

307-856-4663



804 W Main Street, Riverton, WY. 82501

# Eastern Shoshone Business Park Development

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## Offering Memorandum

Phase 1

Eastern Shoshone

Business Park

Riverton, Wyoming

[www.easternshoshonebusinesspark.com](http://www.easternshoshonebusinesspark.com)





# Table of Contents

Confidentiality Disclaimer .....	1
Sales and Marketing Team.....	2
Project Overview .....	3
Preliminary Site Plan .....	4
Zoning, Master Plan .....	5
Conceptual Master Plan .....	6
Google Maps of Site .....	7
Statistics, Fremont County.....	8
Income, Fremont County.....	9
Location Overview.....	10
The Shoshone Tribe .....	11



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# Sales and Marketing

## Service is our Hallmark!

As the premiere real estate company in the Fremont County area, we are dedicated to providing our clients with the finest customer service available.

Our top-notch team of brokers and agents have the expertise you can rely on to make your property buying or selling experience one you'll remember . . . **for all the right reasons!**



**David Kellner**

[dkellner@wyoming.com](mailto:dkellner@wyoming.com)

(307) 851-4629



**George Piplica**

Responsible Broker

(307) 856-4663

## Office Hours:

Monday - Friday 8:30 am to 5:30 pm Saturday: 10:00 am to 2:00 pm (or by cell phone)

Sunday: By cell phone

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# Project Overview—Phase One

Phase One of the Eastern Shoshone Business Park project in Riverton, Wyoming is just one step of a coordinated Planned Unit Development Project by Eastern Shoshone Properties. The initial 19.45 acre project will focus on shopping and retail outlets. This project will be an integral development within the approximately 305 acre Master Plan.

The entire development shall be a planned Mixed Use Development which incorporates Commercial, Residential, Office, Industrial, Event Development, and Open Space to provide the City of Riverton and the surrounding area with much needed goods and services.

The Eastern Shoshone Business Park shall be developed in multiple phases over many years. Phase One development is scheduled to begin in 2022.

## Investment Highlights:

- ♦ Central Wyoming Location
- ♦ 30,000 people within 20 minute drive
- ♦ 45,000 people within 60 minute drive
- ♦ Site is on N. Federal Blvd. Adjacent to Walmart
- ♦ N Federal Blvd./Webbwood Rd. = Average daily traffic count of 15,000+
- ♦ Future opportunities available for Multi-Family, Office, and Light Industrial

## Fremont County Population

Population estimates, 7/1/21	39,336
Median Household Income	\$54,291
Owner- occupied housing	70.0%
High school graduate or higher	91.87%

