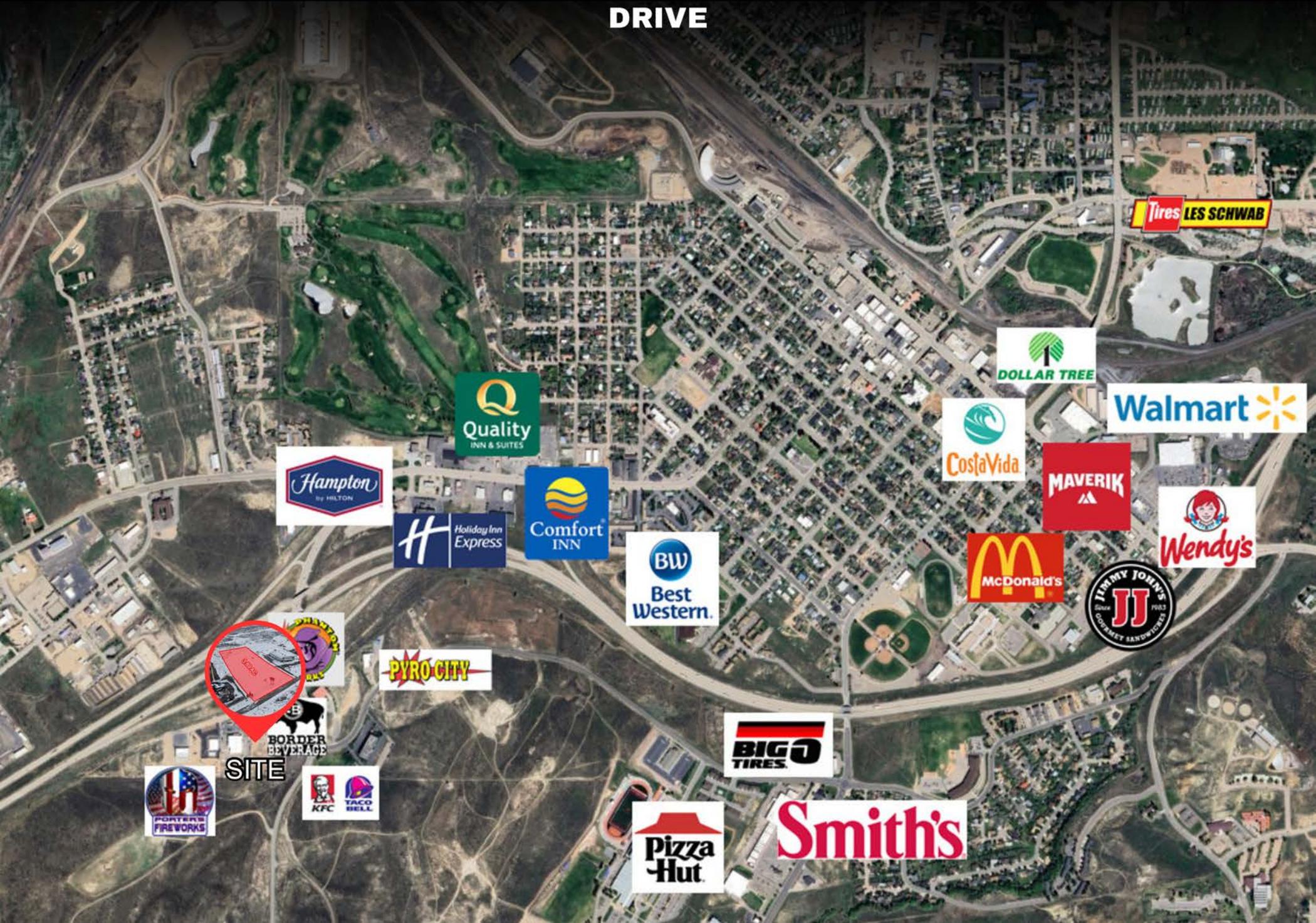
**SITE**



Future Off Track  
Horse Betting Casino

# PROSPECTOR

## DRIVE



Tires LES SCHWAB

DOLLAR TREE

Walmart

Quality  
INN & SUITES

Hampton  
by HILTON

Holiday Inn  
Express

Comfort  
INN

BW  
Best  
Western.

