

307-856-4663



804 W Main Street, Riverton, WY. 82501

Eastern Shoshone Business Park Development



Offering Memorandum

Phase 1

Eastern Shoshone

Business Park

Riverton, Wyoming



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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
(307) 851-4629



George Piplica

Responsible Broker
(307) 856-4663

Office Hours:

Monday - Friday 8:30 am to 5:30 pm
Saturday and Sunday: Available by cell phone
www.WyomingHomeSource.com



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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 began in January 2023 with a 12 acre parcel sale to the Riverton Medical District.

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, 7/1/23	39,815
Population, Census, April 1, 2020	39,234
Population, percent change 4/1/20 (base) to 7/1/23	1.5%
High School graduate or higher	93.5%

Source: U.S. Census Bureau



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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.

Project Diagram—Phase One



Lots Available For:

- ⇒ Sale
- ⇒ Lease
- ⇒ Build to Suit



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Phase One
 Eastern Shoshone
 Business Park



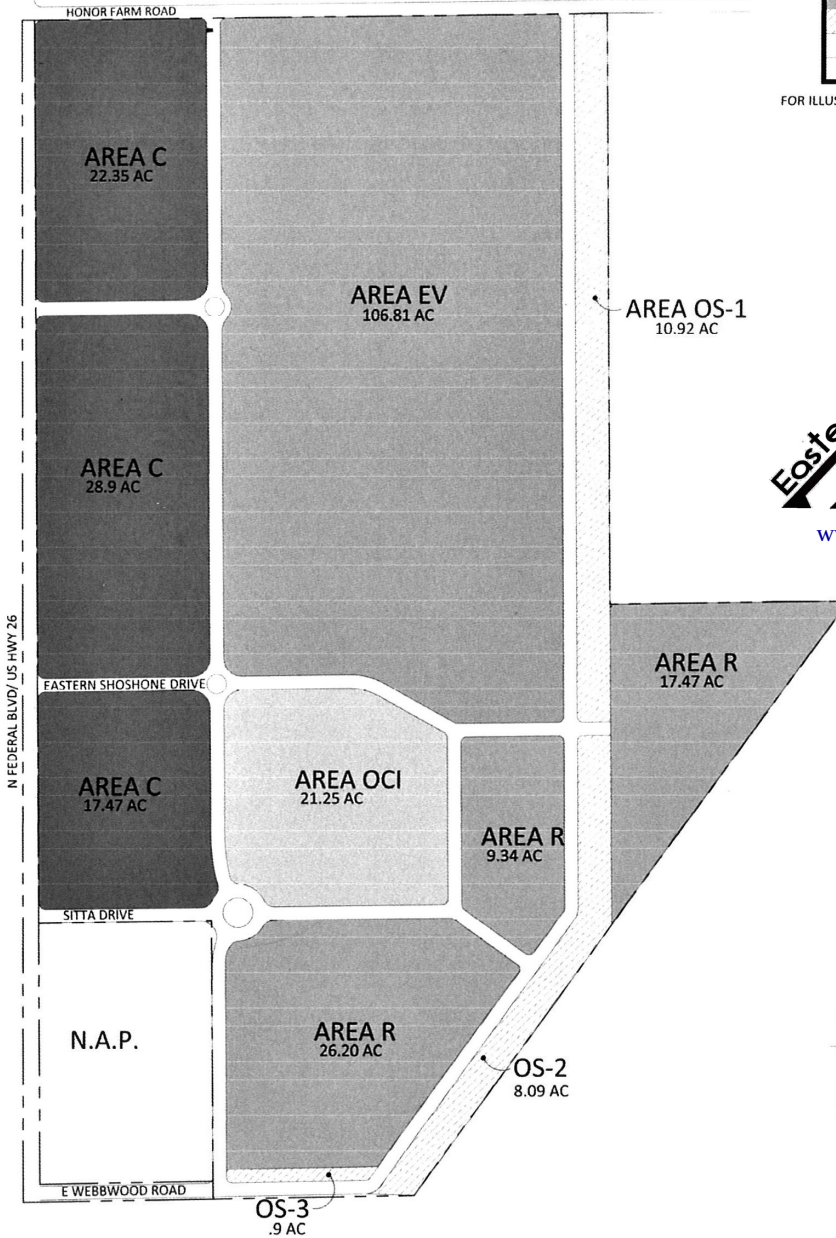
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Project Diagram—Master Plan

305 Acre Master Plan

EXHIBIT C

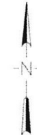


KEY MAP		AC	% TOTAL
C	COMMERCIAL	68.72 AC	22.54%
R	RESIDENTIAL	26.20 AC	8.59%
OCI	OFFICE/ COMMERCIAL/ INDUSTRIAL	21.25 AC	6.97%
EV	EVENT	106.81 AC	35.03%
OS	OPEN SPACE	19.91 AC	6.53%
ROW	RIGHT OF WAY	61.99 AC	20.34%
		304.88 AC	100%