Source: U.S. Census Bureau



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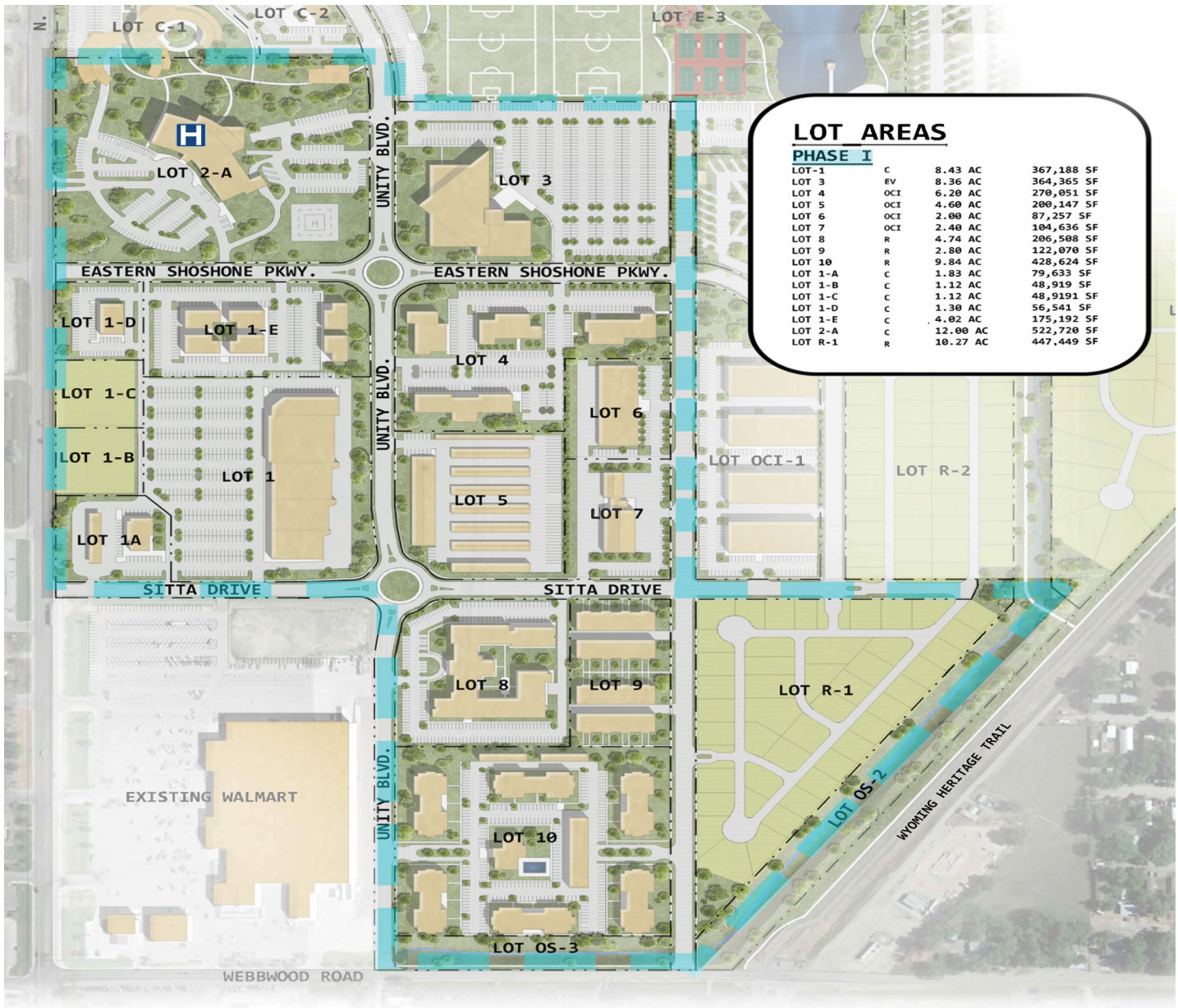
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Call David Kellner, 307-851-4629 or George Piplica, 307-851-9627  
for a Customized Price Quote!

Quotes available for: Sale, Lease, or Build to Suit.

