

535 S. WILLOW STREET

Jackson, Wyoming 83001

0.11-Acre OR Zoned Commercial Building Site | Town of Jackson, Wyoming

ASKING PRICE

\$2,495,000

LOT SIZE

0.11 Acres

ZONING

OR
Office Residential

CURRENT RENT

\$6,000 / Mo.

PROPERTY OVERVIEW

Jackson Hole Sotheby's International Realty is pleased to present **535 S. Willow Street**, a rare commercial building site in the heart of the Town of Jackson, Wyoming. Zoned Office Residential (OR), the property supports a broad mix of office, residential, short-term rental, and mixed-use programs. An existing 1,128 SF two-bedroom, two-bathroom structure is currently tenanted at **\$6,000 per month**, providing immediate income while a buyer plans development. One block from Snow King Mountain and moments from the Town Square, this is an exceptional in-fill opportunity in one of the most supply-constrained markets in the American West. Offered at **\$2,495,000**.



Aerial view of 535 S. Willow Street (outlined in white), Town of Jackson, Wyoming.

Asking Price	\$2,495,000
Address	535 S. Willow Street, Jackson, Wyoming 83001
PIDN	22-41-16-34-2-37-004
Lot Size	0.11 Acres / 4,792 SF
Building SF	1,128 SF (existing) / 2 BD / 2 BA
Zoning	OR (Office Residential), Town of Jackson
Current Income	\$6,000 / Month (tenant in place)
Annual Taxes	\$5,153 (Tax Year 2025)
Water / Sewer	Public
Financing	Cash
Listing Agent	Bill Van Gelder (307) 690-0178 bill.vangelder@jhsir.com
Brokerage	Jackson Hole Sotheby's International Realty

LOCATION & MARKET CONTEXT

535 S. Willow Street is positioned in one of the most desirable in-town locations in Jackson, Wyoming. The Town of Jackson serves as the commercial and cultural hub of Teton County, drawing approximately 4 million visitors annually to Grand Teton National Park and the broader Jackson Hole valley.

Location Highlights

- One block from Snow King Mountain, a year-round ski and recreation destination with lift-served skiing, a mountain coaster, zip lines, and summer hiking.
- Moments from Jackson Town Square, the retail, dining, and hospitality core of the community.
- Walking distance to major employers, government offices, medical facilities, and the arts district.
- Situated within the Town of Jackson's urban core where new commercial land is essentially unavailable due to build-out constraints.
- Jackson Hole Airport (JAC) is approximately 8 miles north, connecting the market to major hubs with daily direct service.
- Year-round destination economy supported by skiing at Jackson Hole Mountain Resort, Grand Teton and Yellowstone National Parks, and world-class fly fishing and outdoor recreation.

Market Fundamentals

The Town of Jackson is one of the most supply-constrained real estate markets in the United States. Geographic boundaries including national park land, national forest, and wildlife refuge surround the valley on all sides, creating a hard cap on developable land. Within the Town specifically, the urban growth boundary and near-complete build-out of available parcels make in-fill opportunities like 535 S. Willow Street exceedingly rare. Commercial and mixed-use zoned land in this location commands significant premiums, and properties with existing income-generating structures are particularly compelling given the cost and timeline of ground-up development.



ZONING SUMMARY: OR (OFFICE RESIDENTIAL)

The subject property is zoned **Office Residential (OR)** by the Town of Jackson, Wyoming. The OR zone is designed to provide employment with a mix of higher-intensity housing options, and is one of the most versatile zoning designations within the Town. Buildings may be up to two stories in height, and a broad range of commercial, residential, and accessory uses are permitted by right or with a Basic Use Permit.

Physical Development Standards

Standard	Requirement	Standard	Requirement
Maximum Height	30 feet / 2 stories	Maximum FAR	0.46
Primary Street Setback	5' to 15'	Secondary Street Setback	5' to 15'
Side Interior Setback (min)	5 feet	Rear Setback (min)	10 feet
Abutting Protected Zone	10 feet	Landscape Surface Ratio	20% (min)
Primary Street Facade	70% of lot width (min)	Secondary Street Facade	35% of lot width (min)

Subject Property Development Parameters

Applied to the 0.11-acre subject parcel, the OR standards yield the following development envelope:

Parcel Size:	0.11 Acres / 4,792 SF	Water:	Public
Zoning:	OR (Office Residential), TOJ	Sewer:	Public
Height Limit:	30 Feet / 2 Stories	Annual Taxes:	\$5,153 (2025)
Max FAR:	0.46	Assn. Fee:	None
Max Building SF (approx.):	~2,200 SF	Current Income:	\$6,000 / Month

Permitted Uses (Selected)

Category	Use	Permit	Parking Req.
Residential	Attached Dwelling / Apartment	B	1 to 1.5 / DU
Residential	Short-Term Rental Unit	B	1 to 1.5 / DU
Commercial	Office	B	2.47 / 1,000 SF
Commercial	Retail (convenience)	B	2,000 SF max
Commercial	Service	B	Per calculation
Institutional	Assembly	C	Independent calc.
Institutional	Daycare / Education	B	Independent calc.
Accessory	Accessory Residential Unit	B	1 / DU
Accessory	Home Occupation	B	N/A

B = Basic Use Permit | C = Conditional Use Permit. Buyer to verify all permitted uses with the Town of Jackson Planning Department.

DEVELOPMENT POTENTIAL

The OR zone's breadth of permitted uses, combined with this property's exceptional in-town location, public utilities, and existing income, creates a compelling range of development options for an acquirer.

Professional Office / Mixed-Use

- Redevelop as a two-story mixed-use building with ground-floor office and residential above
- FAR of 0.46 supports approximately 2,200 SF of new construction on the 4,792 SF lot
- Strong demand from professional services, medical, legal, and financial tenants in Jackson
- Live-work configuration is an attractive option for owner-operators

Short-Term Rental or Boutique Lodging

- OR zone permits short-term rental units by Basic Use Permit
- Jackson Hole's tourism economy drives exceptional STR demand year-round
- Proximity to Snow King Mountain and Town Square supports premium nightly rates
- Existing structure can be renovated and operated immediately while development is planned

Owner-User with Immediate Income

- Acquire as an owner-user facility for a professional services firm or small business
- Current tenant provides \$6,000/month income while buyer completes entitlement and planning
- Rare opportunity to secure a permanent in-town address in a supply-constrained market

Residential Redevelopment

- OR zone allows attached dwellings and apartments by Basic Use Permit
- Two-story residential structure maximizes FAR on the parcel
- In-town location is highly desirable for workforce and market-rate residential uses
- Deed-restricted housing exemptions and workforce housing FAR bonuses available per TOJ code

PHOTO GALLERY



TRANSACTION OVERVIEW & CONTACTS

Offering Terms

Asking Price:	\$2,495,000
Property Type:	Commercial Building Site, OR Zoned
Transaction Structure:	Fee Simple Sale
Preferred Financing:	Cash
Current Tenancy:	\$6,000 / Month, renter in place at closing
Possession:	At Closing
Legal Description:	The middle fifty (50) feet of Lots 1 and 2 of Block 5, Meadowland Addition, TOJ, Teton County, WY
PIDN:	22-41-16-34-2-37-004
Annual Taxes:	\$5,153 (Tax Year 2025)

Contact Information

Listing Agent	Brokerage
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(307) 690-0178	
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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. Buyer to verify all square footage, zoning, and permitted uses with the Town of Jackson Planning Department. 24 hours notice required for all showings.

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