FOR ILLUSTRATIVE PURPOSES ONLY. USES AND CONCEPTS ARE SUBJECT TO CHANGE



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Project Diagram—Master Plan



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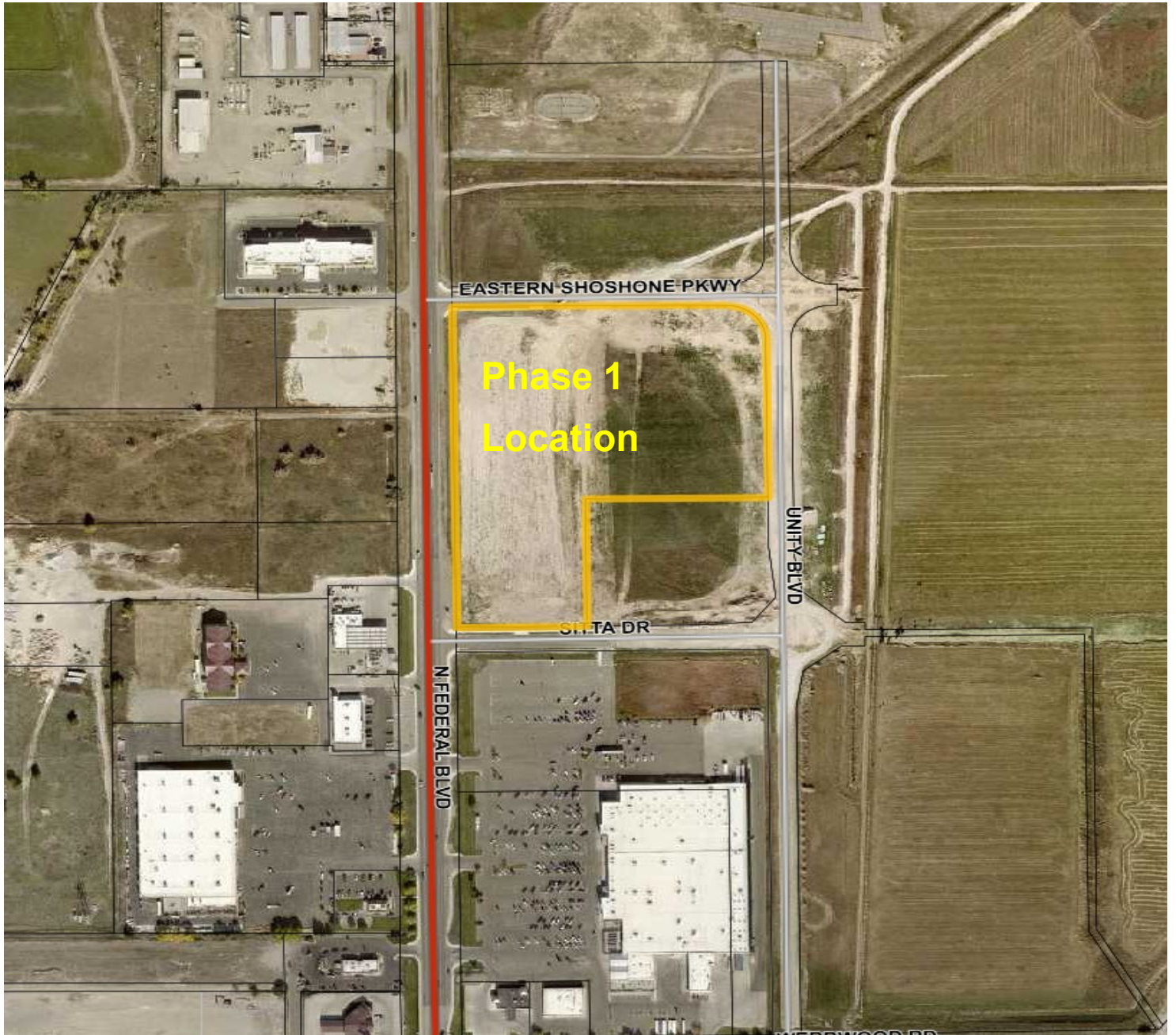
Map of Eastern Shoshone Business Park Site



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Map of Phase 1 Site Location



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Map of Riverton Medical District Site



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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.

Riverton is located within, but governmentally separate from, the Wind River Indian Reservation. This location offers unique tax benefits in the form of accelerated depreciation of assets and employer tax credits for hiring of Native Americans.