## Preliminary Site Plan - Phase One



### Lots Available For:

- ⇒ Sale
- ⇒ Lease
- ⇒ Build to Suit



Phase One  
Eastern Shoshone  
Business Park



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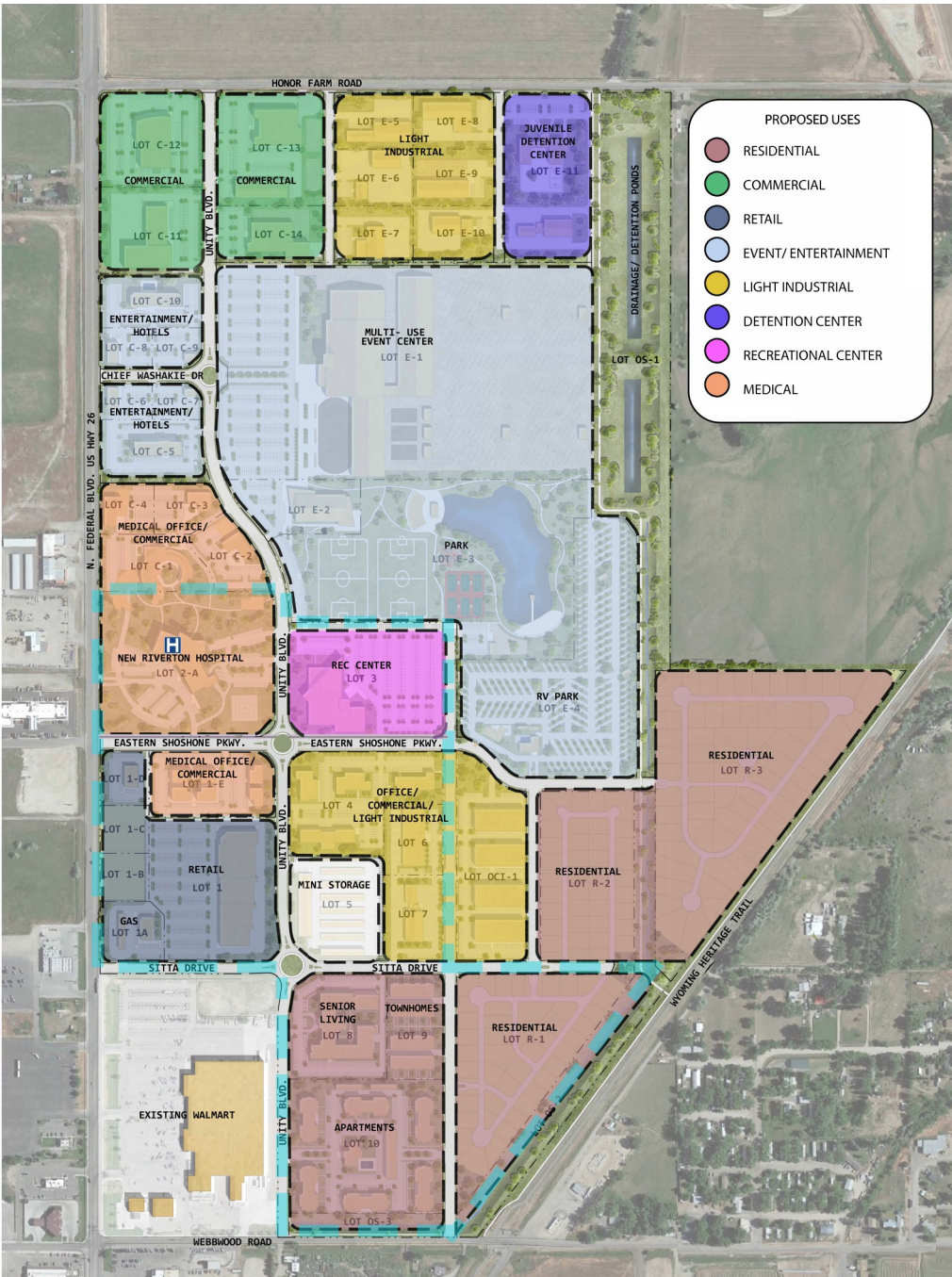


