



10652 US HIGHWAY 189

===== BIG PINEY, WYOMING =====
COMMERCIAL OPPORTUNITY WITH
DEVELOPMENT POTENTIAL



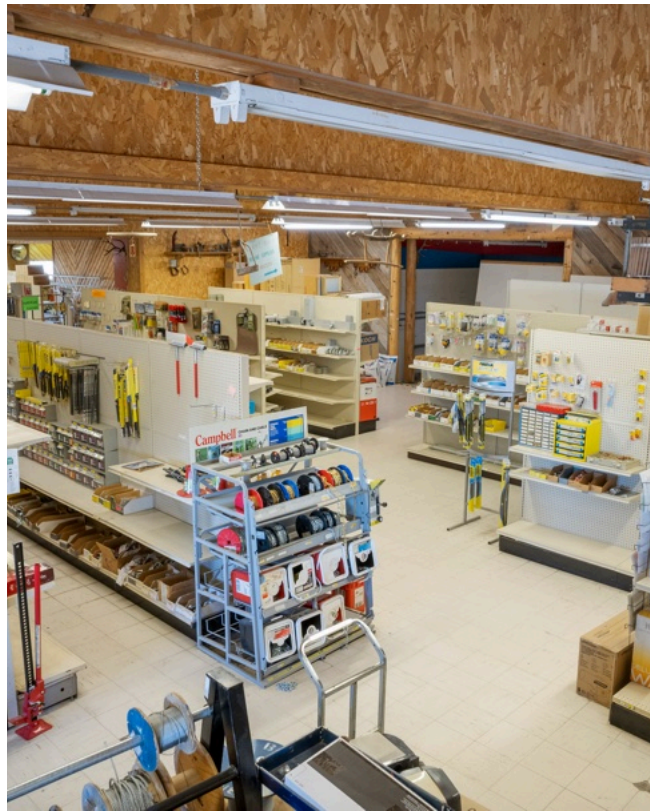


6.48 ACRES WITH 22,000+ SF BUILDING

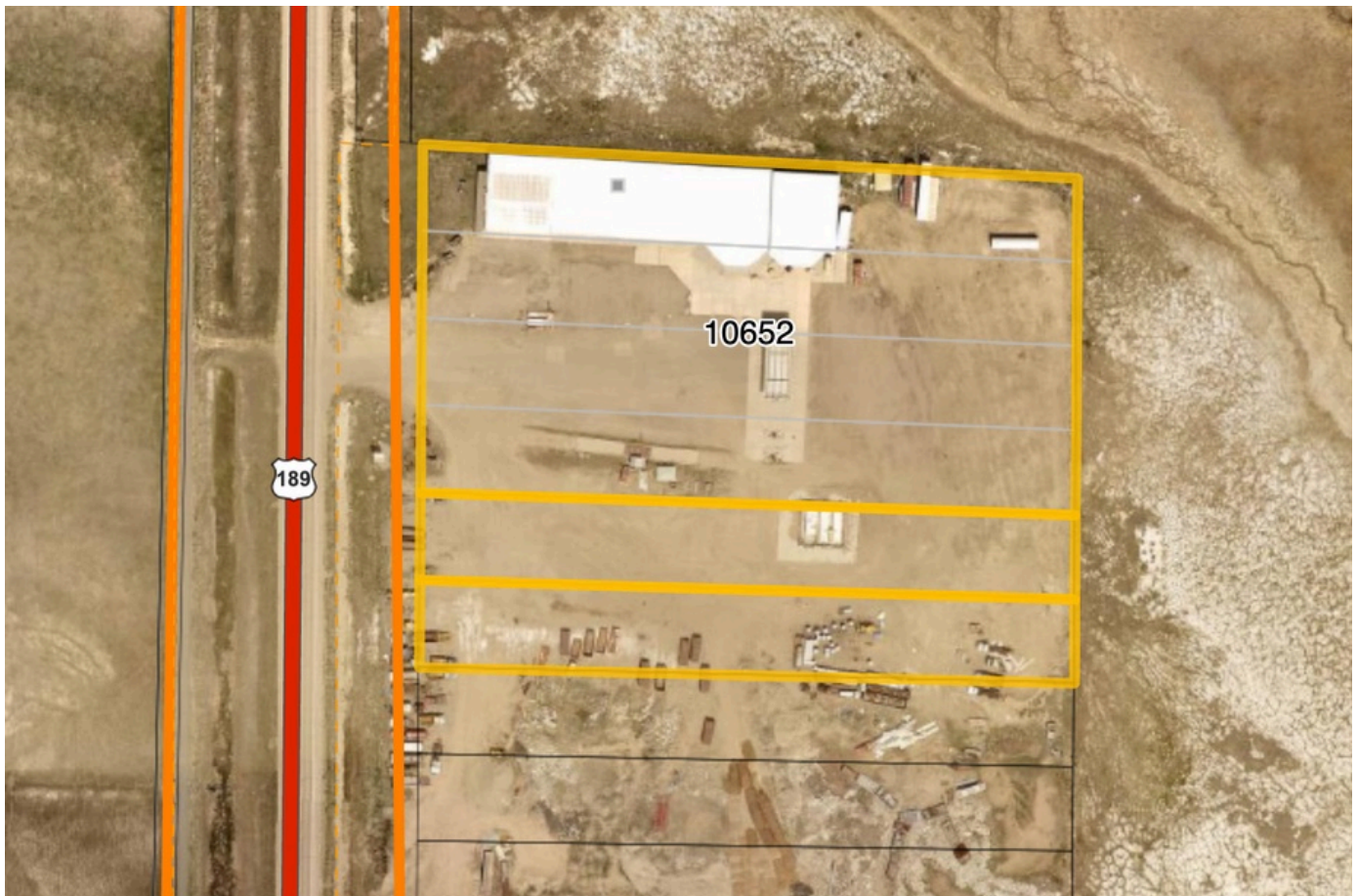
This 6.48-acre commercial property, with mixed zoning for Heavy Industrial and Commercial, offers endless possibilities with excellent highway access, existing infrastructure, and ample buildout potential. Featuring over 22,000sf of building space for retail, office space or storage, the site's large, paved parking area easily accommodates semis and retail parking. Previously a popular local retail and gas station hub, it could easily be revived as a store for hardware, outdoor goods, and gifts. The sizable improvements offer options for commercial condos, rentable suites or more. Much of the acreage remains developable. Priced well below recent appraisal, this is a prime investment opportunity.

