

**Kody Watts**

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**PEAK COLLECTIVE**

REAL ESTATE  
COMMERCIAL | INVESTMENT | DEVELOPMENT

**KW WESTERN TRAILS**  
KELLERWILLIAMS 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

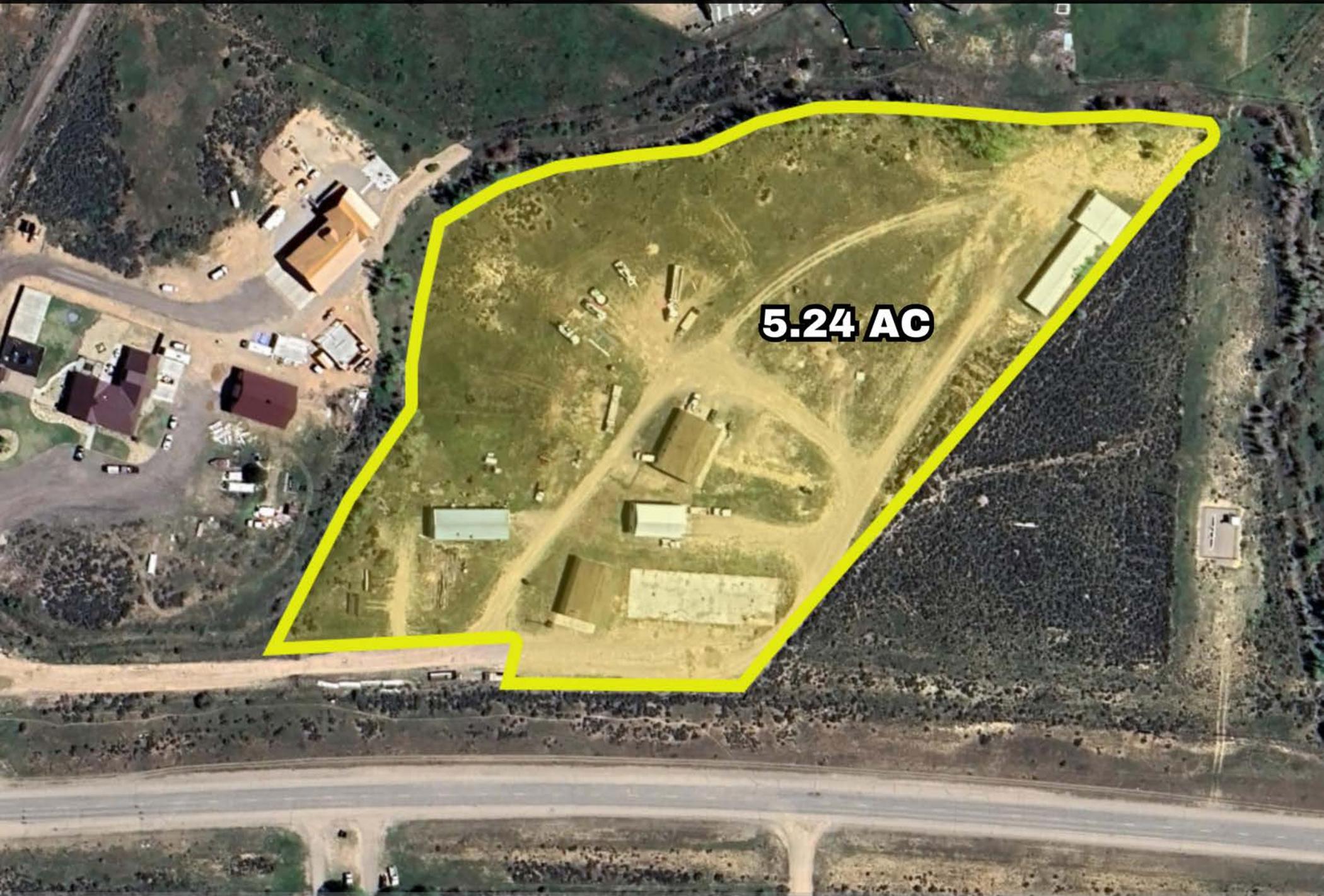
- Gated Industrial Park with Yard Space Available
- 5-minute drive from downtown Evanston, WY
- 3.5 Miles to I-80 freeway (5 Minutes Drive)
- Nearby Access to Interstate 80, which is the gateway between Salt Lake City and Denver.
- Industrial Zoning

## 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?

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**#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

# I-E ZONING PERMITTED USE

- Assembly Facilities
- Boats Sales
- Day Care Centers
- Equipment & Appliance Repair
- Equipment Storage
- Fabrication Facilities
- Furniture & Carpet Warehouses
- Gasoline Service Stations
- Junkyards, auto wrecking and salvage yards
- Manufacturing Facilities
- Mineral Extraction Facilities
- Mobile Homes Sales
- Motor Vehicle Sales
- Offices
- Printing Services
- Processing Facilities
- Recreational Buildings & Uses
- Research/Testing Laboratories
- Restaurants including Alcoholic Beverage Licenses
- Retail/Wholesale Club
- Service Garages
- Transportation Centers
- Welding Facilities
- Warehousing
- Wholesale Operations

