

**FOR SALE**

# **FOOTHILL BLVD & INDUSTRIAL DR**

---

## **MEADOWS AT MORNINGSIDE DEVELOPMENT SITE**

Rock Springs, WY 82901

### **PRESENTED BY:**

#### **RYAN EDWARDS**

O: 801.658.4482

[ryan.edwards@svn.com](mailto:ryan.edwards@svn.com)

#### **STEVE KAWULOK**

O: 970.691.1220

WY #12092

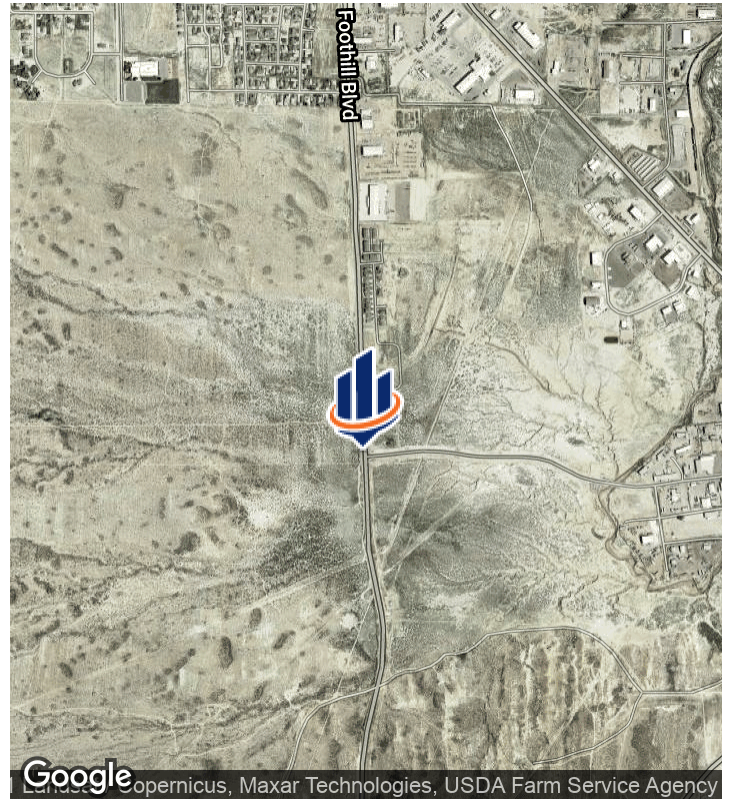
[steve.kawulok@svn.com](mailto:steve.kawulok@svn.com)

#### **HAYDEN HOUSTON**

O: 801.508.2881

[hayden.houston@svn.com](mailto:hayden.houston@svn.com)





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$6,175,000
<b>LOT SIZE:</b>	42.18 Acres
<b>PRICE / ACRE:</b>	\$146,396
<b>ZONING:</b>	R-5
<b>MARKET:</b>	Wyoming
<b>SUBMARKET:</b>	Rock Springs
<b>APN:</b>	1905-15-3-00-017-00

## PROPERTY OVERVIEW

SVN | Denver Commercial & SVN | Alta Commercial is pleased to present this rare, residential development opportunity in the well-known city of Rock Springs, Wyoming. Phase 1 is already complete, phases 2-9 all available. Phases 3-9 consist of 143 single family lots available for sale on 31.13 acres, 4.5 units an acre. Phase 2 is a multifamily site. The project is zoned R-5 which is a high density residential zoning that allows for 22+ units an acre. 120+ MF units are estimated to be constructed in phase 2. MF property to be subdivided from the rest of the parcel it is located on. Property is 3.5 miles from Walmart Supercenter and approximately 2 miles from Family Recreation Center.

## PROPERTY HIGHLIGHTS

- 22 lots of SFR already constructed on adjacent 11.2 acres (Phase 1)
- 3rd Largest City in Wyoming
- Proximity to restaurants, golf course, and shopping
- Site already zoned for residential use
- \*Broker of Record is Steve Kawulok, WY license #12092

