

WEST PINE STREET

TOWN OF PINEDALE, SUBLETTE COUNTY, WYOMING



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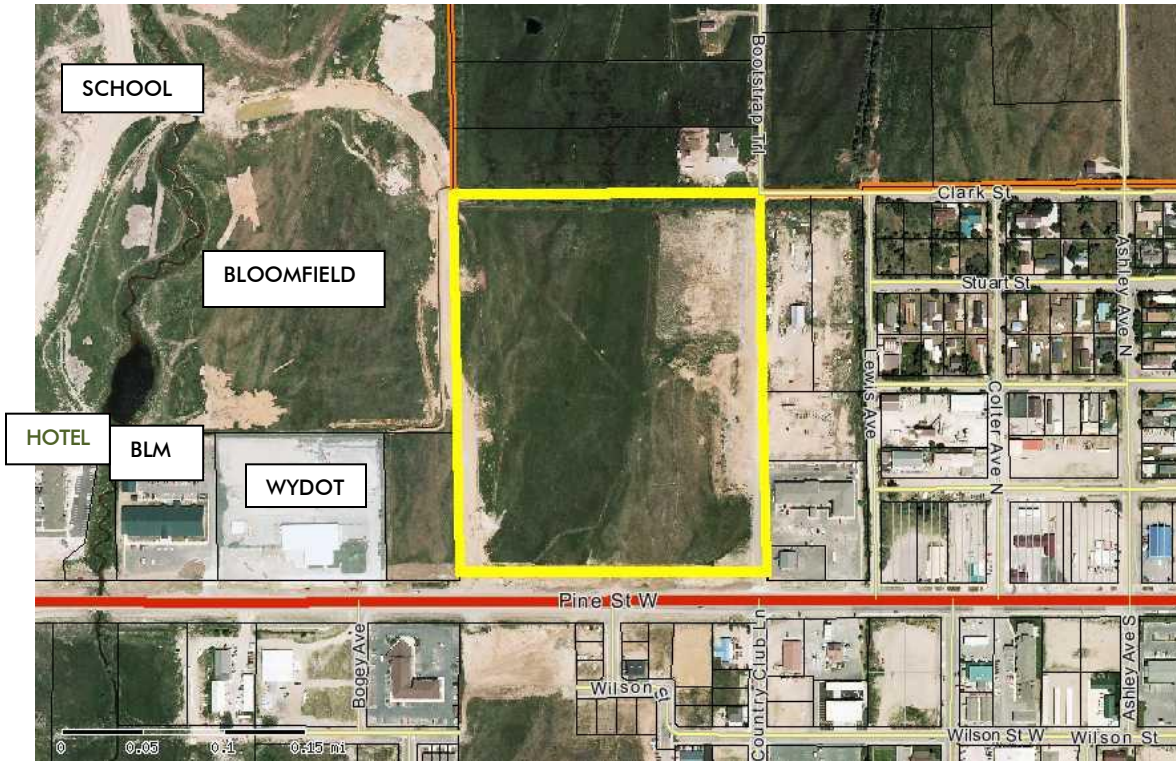
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## Property Overview:

|                             |  |
|-----------------------------|--|
| Available Acres:            | 28.26  |
| Pending Acres:              | 0  |
| Lot Size in Square Footage: | 1,231,005.60   |
| Price:                      | \$9,500,000 / \$7.71 sf<br>Seller will consider discount pricing depending on amount of acreage considered |
| Property Taxes – 2010:      | \$5,359.38   |
| Section:                    | SW ¼ SW ¼ of 33  |
| Township & Range:           | T34N R109W   |
| Flood Class:                | None   |
| Water & Sewer:              | Public   |



1000' of Main Street/Highway 191 Frontage



**Aerial view of West Pine Street location, 28.26 acres**

## Overview

West Pine Street is located in the heart of Pinedale and is just a few blocks from all this mountain town has to offer including shopping, dining, banking, Post Office, ice skating, hockey, hiking, biking, golfing, swimming, public parks, fishing and more.

This exceptional piece of property is one of the few large Commercial with Industrial parcels in Pinedale with approximately 1000' of Pine Street/Highway 191 frontage. On the north side street access and road was constructed granting access to the Bloomfield, recently annexed as the newest addition to the Town. From the northeast corner, within 1000 feet is the LEED constructed Pinedale Elementary School at the heart of this new master development site. Bordered by private landowners, the large open space offers unobstructed views of the Wind River Mountains and the Gros Ventre Range. In March of 2007, the Corps of Engineers declared the property free of wetlands which makes this easily accessible property ideally suited for development.