# I-E ZONING CONDITIONAL USE

- Animal Hospitals
- Automobile Repair
- Car Washes
- Cold Storage
- Contractors
- Disposal
- Equipment Dealers
- Extractive Industries
- Firewood
- Helipads
- Kennels
- Lumber Yards
- Municipal Buildings and Facilities
- Nursery
- Paint & Body Shops
- Private Amusement
- Private Recreation
- Production
- Processing and/or Storage of Hazardous Materials
- Public Utility Buildings and Facilities
- Sales
- Storage Rental
- Trucking
- Windmills



# MARKET DEMOGRAPHICS

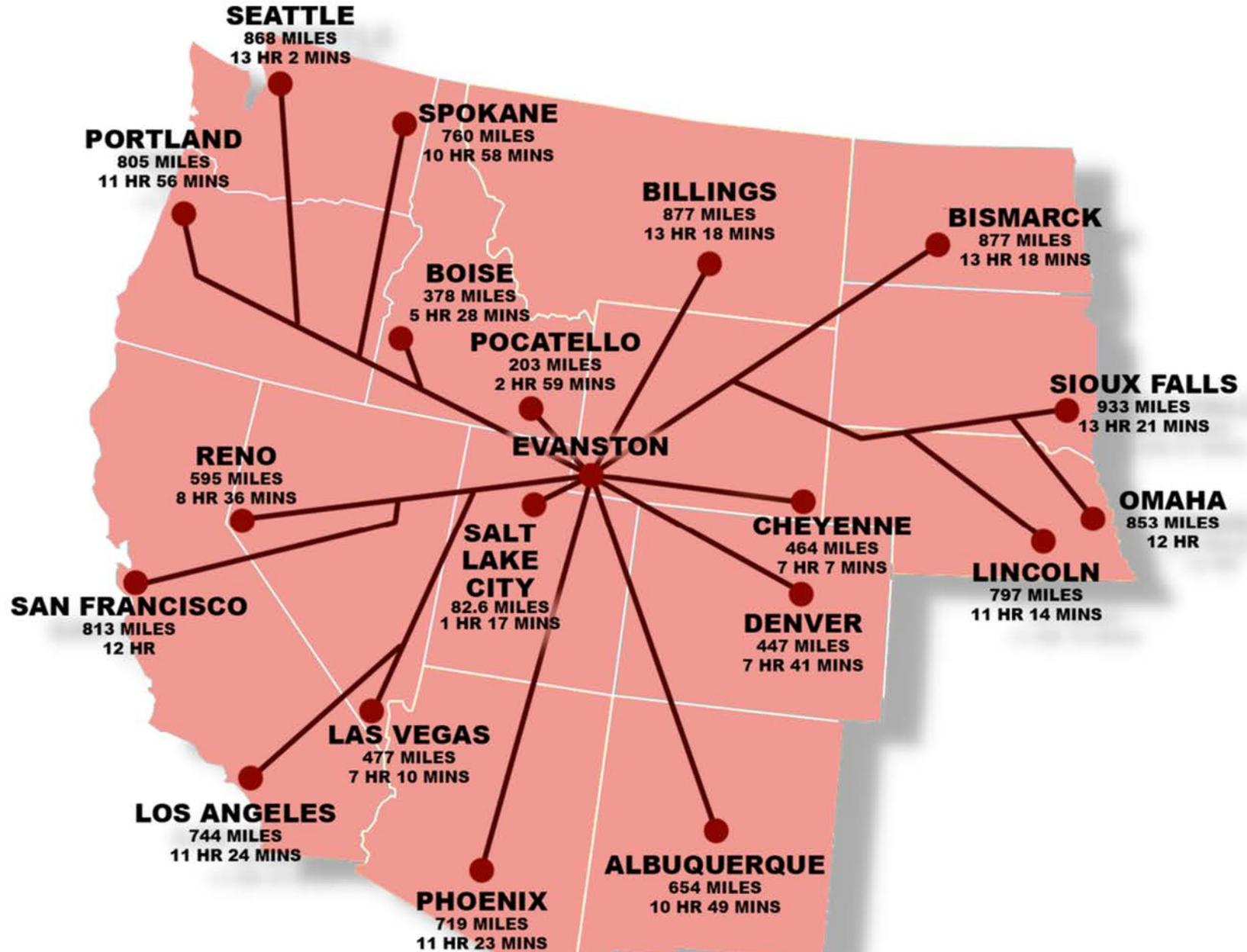
Evanston, Wyoming continues to demonstrate strong potential across its commercial real estate market. From affordable shovel-ready sites, cheap energy rates, and no corporate taxes make Evanston the ideal location for businesses wanting to locate near the Wasatch Front.

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

# TRADE AREA MAP





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# EVANSTON, WY

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**12,721**

Population  
5 Mile Radius

**2.5 Million**

Population  
100 Mile Radius

**Tax-Friendly**

Lowest Tax Structure  
In The Nation

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*Where nature meets convenience in a tax-friendly environment!*

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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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Commercial Real Estate Broker

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