**RYAN EDWARDS**  
O: 801.658.4482  
ryan.edwards@svn.com

**STEVE KAWULOK**  
O: 970.691.1220  
steve.kawulok@svn.com  
WY #12092

**HAYDEN HOUSTON**  
O: 801.508.2881  
hayden.houston@svn.com





RYAN EDWARDS  
 O: 801.658.4482  
 ryan.edwards@svn.com

STEVE KAWULOK  
 O: 970.691.1220  
 steve.kawulok@svn.com  
 WY #12092

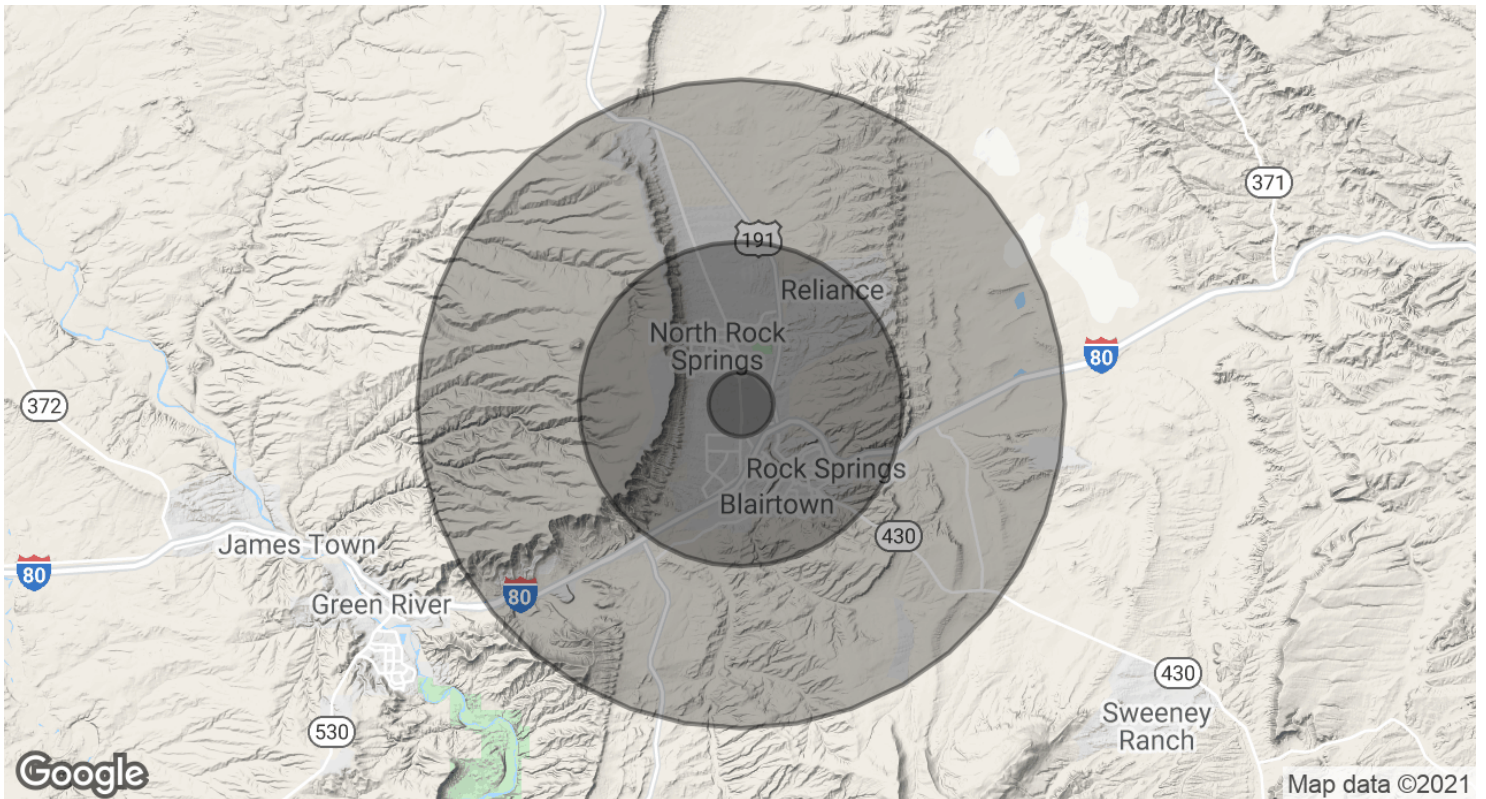
HAYDEN HOUSTON  
 O: 801.508.2881  
 hayden.houston@svn.com



**RYAN EDWARDS**  
O: 801.658.4482  
ryan.edwards@svn.com

**STEVE KAWULOK**  
O: 970.691.1220  
steve.kawulok@svn.com  
WY #12092

**HAYDEN HOUSTON**  
O: 801.508.2881  
hayden.houston@svn.com



## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,227	17,269	35,666
AVERAGE AGE	29.7	31.5	33.3
AVERAGE AGE (MALE)	30.1	31.6	33.3
AVERAGE AGE (FEMALE)	29.5	31.3	33.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	800	6,548	14,141
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$86,396	\$86,552	\$80,790
AVERAGE HOUSE VALUE	\$205,811	\$201,606	\$187,453

\* Demographic data derived from 2010 US Census

RYAN EDWARDS  
O: 801.658.4482  
ryan.edwards@svn.com

STEVE KAWULOK  
O: 970.691.1220  
steve.kawulok@svn.com  
WY #12092

HAYDEN HOUSTON  
O: 801.508.2881  
hayden.houston@svn.com