Information as of June 2026

Disclaimer: All information provided is deemed reliable, but is not guaranteed and should be independently verified.



GIS AERIAL IMAGE OF 6.48 ACRE PARCEL ** COMPRISED OF 6 LOTS



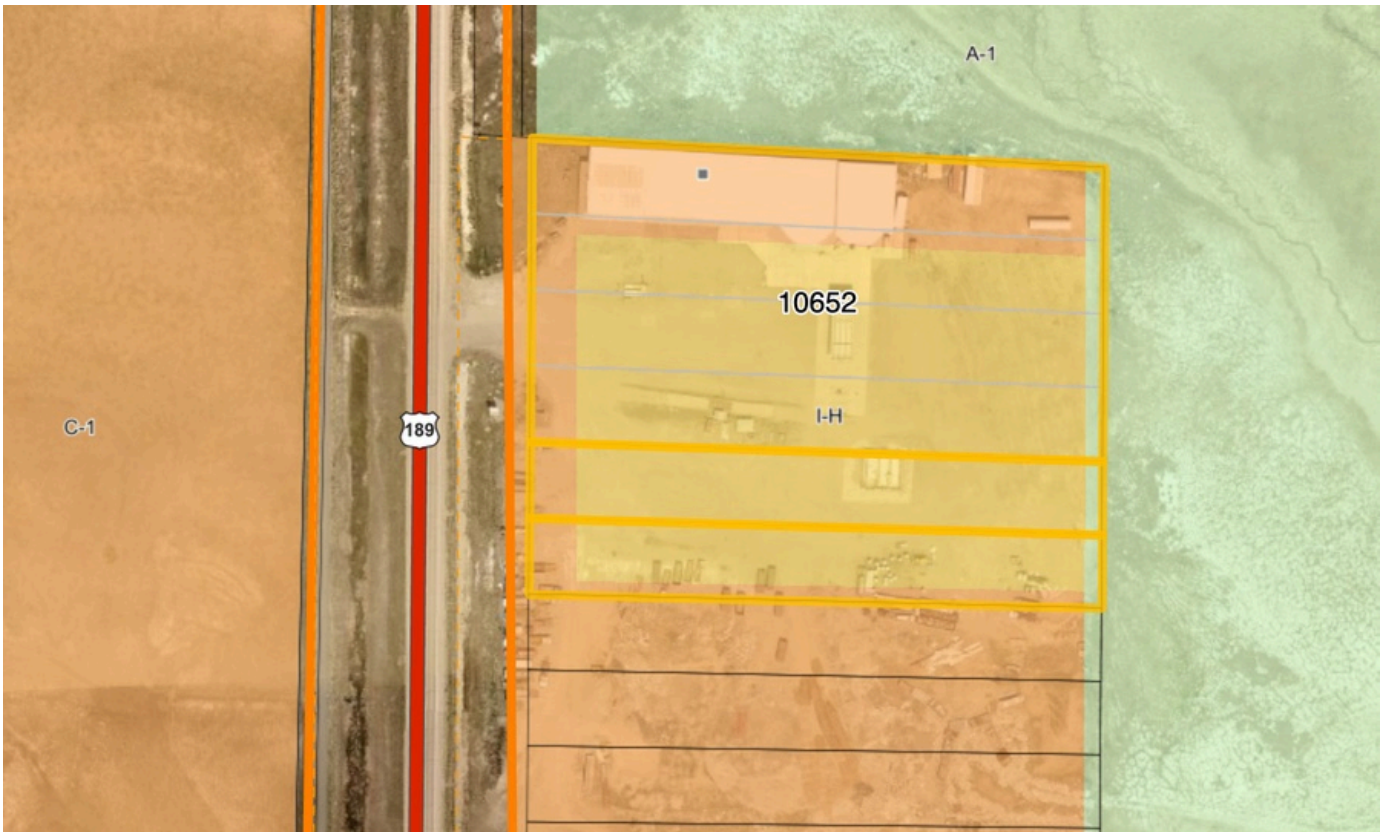
Pinemar Commercial Site, Lots 1-6, Sublette County, Wyoming