# Zoning Areas - Master Plan

305 Acre Master Plan



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# Conceptual Master Plan



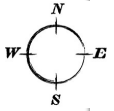
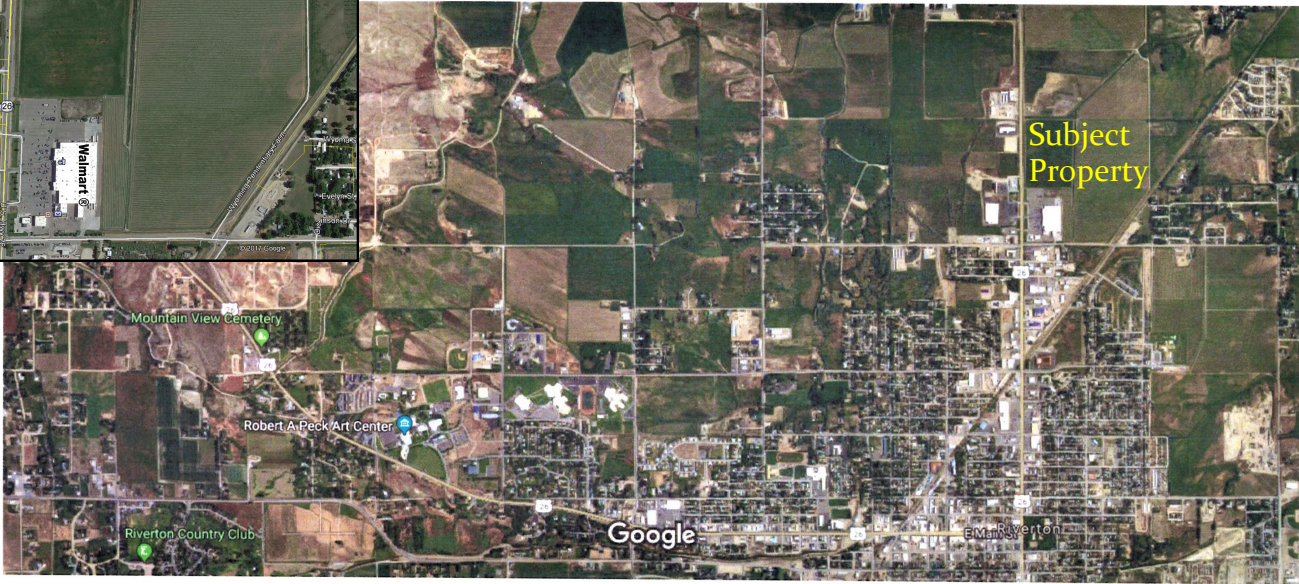
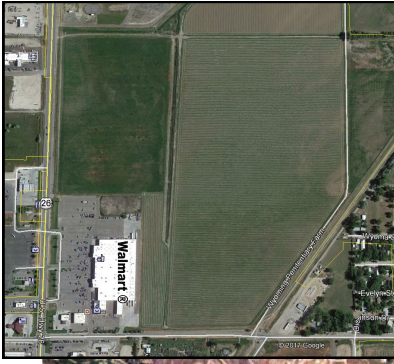
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# Google Maps of Site Location



## Overhead View of Riverton

Imagery ©2017 Google, Map data ©2017 Google 2000 ft



Imagery ©2017 Google, Map data ©2017 Google 500 ft

## View of Site Location



## Drone Views of Phase One Site



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# Fremont County Statistics

<u>Total population</u>	39,336	
Male	19,786	50.3%
Female	19,550	49.7%
Under 5 years	2,636	6.7%
Under 18	10,031	25.5%
65 and over	7,395	18.8%
Median age (years)	38.4	

## Housing

Housing units, July 1, 2019 - 18,032  
Housing units, April 1, 2010 - 17,796  
Owner-occupied housing unit rate - 70.07%  
Median value of owner-occupied housing units - \$195,500  
Median monthly owner costs -with a mortgage - \$1,376  
Median monthly owner costs -without a mortgage - \$388  
Median gross rent - \$785  
Building permits, 2021 - 20

## Businesses

Total employer establishments, 2020 - 1,243  
Total employment, 2020 - 9,889  
Total annual payroll, 2020 (\$1,000) - 384,492  
Total employment, percent change, 2019-2020 -.09%  
Total non-employer establishments, 2018 - 3,064  
All firms, 2012 - 3,890  
Men-owned firms, 2012 - 1,785  
Women-owned firms, 2012 - 1,225  
Minority-owned firms, 2012 - 291  
Nonminority-owned firms, 2012 - 3,391



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# Fremont County Income

## Fremont County, Wyoming

	Households	Families	Married-couple Families	Non-family Households
	<u>Estimate</u>	<u>Estimate</u>	<u>Estimate</u>	<u>Estimate</u>
Total	15,159	10,021	7,560	5,138
Less than \$10,000	4.7%	4.5%	2.2%	7.5%
\$10,000 to \$14,999	4.7%	2.3%	1.5%	9.7%
\$15,000 to \$24,999	13.0%	6.5%	3.8%	26.2%
\$25,000 to \$34,999	9.6%	7.8%	6.6%	13.3%
\$35,000 to \$49,999	15.1%	14.2%	11.9%	15.6%
\$50,000 to \$74,999	19.1%	22.6%	23.9%	12.1%
\$75,000 to \$99,999	12.6%	15.8%	17.9%	6.2%
\$100,000 to \$149,999	13.6%	17.2%	20.6%	5.2%
\$150,000 to \$199,999	4.6%	5.4%	6.9%	2.4%
\$200,000 or more	3.0%	3.6%	4.6%	1.7%
Median income (dollars)	53,559	65,403	75,019	30,000
Mean income (dollars)	68,758	77,567	87,439	48,080



