

440 W ALTA SKI HILL RD

ALTA, WY 83414



TETON

TEEPEE LODGE



Teton County Adventure Base Camp

www.CBRE-Tetons.com

CBRE

The Offering

CBRE CAPITAL MARKETS IS PLEASED TO PRESENT FOR SALE THE TETON TEEPEE LODGE, AN 18-ROOM MOUNTAIN LODGE IN ALTA, WYOMING, LOCATED APPROXIMATELY 6 MILES FROM GRAND TARGHEE RESORT.

Built over fifty years ago and operated continuously under family ownership, the Lodge has served as the Teton Valley's adventure basecamp for generations of skiers, climbers, hikers, and national park visitors, a role it continues to fill today. The property is being offered as an independently branded, management-unencumbered hospitality asset.

The Lodge sits at the intersection of several strong demand drivers. Grand Targhee Resort averages 500+ inches of annual snowfall and was recently named the Best Overall Ski Resort Worldwide. Grand Teton and Yellowstone National Parks draw a combined 8.3+ million visitors annually. Teton County, Wyoming has ranked as the wealthiest county in the United States for 21 consecutive years. And the broader Teton Valley, anchored by Driggs, Idaho, has experienced 33%+ population growth since 2010, with a real estate market that recorded its second-largest dollar volume in history in 2024. For decades, the Teton Teepee has been the gathering point for visitors drawn to these assets, a place where the trip begins and ends.

The property includes 18 guest rooms, a historic cabin, and communal spaces centered around the signature "Great Teepee Room", a large central gathering area with a stone fireplace that gives the Lodge its identity. That room, and the communal culture built around it, is what has made the property a known name in Teton Valley outdoor circles for over half a century. The layout is creekside along the Alta Ski Hill Road corridor, in a market where total on-mountain resort inventory is fewer than 60 rooms. The Lodge's proximity to Targhee and its experiential format are difficult to replicate given the limited development opportunity in Alta.

The Teton Teepee Lodge offers a well-constructed property with a meaningful land position and fifty-plus years of brand equity in a supply-constrained mountain market.

The property does not operate like a conventional hotel. Its communal layout, shared spaces, and seasonal programming are part of what differentiates it, and part of what has sustained its identity as a basecamp rather than just a place to sleep. That said, the model requires an operator or owner who values that heritage and understands how to build on it. High barriers to entry in the area, including limited land availability, zoning constraints, and infrastructure limitations, restrict new competitive supply.

There are several practical value-add opportunities, including repurposing or expanding the Maddox Cabin and outbuildings, developing employee housing, and upgrading amenities such as the media room, game room, and breakfast program. The Teton Teepee Lodge offers a well-constructed property with a meaningful land position and fifty-plus years of brand equity in a supply-constrained mountain market. It is suited for operators, lifestyle hospitality brands, or private investors looking for a boutique lodging asset with stable demand fundamentals, an authentic story, and room for improvement.



Only Off-Mountain Commercial Lodging in Alta, Wyoming

The Teton Teepee is the sole commercial lodging property outside of Grand Targhee Resort's on-mountain inventory in Alta, Wyoming. With on-mountain capacity capped at roughly 45–60 rooms and routinely sold out, overflow demand flows directly to the Lodge. Alta's short-term rental restrictions further limit competitive supply, giving the property a structural positioning advantage that cannot be replicated.



8.3 Million Annual National Park Visitors at the Doorstep

Grand Teton (~3.6M visits) and Yellowstone (~4.75M visits) recorded a combined 8.3M+ visits in 2024, both second-highest years on record. The Lodge offers western trailhead access to Grand Teton National Park just 2 miles away, and shoulder-season park traffic continues to grow.



Proven Demand Across Five Revenue Drivers

The Lodge benefits from overlapping demand generated by A) Grand Targhee Resort, B) Grand Teton and Yellowstone National Parks, C) the Jackson Hole economic halo (\$1.68B annual tourism economy; Teton County, WY is the wealthiest county in America for 21 consecutive years), D) Teton Valley's population and real estate growth (33%+ since 2010), and E) Wyoming's tax-advantaged business environment. This diversification supports year-round occupancy rather than single-season dependence.