## Driving Directions

### Driving directions from Jackson:

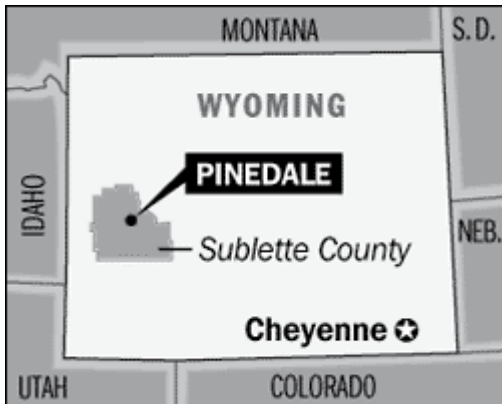
Leaving downtown Jackson drive south on Scenic Byway 189/191 through Bondurant, Wyoming, south to Pinedale.

### Driving directions from Rock Springs:

Follow US Highway 191 North through Farson and Boulder, Wyoming.

### Driving directions from Salt Lake City:

Follow US Highway 80 East for approximately 90 miles crossing into Wyoming. Take the US-189 North Exit 18 toward Kemmerer/Teton-Yellowstone/Fossil Butte. Turn left onto Highway 189/County Road-181 and continue for approximately 32 miles. Follow all signs and stay on US-189 for approximately 95 miles. Take slight right to Highway 191 and travel 10 miles to enter Pinedale.



### Distances:

Jackson Hole-77 miles north  
Yellowstone - 130 miles north  
Rock Springs-100 miles south  
Salt Lake City-237 miles southwest



## Sublette County

The County itself covers 4,881 square miles and was named after the pioneer fur trapper, William Sublette. Sublette County is the gateway to the Bridger Teton National Forest (BTNF) and the Greater Yellowstone Ecosystem. The Wind River Mountains and Continental Divide lie to the east, the Sawtooths and Gros Ventre mountains to the north, and the Wyoming Range and Salt River Mountains are to the west. Over 80% of Sublette County is public land, mostly BTNF and Bureau of Land Management (BLM) lands with hundreds of miles of hiking trails in the area.



The landscape in the area varies widely and includes sagebrush prairies, willow-lined creeks, aspen groves, and densely forested hills covered with fir and pine trees. Wildflowers include Indian Paintbrush, Columbine, Rocky Mountain Iris, Shooting Star, Elephant Heads and Lupine. Deer, antelope, moose, elk, black & grizzly bear, bald & golden eagles and osprey are wildlife abundant with Lake, Rainbow, Cutthroat, Brown and Brook trout, Kokanee Salmon, Mountain Whitefish, Graylings, and numerous other fish species native to the thousands of lakes & fishing streams in the Bridger Wilderness.



### **Sawtooth Mountains in the early fall**

Sublette County relies on the Jackson Hole and Salt Lake City airports and the millions of annual visitors to the Grand Teton, Yellowstone National Parks, with an increasingly amount of visitors to the Upper Green River Area and the Wind River Range. In addition, Sublette County residents are conveniently located near the Flaming Gorge Reservoir, the Wyoming Range and the Big Sandy Reservoir. Fly fishermen enjoy the famous New Fork and Green Rivers, boaters and fishermen frequent Fremont, Half Moon, and the Green River Lakes. Avid sportsmen seek some of the best hunting opportunities throughout the region as well. In the winter, the White Pine Ski Resort, eleven miles from town, can offer some of the best snow in Western Wyoming, next to Grand Targhee and Jackson Hole ski resorts.



### **Pinedale, Wyoming – “All the Civilization You Need”**



## Town of Pinedale

Pinedale is the County Seat for Sublette County and the town itself sits at 7,175 feet above sea level at the foot of the Wind River Range in the Green River Drainage. Sublette County's 9000+ residents are spoiled by the bountiful recreational opportunities, excellent schools, an enviably new infrastructures, a vibrant downtown, and Pinedale's namesake, Pine Creek, runs through the heart of town.



The main street of Highway 191/189, renamed Pine Street, offers numerous commercial establishments for residents and visitors alike. There is a Town Hall, a museum, a recycling center, several town parks, two local newspapers, public golf course, a public indoor skating park/ice hockey arena, an outdoor skate park, and a ever growing bicycle pathway system. Pinedale has benefited especially with a new Library, a new Courthouse, an 80-bed County Jail facility, renovated schools, new district bus transportation facility, the multi-million dollar Pinedale Aquatic Center, a new 17,000 square foot medical center, new visitor and Chamber of Commerce building, new vehicles for local municipalities and law enforcement personnel, etc.



**Pinedale Aquatic – Recreation Center**



There is an elementary, middle school (with a new fifth and sixth grade facility), and a high school within town limits. The Pinedale School District is now considered one of the best public schools with the highest paid teachers in the state, where annual bonuses for teachers are the norm. The Sublette County School District #1 completed the \$23 million dollar construction of the LEED design build Pinedale Elementary School in September 2, 2010 (~1000ft from Intermountain property).