CostaVida

MAVERIK

Wendy's

McDonald's

JJ  
JIMMY JOHN'S  
GOURMET SANDWICHES

10000  
SITE

PYRO CITY

BORDER  
BEVERAGE

PORTER'S  
FIREWORKS

KFC  
TACO BELL

BIG O  
TIRES

Pizza  
Hut

Smith's

# 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



# 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



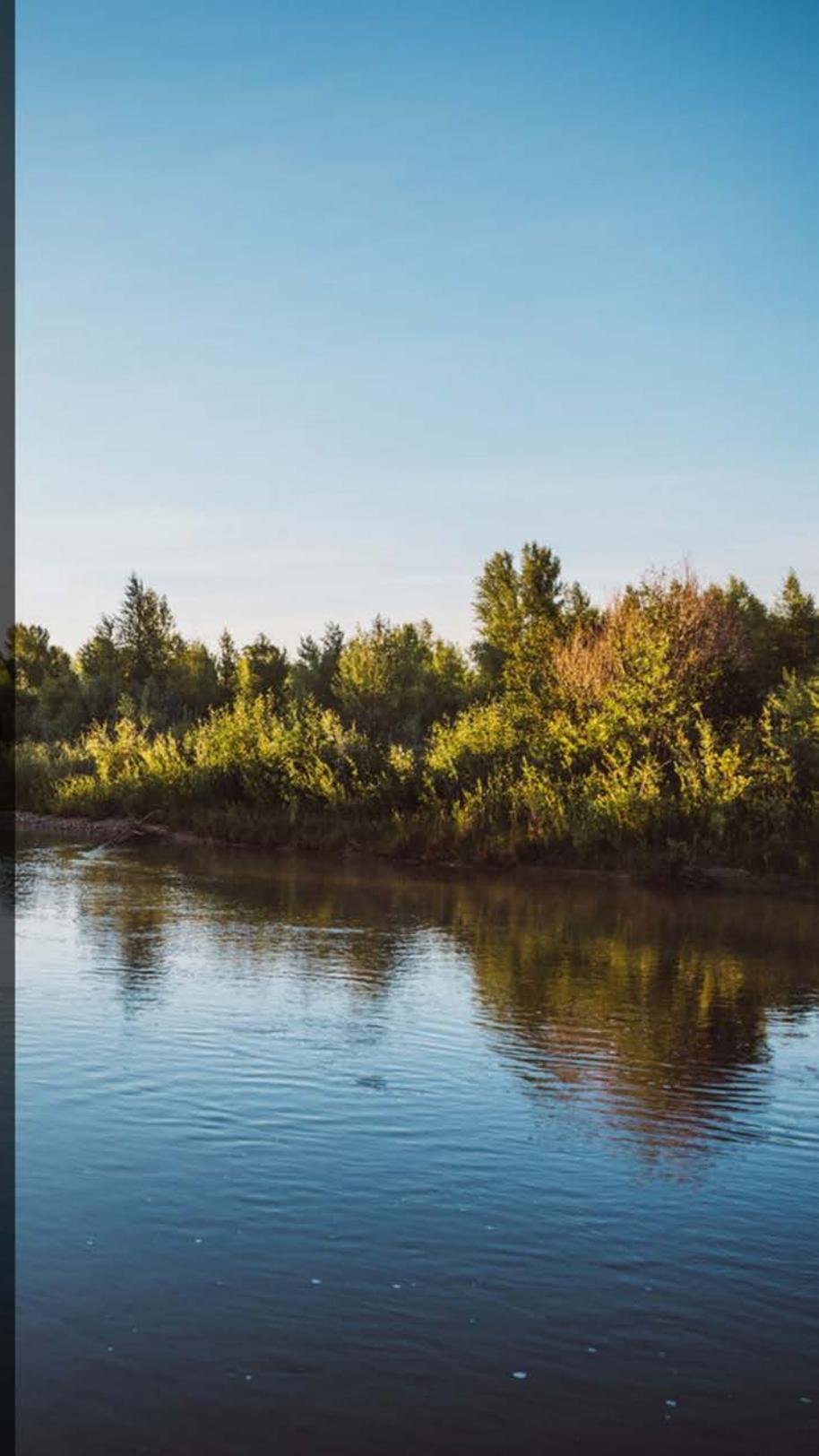
# EVANSTON, WYOMING

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."



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# Kody M. Watts

Commercial Real Estate Broker

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