

550 W. DEER DRIVE

Jackson, Wyoming 83001

0.89-Acre BP-TC Land Offering | Teton County, Wyoming

ASKING PRICE

\$4,195,000

LOT SIZE

0.89 Acres

ZONING

BP-TC

ANNUAL TAXES

\$8,489.56

EXECUTIVE SUMMARY

Jackson Hole Sotheby's International Realty is pleased to present an exclusive opportunity to acquire **550 W. Deer Drive**, a fully entitled 0.89-acre commercial land parcel situated within the Valley View Business Subdivision in Teton County, Wyoming. Zoned Business Park - Teton County (BP-TC), this shovel-ready lot offers one of the most flexible commercial entitlements in a market where commercial land is exceptionally scarce and highly sought after.

The parcel supports an exceptionally broad range of permitted uses including light and heavy industrial, retail, service commercial, and accessory residential. With a 35-foot height limit, a 0.60 floor area ratio, and building scale potential of up to 23,000 SF, the site provides meaningful development flexibility in a supply-constrained market. The lot is being created pursuant to Development Plan Permit DEV2025-0003 and is offered at **\$4,195,000**.

Asking Price	\$4,195,000
Address	550 W. Deer Drive, Jackson, Wyoming 83001
APN / PIDN	22-40-16-17-4-09-009
Lot Size	0.89 Acres (38,768 SF±)
Zoning	Business Park - Teton County (BP-TC)
Subdivision	Valley View Business Subdivision
Annual Property Taxes	\$8,489.56 (Tax Year 2025)
Association Fee	\$3,200 / Year
MLS Number	26-1348
Listing Agent	Bill Van Gelder (307) 690-0178 bill.vangelder@jhsir.com
Brokerage	Jackson Hole Sotheby's International Realty
Development Permit	DEV2025-0003 (Lot to be created at closing)

PROPERTY OVERVIEW



Aerial view of 550 W. Deer Drive (outlined in white) within the Valley View Business Subdivision, Jackson, Wyoming. Surrounding uses include established commercial, industrial, and office buildings with dramatic Teton Range views.

SITE PLAN

The following site plan illustrates the lot configuration for 550 W. Deer Drive (Lot 2, 0.89 acres) as depicted in Development Plan Permit DEV2025-0003. Lot lines and dimensions are approximate; final legal description to be provided by Seller at or prior to closing.



LOCATION & MARKET CONTEXT

550 W. Deer Drive sits within the Valley View Business Subdivision, Teton County's primary hub for commercial and industrial activity. The property is centrally located in Jackson, Wyoming, the gateway community to Grand Teton National Park and one of the most supply-constrained real estate markets in the United States.

Strategic Location Advantages

- Positioned within Jackson's established business park corridor, surrounded by commercial office, light industrial, and service users.
- Immediate access to US Highway 89/191, the primary artery connecting Jackson to Grand Teton National Park and Yellowstone.
- Approximately 1.5 miles from downtown Jackson Town Square, providing walkable access for employees and customers.
- Situated against the dramatic backdrop of the Teton Range with unobstructed mountain views.
- Jackson Hole Airport (JAC), one of only two commercial airports located inside a national park, is approximately 8 miles north.
- Year-round destination market with approximately 4 million annual visitors to Grand Teton National Park.

Market Scarcity

Commercial and industrial zoned land in Teton County is among the most limited of any mountain resort market in the American West. Teton County's strict growth management policies, including an urban growth boundary and wildlife habitat protections, severely constrain new commercial development. The result is a persistent supply deficit that has driven commercial land values to extraordinary levels. Commercially entitled parcels of this size rarely trade on the open market, making 550 W. Deer Drive a singular acquisition opportunity.

ZONING SUMMARY: BP-TC (BUSINESS PARK - TETON COUNTY)

The subject property is zoned **Business Park - Teton County (BP-TC)** by Teton County, Wyoming. This zone provides locations for industrial, wholesaling, distribution, and service commercial uses. It is among the most permissive commercial zoning designations in Teton County.