Independent and Unencumbered

The property is free of brand and management agreements, giving a new owner full flexibility to maintain the Lodge's legacy identity or reposition under a lifestyle or boutique flag. Operating strategy, pricing, and guest experience can be aligned entirely to the owner's vision without third-party constraints.



Six Miles from a World-Class, Four-Season Resort

Grand Targhee averages 500+ inches of annual snowfall, offers 2,600 skiable acres, and was named Best Overall Ski Resort 2025 Worldwide. The resort draws 200,000+ skier visits annually, with projected growth to 300,000 following a proposed boundary expansion. Summer programming includes mountain biking, music festivals, and kids' camps. The Lodge is the closest off-mountain accommodation at 6 miles, closer than Driggs (9 mi), Victor (18 mi), or Jackson Hole (42+ mi).



Fee Simple Ownership on a ~100,000 SF Parcel

The property sits on a 98,010 SF fee simple lot in a market where land is scarce and zoning severely restricts new development. The parcel provides flexibility for future expansion, repositioning, or enhancement of existing structures including the Maddox Cabin, outbuildings, and potential employee housing, all subject to local approvals.



Highest-Rated Property in the Competitive Set

The Lodge carries a 4.7-star guest rating, the highest among its local competitors, with consistent praise for its authentic character, hospitality, and setting. The Great Teepee Room and creekside communal spaces deliver an experiential product that appeals to leisure travelers, group retreats, weddings, ski clubs, and adventure-travel guests at a compelling \$150–\$250/night price point versus \$250–\$500+ for on-mountain alternatives.



Multiple Value-Add Pathways

Near-term opportunities include repurposing or expanding the Maddox Cabin, developing employee housing, upgrading the media room, game room, and seasonal breakfast program, and introducing new guest programming such as guided adventures, group event packages, or wellness offerings. The 18-room configuration with communal spaces and a private cabin is well suited for full-property buyouts and retreat bookings.

Property Overview

The Teton Teepee Lodge was built in the early 1970s and has operated continuously for over fifty years as the Teton Valley’s adventure basecamp. The property features 18 private guest rooms, a historic two-bedroom cabin, and signature communal spaces anchored by the Great Teepee Room, a double-height gathering area with a sunken central stone fireplace that has been the social center of the Lodge since its founding. Additional facilities include game rooms, an outdoor fire pit, and a creekside setting along a mountain stream, all located six miles from Grand Targhee Resort, four miles from downtown Driggs, Idaho, and a 30-minute drive from Jackson Hole.

The Lodge draws a diverse and loyal clientele, leisure travelers, skiers and snowboarders, group retreats, family reunions, weddings, corporate events, and a growing base of adventure-travel guests who use the property as their home base for exploring the greater Yellowstone and Teton ecosystem. That basecamp identity is central to the Lodge’s appeal. Guests return not just for the proximity to Targhee or the national parks, but for the Lodge itself, the communal atmosphere, the fireplace, the creek, and the sense of arriving somewhere with a history. Across Google, Tripadvisor, Booking.com, and Expedia, the property holds a 4.7-star rating with consistent praise for its authentic character, warm hospitality, and setting. It is a lodging experience that guests seek out by name, and one that has sustained demand for over five decades.