**Pinedale Elementary School – Located in the Bloomfield Master Development**

Government offices and headquarters blocks from the subject property include: US Post Office, Wyoming Highway Department of Transportation, County Sheriff's Office, Natural Resources Conservation Service (NRSC) Offices, Wyoming Game & Fish, Bureau of Land Management Office, and U.S. Forest Service Office.

Visit [www.pinedaleonline.com](http://www.pinedaleonline.com), [www.sublettechamber.com](http://www.sublettechamber.com),  
[www.pinedaleaquatic.com](http://www.pinedaleaquatic.com), [www.sublettewyo.com](http://www.sublettewyo.com),  
[www.mountainmancountry.com](http://www.mountainmancountry.com)

## Sublette Economics

Outside of tourism and construction, mining is the leading industry in Sublette County. The four major gas fields in Sublette County combine to make Sublette County one of the largest known gas reserves *in the world*. The Jonah, Jonah 2, Mesa, and Pinedale Anticline fields came into production in the mid 1990's when new technology enabled drillers to penetrate the tight sand formations, and rising gas prices, combined to spur exploration in Sublette County. The broad high desert south of Pinedale is referred to as the "Mesa" and it already boasts two major gas pipelines, with the third "Ruby Pipeline" in construction. Four more areas will be opening up for drilling in the near future.

The energy boom has increased the local, year round population sharply since 2000. Halliburton, QEP Exploration, Shell, EnCana, Schlumberger, Ultra Resources, Cimarex, and BP Petroleum are the largest employers and have main offices in Sublette County. QEP will construct its main headquarters, designed by Carney Architects, beginning in 2011, three miles south of the Town of Pinedale. This will bring in 120 jobs over the next 50 years to Pinedale.

## Recent Press

ABC News was in Sublette County April 21, 2009 to film a segment for World News with Charles Gibson, highlighting the fact that Sublette County enjoys the lowest unemployment rate in the nation. The two-minute segment aired in May 2009. Sublette County continue to have one of the lowest unemployment rates in the state.

## Population

Sublette County is steadily growing, according to the estimates released by the U.S. Census Bureau. According to the Census, between 2000 and 2009, the State of Wyoming as a whole grew by 10.2%. Since 2000, Sublette County's population has grown by about 48.5%. Currently, there are approximately 1900 residents living in the Town of Pinedale and 9,000 residents in Sublette County.

It should be noted that these estimates do not include rotational workers who are living in the area on a temporary basis. Persons who live in Sublette County but claim permanent residency elsewhere are also not counted..

<http://www.census.gov>

## Land ownership in Sublette County

| Owner                     | Acres            | Percent    |
|---------------------------|------------------|------------|
| <b>BLM</b>                | 1,272,968        | 40         |
| <b>USFS</b>               | 1,142,994        | 36         |
| <b>Private Lands</b>      | 596,237          | 19         |
| <b>State of Wyoming</b>   | 122,999          | 4          |
| <b>Other (open water)</b> | 32,888           | 1          |
| <b>Total</b>              | <b>3,168,086</b> | <b>100</b> |

## Residential Market

224 active homes on market, 84 are listed under \$250,000. 68 closed in last year with an average sales price of \$268,000. For a real estate market analysis, contact Serese Kudar at [kudar@contourproperties.com](mailto:kudar@contourproperties.com) / 307-231-2716



**Town of Pinedale Home, SOLD October 2010 - \$220,000**



Fremont Lake, WY's second largest lake – 4 miles from Town



White Pine Winter & Summer Resort – 11 miles from Town

Commercial properties in the vicinity include: The Vista Grande Hotel, Jaks Salon & Boutique, Baymont Inn, Bucky's Outdoors, Rocky Mountain Home Center, Gannett Sports, Wind River Pizzeria, Pinedale Cleaners, Country Lane Liquor, Conoco Gas, Peak Doors, Napa Auto, 1<sup>st</sup> Bank, CleanWash Laundry, Pinedale Cleaners, Rocky Mountain Car Wash, Wolf Dodge & Jeep, Pinedale Cinemas, Sinclair Gas, Subway, The Lodge at Pinedale, Wind River Yoga & Bodyworks, The Wrangler Café, Best Western Motel, and the Sublette Ice Arena.



The Baymont Inn & Suites located across the street



The Rendezvous Golf Course is blocks away with residential subdivisions such as Swingers Green have homes ranging from \$250,000 up to \$1,200,000.



U.S. Army Corps of Army Engineers' regulatory program has determined the property does not contain any areas that meet the definition of waters of the United States as defined at 33CFR Part 328.3 (a). Reference file # 2007-589-CHE

*Photography Credits: Pinedale Online, Dave Bell, PAC, S. Kudar, Baymont Inn, Tourism Board*