Physical Development Standards

Standard	Requirement	Standard	Requirement
Maximum Height	35 feet	Maximum FAR	0.60
Street Setback (min)	20 feet	Side Setback (min)	10 feet
Rear Setback (min)	20 feet	LSR (min)	0.15
Max Indiv. Building (NR)	15,000 SF (up to 23,000 SF*)	Site Side/Rear Setback	5 feet
Noise (max at prop. line)	65 dBA	Max Retail Floor Area	2,500 SF gross

* Per Section E.1, may be increased to 25,000 SF subject to traffic, parking, and visual impact standards.

Subject Property Development Parameters

Applied to the 0.89-acre subject parcel, the BP-TC standards yield the following development envelope:

Parcel Size:	0.89 Acres / 38,768 SF±	Street Setback:	20 Feet (min)
Zoning:	BP-TC (Business Park - Teton County)	Side Setback:	10 Feet (min)
Height Limit:	35 Feet	Rear Setback:	20 Feet (min)
Max FAR:	0.60	Water / Sewer:	Private (Community)
Max Building SF:	Up to 23,000 SF*	Annual Taxes:	\$8,489.56 (2025)
LSR (min):	0.15	Assn. Fee:	\$3,200 / Year

Permitted Uses (Selected)

Category	Use	Permit	Parking
Commercial	Retail (convenience goods)	B	4.5 / 1,000 SF
Commercial	Heavy Retail / Service	B	2/1,000 SF + bays
Commercial	Mini-Storage Warehouse	B	1/10 units + emp.
Industrial	Light Industry	B	1/1,000 SF + vehicles
Industrial	Heavy Industry	C	2/1,000 SF
Institutional	Assembly	C	Independent calc.
Institutional	Daycare / Education	C	Independent calc.
Amusement	Developed Recreation	C	4.5/1,000 SF
Infrastructure	Utility Facility	B	1/emp. + vehicles
Accessory	Accessory Residential Unit	B	1.25 / DU

B = Basic Use Permit | C = Conditional Use Permit | Y = Use allowed by right

DEVELOPMENT POTENTIAL

The combination of BP-TC zoning, 0.89 acres of entitled commercial land, and the extreme scarcity of comparable product in Teton County creates exceptional development optionality for an acquirer.

Light Industrial / Commercial Flex

- Construct a single commercial-flex building up to 23,000 SF
- Suitable for warehouse, distribution, light manufacturing, or contractor services
- Strong demand from local trades and regional operators seeking workspace in Jackson
- Accessory office and residential unit permitted under BP-TC

Multi-Tenant Commercial Park

- Subdivide or condominium-ize into multiple commercial units
- Mixed-use including service commercial, light retail, and office
- High absorption demand from Jackson Hole's undersupplied commercial market
- Potential premium on individual unit sales vs. land cost

Owner-User Headquarters Facility

- Purpose-built facility for a single owner-operator
- Ideal for contractors, outfitters, distributors, or regional service businesses
- 35-foot height limit allows mezzanine levels and high-bay warehousing
- Accessory residential unit provides live/work flexibility on-site

Institutional / Assembly Use

- Conditional Use Permit pathway for institutional or assembly use
- Potential uses: daycare, education, or recreational facilities
- Significant community demand for institutional services in Teton County

Infrastructure & Utilities

Water:	Private (Community), connection available
Sewer:	Private (Community), connection available
Financing:	Cash preferred (per MLS listing)
CC&Rs:	Valley View Business Subdivision CC&Rs; apply
Road Access:	Deer Drive, Minor Local Road (60' ROW)
Development Permit:	DEV2025-0003, lot to be created at or prior to closing

PHOTO GALLERY





TRANSACTION OVERVIEW & CONTACTS

Offering Terms

Asking Price:	\$4,195,000
Property Type:	Commercial Land, Raw / Entitled
Transaction Structure:	Fee Simple Sale
Preferred Financing:	Cash
Legal Description:	A Portion of Lot 6, Valley View Subdivision, Teton County, WY, Plat No. 167 (1965)
APN / PIDN:	22-40-16-17-4-09-009
MLS #:	26-1348

Contact Information

Listing Agent	Brokerage
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DISCLAIMER & CONFIDENTIALITY

All information deemed reliable but not guaranteed.

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Prospective purchasers should conduct their own due diligence, including independent investigation of all property conditions, zoning regulations, title matters, environmental conditions, and all other factors relevant to the purchase decision. The lot lines depicted in photographs are approximate. Legal address(es) to be provided by Seller prior to or at closing per DEV2025-0003.

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