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Name
Teton Teepee Lodge



Address
440 W Alta Ski Hill Rd | Alta, WY 83414



Tenure
Fee Simple



APN
R0011693



Zoning
SF



Lot Size
2.25 AC



Building Size
12,477 SF



Rooms
18 + 1 Cabin (Maddox)



Floors
2



Year Built
1974 (50+ years of continuous operation)



Guest Rating
4.7★ across 383 Google reviews



Amenities
Daily Seasonal Breakfast | The Great Teepee Room | Media Room | Game Room | Expansion of Additional Employee Living Quarters Repurpose | Maddox Cabin & Out Buildings



Parking
Approximate space for 30 vehicles



Power and Utilities

- Electric: 240v Single Phase Service
- Sewer: Septic Well (Brand New); 35 GPM
- Heat: In-Floor Radiant Heat (Rooms) - Electric Radiant Heat (Main Building)



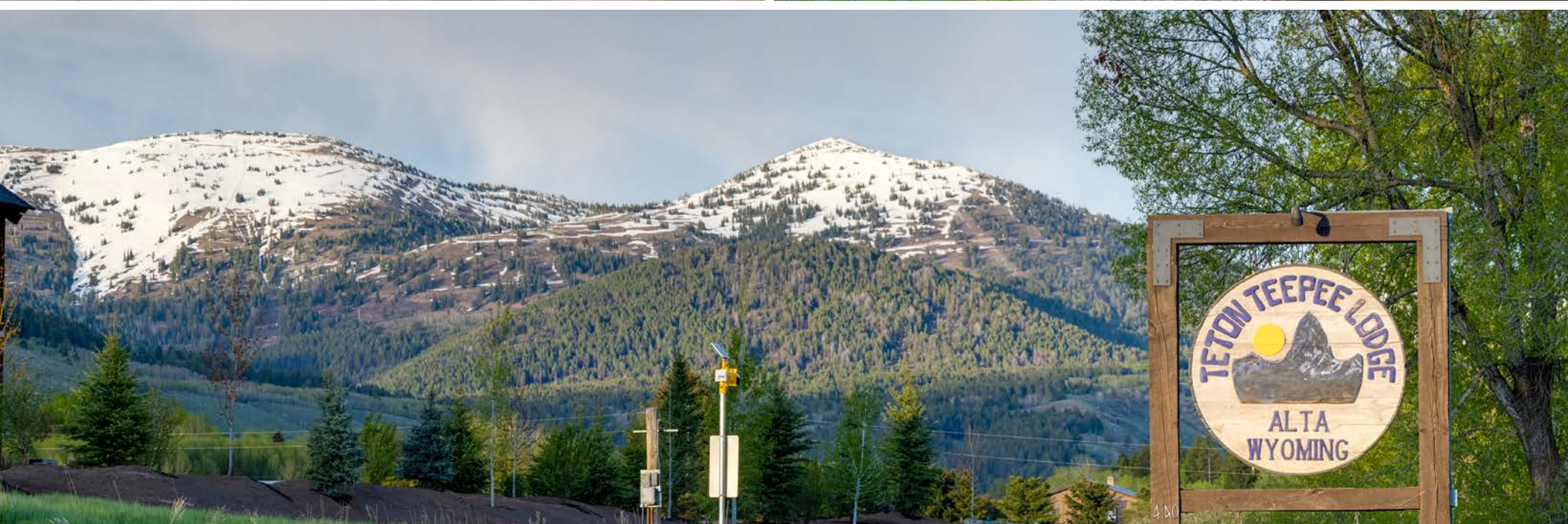
Parent Brand
Independent



Management
Unencumbered



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Local

The area’s transportation network provides strong accessibility despite its tranquil mountain character. Jackson Hole Airport, offering major market air service, sits roughly 48–54 miles from Grand Targhee and Alta, while Idaho Falls Airport lies approximately 83–86 miles away, making both airports viable gateways for travelers. Nearby cities include Jackson, Wyoming—approximately an hour’s drive southeast—and Driggs, Idaho, the closest hub for lodging overflow, shops, and services. Natural amenities reinforce the area’s appeal, with the Teton River, Teton Canyon trail systems, and sweeping Grand Teton views shaping the region’s year round outdoor culture. Alta itself remains a small, low density community with a population of just 429 residents, offering a quiet, authentic mountain environment within the larger Jackson–Teton micropolitan area.

Local Overview Map



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