

# EPIQUE

## 102 WEST LINCOLN STREET

SUNDANCE, WY 82729

*Your Journey Elevated*  
**YOUR LEGACY EPIQUE**



0.16  
ACRES



RESIDENTIAL  
LOT



SCENIC  
VIEWS



CITY WATER  
AVAILABLE



CITY SEWER  
AVAILABLE



UTILITIES NEAR  
LOT LINE  
(TAP IN FEE REQUIRED)

Build your dream home in the heart of Sundance, Wyoming! This level lot offers beautiful views of Sundance Mountain and the scenic Black Hills of Wyoming. Ideally situated within walking distance to the school, grocery store, and downtown conveniences.

City water and sewer are available, providing a great foundation for your custom build.

Enjoy fresh mountain air, peaceful surroundings, and the charm of one of Wyoming's most historic communities.



### PROPERTY OVERVIEW

Build your dream home in the heart of Sundance, Wyoming! This level city lot at 102 W. Lincoln Street offers beautiful views of Sundance Mountain and the scenic Black Hills of Wyoming. Ideally situated within walking distance to the school, grocery store, and downtown conveniences.

City water and sewer are available, providing a great foundation for your custom build. Enjoy fresh mountain air, peaceful surroundings, and the charm of one of Wyoming's most historic communities.



### PROPERTY HIGHLIGHTS

- Level Lot – Ready for Your Custom Build
- City Water & Sewer Available
- Walking Distance to School, Grocery Store & Downtown
- Beautiful Views of Sundance Mountain & Black Hills
- Peaceful Small-Town Living
- Great Location for Builders or Investors



### LOCATION BENEFITS

- Heart of Sundance, Wyoming
- Walking Distance to School, Grocery Store & Downtown
- Close to Post Office, Bank & More
- Small-Town Charm with Big Convenience
- Beautiful Black Hills Setting
- Easy Access to Recreation, Trails & Outdoor Activities
- Great Community & Friendly Neighbors



### PROPERTY SPECIFICATIONS

**Property Type:** Residential Lot  
**Area:** Sundance Area - City  
**Total Lot Size:** 0.16 Acres  
**Lot Size (Acres):** 0.16  
**MLS #:** #26-261 (102 W. Lincoln St.)  
**Zoning:** R-1  
**Water:** City Water  
**Sewer:** City Sewer  
**Utilities:** At or Near Lot Line (Tap in Fee Required)  
**Road Access:** At or Near Lot Line  
**Legal Description:** 102 W. Lincoln St. – LOT 128, BLK D, PETTIGREW ADDN



### UTILITIES & SERVICE INFO

**Water:** City Water  
**Sewer:** City Sewer  
**Electric:** Electric Available  
**Gas:** Propane Available  
**Internet:** Available in Area  
**Phone:** Available in Area  
**Utilities:** Near Lot Line (Tap in Fee Required)



### ADDITIONAL INFORMATION

- Build Your Dream Home in Sundance
- Great for Primary Residence or Investment
- Peaceful & Scenic Setting
- No HOA
- Short-Term Rentals Not Allowed



### CONTACT INFORMATION

**DARLENE M. CODER**

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Local Knowledge



Western Values



Epique Results