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ZONING MAP

SUBLETTE COUNTY GIS



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SUBLETTE COUNTY

C-1 AND I-H ZONING

The 6.48 acre parcel is conveniently located off of US Highway 189 for great commercial exposure and functional access. The acreage is comprised of six lots and is zoned both C-1 Commercial and I-H Heavy Industrial.

See zoning details on the county's site and confirm with Sublette County for additional details of what can be done on the property:

<https://www.sublettecountywy.gov/DocumentCenter/View/4839/Current-Zoning-and-Development-Regulations-2021>

Zoning goals as set forth by the county:

General Commercial (C-1): This district provides areas for orderly and compact commercial development.

Heavy Industrial (I-H): This district provides areas for general industrial uses.

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ALLOWED USES

GENERAL COMMERCIAL DISTRICT C-1

In the General Commercial District (C-1): (1) Retail stores and shops; (2) Business and professional offices and shops; (3) Restaurants and taverns; (4) Laundromats and cleaning facilities; (5) Automobile sales, service and maintenance facilities; (6) Convenience Store and/or Fuel Station; (7) Banks and financial institutions; (8) Food stores, general stores and drug stores; (9) Hotels; (10) Funeral homes; (11) One (1) residential use incidental to the principal commercial use, excluding the use of mobile/nonconforming manufactured homes. (12) Accessory residential units which contain (1100) square feet or less of habitable floor area; which are clearly incidental, subordinate and secondary to the primary commercial use of the property. (13) Modular/Manufactured Homes Sales and Display Lots (14) Conditional Uses: (a) Industrial Transportation Parking Facilities (b) Public Facilities (c) Kennels/Dog Breeders (d) Mini-Storage Units (e) General commercial establishments;

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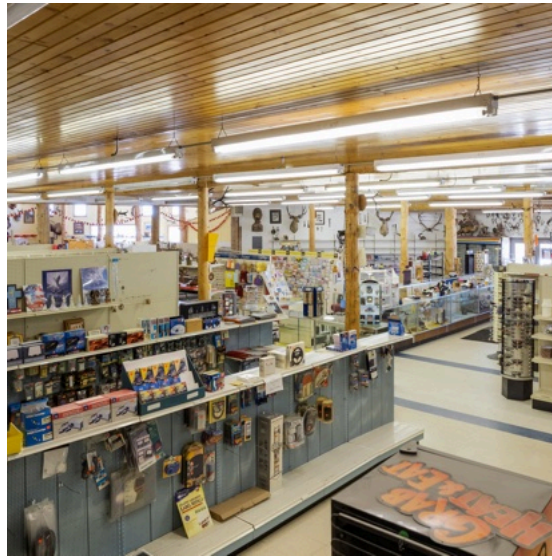
ALLOWED USES

HEAVY INDUSTRIAL DISTRICT I-H

In the Heavy Industrial District (I-H): (1) Non-nuisance producing manufacturing or processing uses; (2) General industrial uses; (3) Automobile wrecking and salvage yards; (4) Cement and concrete manufacturing; (5) Chemical plant; (6) Gas processing plant; (7) Manufacturing and storage of explosives; (8) Mineral manufacturing, refining, and processing; (9) Pipeline terminal and pump station; (10) Service stations, garages, parking lots or truck terminals; (11) Wholesale storage or sales establishments; (12) Airports; (13) Heavy equipment sales; (14) Sawmills and lumber yards; (15) Oil field or mining equipment sales or services; (16) Research facilities; (17) Supply and service shops including plumbing, welding, electrical, and builders; (18) Mini storage units; (19) Oil and Gas Production Waste Facility (20) Conditional Uses: (a) Workers Camp (b) Temporary Camp (c) Industrial Transportation Parking Facilities (d) Sanitary Landfills (e) Sexually Oriented Business (f) Exceeding maximum height limitation for structures

