

Webbwood Estate



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Existing Property



Concept Photo

\$1,950,000 1545 Webbwood Road, Riverton WY
 Existing Residence | Water Rights | 145 acres



Nearby Establishments



Business Park Plan

★ Property

Premier development property! Publicly maintained access on three sides and adjacent to Aspen Elementary School. The property is located less than a mile from the new Riverton Medical District and Shoshone Business Park and many of the major businesses in Riverton, Wyoming. The hospital will bring a significant healthcare complex to the area for new and existing residents. Riverton is actively promoting other economic development for the city and region. The property is 145 irrigated acres with live water near the northern boundary, ready for a new subdivision, commercial, or other mixed use project.

- One of a kind development opportunity
- Adjacent to city limits with city utilities
- 145 acres
- Irrigation
- Includes 2,224 sq. ft. home plus shop, perfect for development office, maintenance, or residence

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Live Water



Nearby Establishments



Nearby Establishments



City of Riverton



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The Rendezvous City

Riverton is a small city in Wyoming that beckons with the promise of rugged adventure, cultural immersion, and a warm small-town welcome. Over 300 days of sunny weather each year and affordable prices make Riverton a great choice for living and working. Situated along the banks of the meandering Wind River, the town serves as a gateway to the breathtaking landscapes of the Wind River Range and the Wind River Indian Reservation.

The Wind River Range, with its jagged peaks and pristine alpine lakes, offers endless opportunities for hiking, camping, fishing, and wildlife viewing. Riverton is also a place where history comes alive, especially on the Wind River Indian Reservation. Here, the traditions of the Northern Arapaho and Eastern Shoshone tribes are proudly preserved. Visitors can immerse themselves in the rich cultural heritage, explore tribal museums, and attend powwows.

Riverton is affordable with a Cost of Living Index of 92.8 and has an excellent centralized location with plans to grow. The city is the commercial center of Fremont County with a variety of businesses and a regional airport providing daily connections to Denver. Over the last decade, there has been slow and steady business growth with stable population numbers overall.



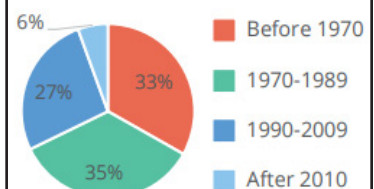
Riverton at a Glance

Population: 10,682
Median Household Income: \$50,861
Median Age: 36.4
Moved 2021 or Later Into Occupied Housing Unit: 8.3%
Total Housing Units: 4,675
Median Home Age (Fremont County): 44 years
2-3 Bedrooms in Occupied Housing Units: 66.1%
Home value at \$200,000 to \$499,999: 45.5%
Homeownership Rate: 59.0%

source: data.census.gov, 2022

FREMONT COUNTY HOUSING STOCK

YEAR BUILT



source:
wyomingcda.com, 2021

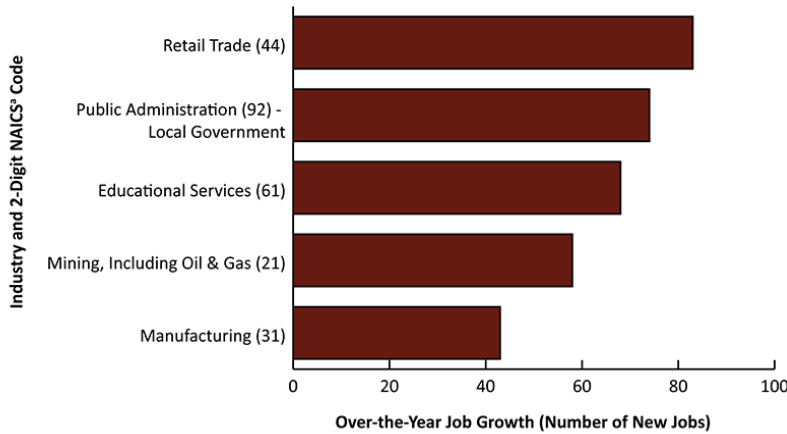
Fremont County & Wyoming



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Top 5 Industries with the Largest Over-the-Year Job Growth in Employment in Fremont County (2022, Q2)



source: doe.state.wy.us



Making Opportunity for a Viable Economy (MOVE)

In 2020, the voters of Fremont County approved an optional half percent sales tax for the purpose of economic development. The goal of the MOVE program is to support growth and prosperity by reinvesting sales tax funds back into the Fremont County economy. The initiative funds programs for local businesses and has funded over 20 projects to date.

“Every state has opportunity zones, but only Wyoming couples these federal advantages with state incentives like NO personal or corporate income tax, LOW sales and property taxes, and one of the largest sovereign wealth funds in the nation. That means a stable, reliable environment for business owners.”

- WyomingBusiness.org

Opportunity Zone

In addition to its unique location near one of the main commercial avenues in Riverton, the Webbwood Estate property is located within a federal Opportunity Zone. New investments may be eligible for beneficial tax treatment, under certain conditions.

There may be other state and local tax incentives or business benefits available for new real estate projects. We can put you in touch with the right people to see what your project may qualify for.