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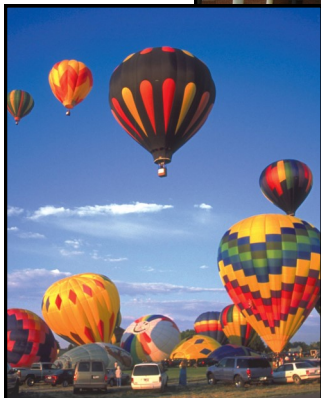
# Location Overview



## Town of Riverton

Riverton sits at the convergence of the Big Wind and Little Wind Rivers which has been a meeting place and crossroads since pre-historic times. Chief Washakie, Jim Bridger and Sacajawea are only a few of the legends that walked this land. As well as being the site of the 1838 mountain man rendezvous making Riverton truly a place to gather.

Riverton, Wyoming provides the business advantages of a regional business center while maintaining the quality of life associated with a small town. We have a diverse local economy, which includes light manufacturing, internet service, medical services, agriculture, retail, mineral and energy sectors. We are the commercial and educational hub of West Central Wyoming, an area with a population of over 40,000.



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## The Reservation

The Eastern Shoshone Tribe, now living on the Wind River Reservation in Wyoming, has been living, some say, in the Wind River mountain range and its environs for some 12,000 years. Recently discovered ancient cliff dwellings, attributed to Eastern Shoshone builders, in the Wind River Mountains are evidence of just how long the Shoshone Tribe has dwelled and hunted in these lands. By the early 1800s, the Eastern Shoshone band ranged along the eastern slope of the Rocky Mountains from southwestern Wyoming to southwestern Montana. In the 1860s, the band camped for most of the year in the Wind River Valley, which the Shoshones call "Warm Valley", moving to the Fort Bridger area in Wyoming for the summer months.

## Sacajawea

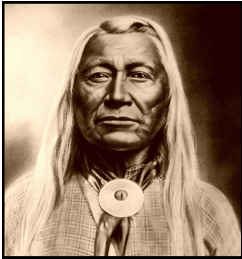


In 1805 the Shoshones encountered and then directed the Lewis and Clark expedition towards their goal of finding a waterway to the Pacific Ocean. In fact, without the guarantee of safe passage from the Eastern Shoshone, the Lewis and Clark expedition would have never succeeded.

The well-known Shoshone woman, Sacajawea, who was then only about seventeen years old and carrying a newborn infant, accompanied Lewis and Clark, helping guide them through the northwest to the Pacific Ocean.

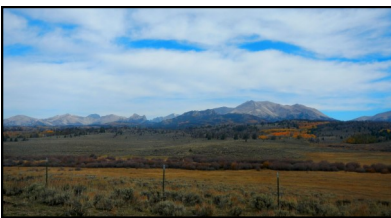
## Chief Washakie

In 1840, a young man named Washakie became the principal Chief of the Eastern Shoshone, a role he would fill until his death over 60 years later.



Chief Washakie represented his tribe at various treaty and cessation councils with the federal government. The first treaty of Ft. Bridger (1863) set the rough boundaries for the Shoshone Reservation, later called the Wind River Reservation. The treaty allowed the Eastern Shoshone a territory of about 44,672,000 acres, covering parts of the states of Utah, Idaho, Montana, Wyoming, and Colorado.

The second treaty of Ft. Bridger in 1868 fixed boundaries to a much smaller area of 2,774,400 acres in West Central Wyoming. As a result of the Brunot Cession of 1874, the Wind River Reservation was further diminished in return for a sum of \$25,000 the southern gold-rich portion of the reservation was ceded. The rush of miners to this area near South Pass, beginning in the early 1860s, marked the first major wave of American encroachment into the Wind River-Sweet Water region.



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