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COUNTY RECORDS OF IMPROVEMENTS AND ACREAGE CLASSIFICATION

Land	
Acres	Class
4.32	Commercial
4.32	Total Acres

Commercial 1	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)
Storage Warehouse	1.0	17756	Wood Frame		1984	1 sketch(s)
Add On Com Canopies Concrete Low		2064				
Commercial 2	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)
Pumps *CODE	1.0	1	Wood Frame		2006	
Add On Com Canopies Concrete Average		1800				
Commercial 3	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)
Storage Warehouse	1.0	4479	Wood Frame		2008	1 sketch(s)
Out Building 2201	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)
Shed - Tool	1.0	64	Wood Frame		2006	
Out Building 2203	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)
Shed - Tool	1.0	140	Wood Frame		2009	
Out Building 2207	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)
Shed - Tool	0.0	280	Wood Frame		2012	

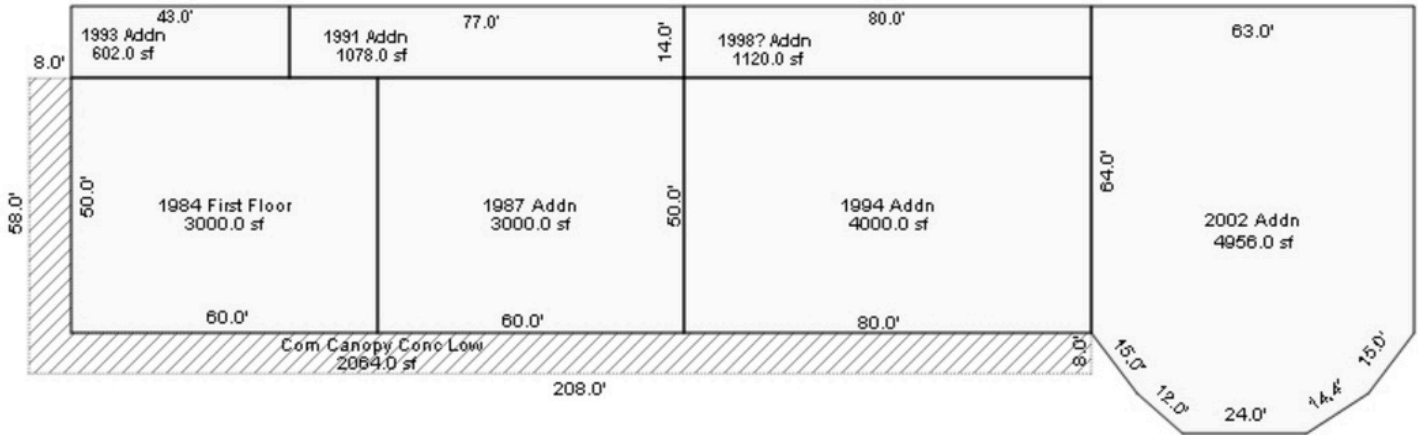
Land	
Acres	Class
1.08	Vacant
1.08	Total Acres

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Acres	Class
1.08	Vacant
1.08	Total Acres

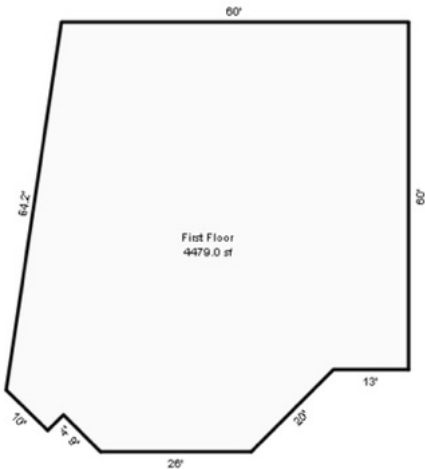
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SKETCHES FROM COUNTY RECORDS



Commercial 1	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)
Storage Warehouse	1.0	17756	Wood Frame		1984	1 sketch(s)
Add On Com Canopies Concrete Low		2064				



Commercial 3	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)
Storage Warehouse	1.0	4479	Wood Frame		2008	1 sketch(s)

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Listed by:
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