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Fremont County Statistics

Total population 39,815

Male	20,266	50.9%
Female	19,549	49.1%
Under 5 years	2,309	5.8%
Under 18 years	9,675	24.3%
65 and over	8,162	20.5%
Median age (years)	38.9	

Businesses

- Total employer establishments, 2022 - 1,259
- Total employment, 2022 - 9,729
- Total annual payroll, 2022 (\$1,000) - 448,463
- Total employment, percent change, 2021-2022 -2.2%
- Total non-employer establishments, 2022 - 3,223

Housing

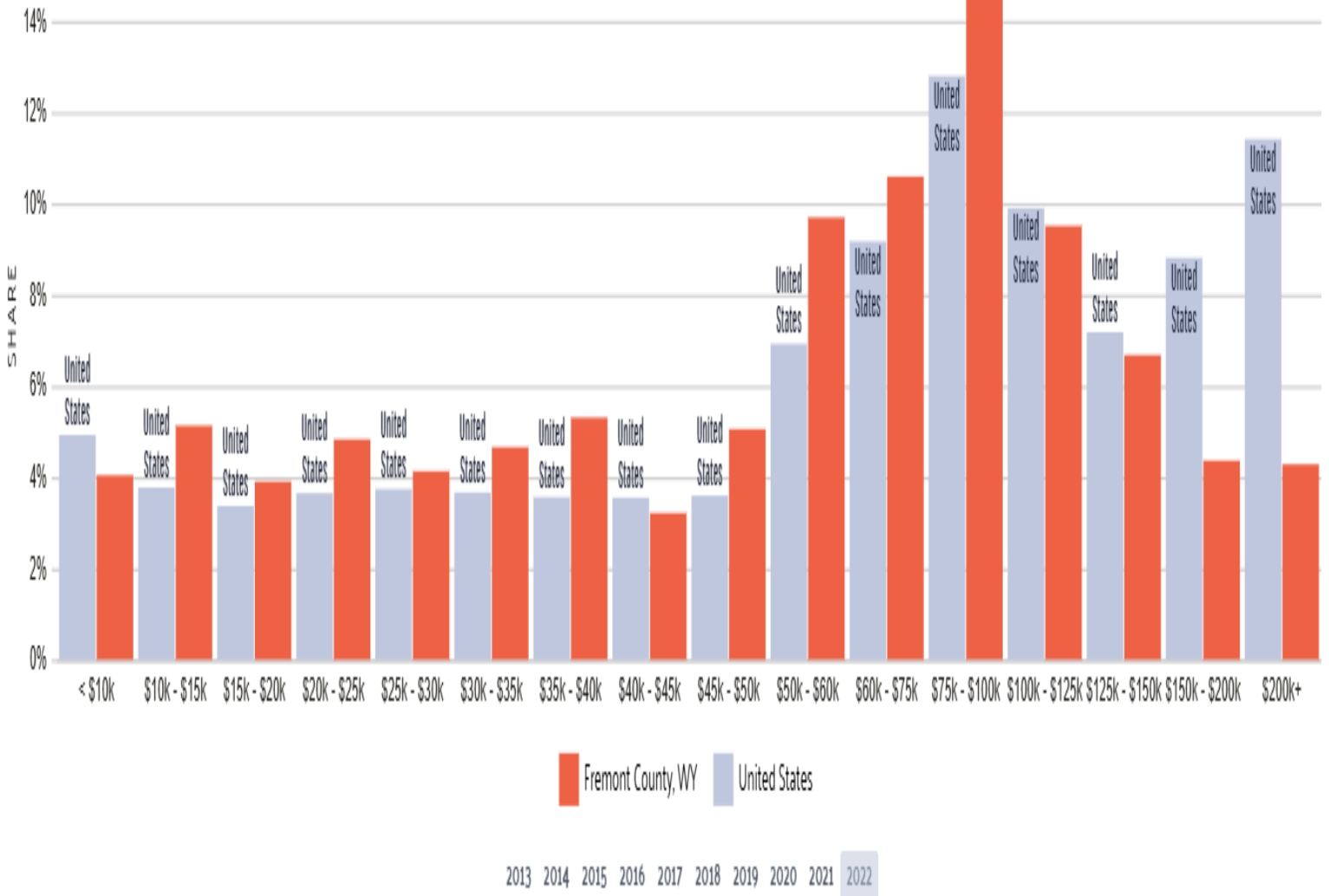
- Housing units, July 1, 2023 - 17,503
- Owner-occupied housing unit rate - 70.7%
- Living in same house as 1 year ago - 86.8%
- Median value of owner-occupied housing - \$252,700
- Median monthly owner costs— with a mortgage - \$1,589
- Median monthly owner costs— without a mortgage - \$484
- Median gross rent - \$858
- Building permits, 2023 - 21



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Fremont County Income Distribution



2023 Median Household Income: \$64,646



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