

3555 South Park Drive



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Located less than 10 minutes from downtown Jackson we have a building consisting of 14,978 sqft of commercial/ light industrial and residential usage.

The ground level has the potential of dividing into four spaces. All units come with 14'x12' garage door access & a man door with 22' ceilings. Each of the units has their own 200-amp electrical service and a natural gas boiler for in-floor heat and domestic hot water. Below is the breakdown of the unit square footage and attached is a floor plan of the space.

Unit 1: 4,251 sqft

Unit 2: 2,022 sqft

Unit 3: 2,682 sqft

Unit 4: 2,042 sqft

The lease terms are \$37/sqft with a triple net lease. Starting with a five year lease with first rights to extend.

The upper level consists of two-1 bed, full bath and laundry and two-2 bed, full bath and laundry. All the units are deed restricted for Teton County Employee housing. Below is the breakdown of the unit square footage and attached is a floor plan of the space.

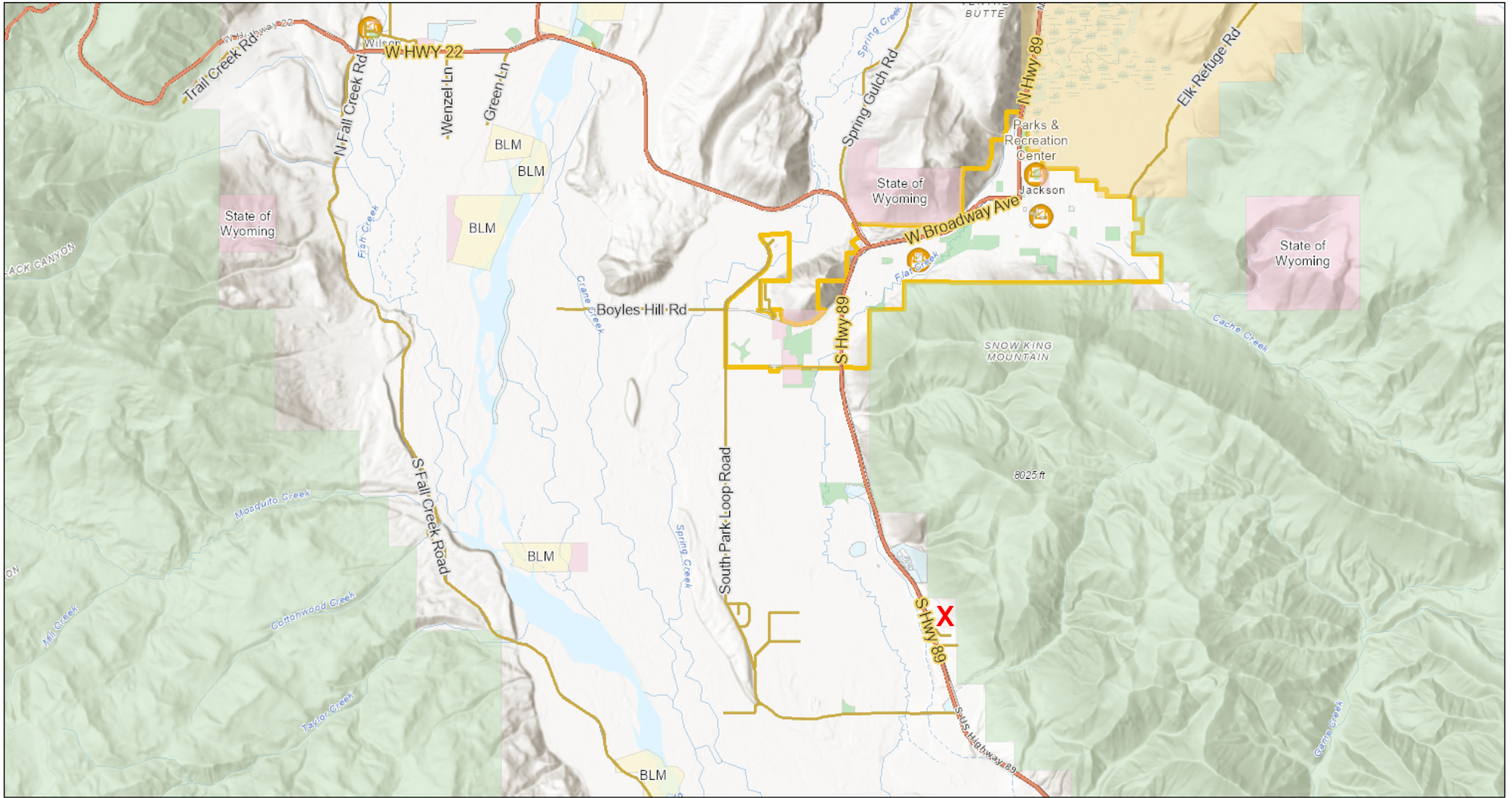
Unit 1: 770 sqft, \$2,500/ month

Unit 2: 637 sqft, \$2,500/ month

Unit 3: 798 sqft, \$3,500/ month

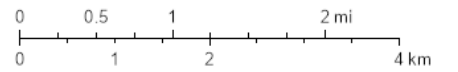
Unit 4: 842 sqft, \$2,500/ month, Teton County Rent Restricted

ArcGIS Web Map



October 28, 2025

1:72,578



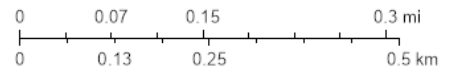
Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

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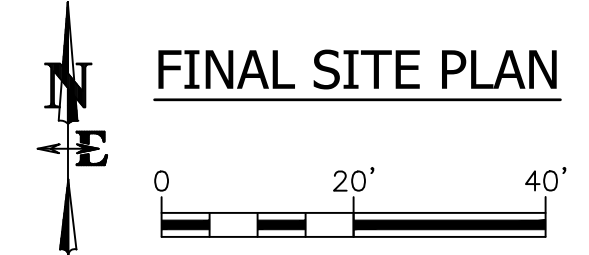
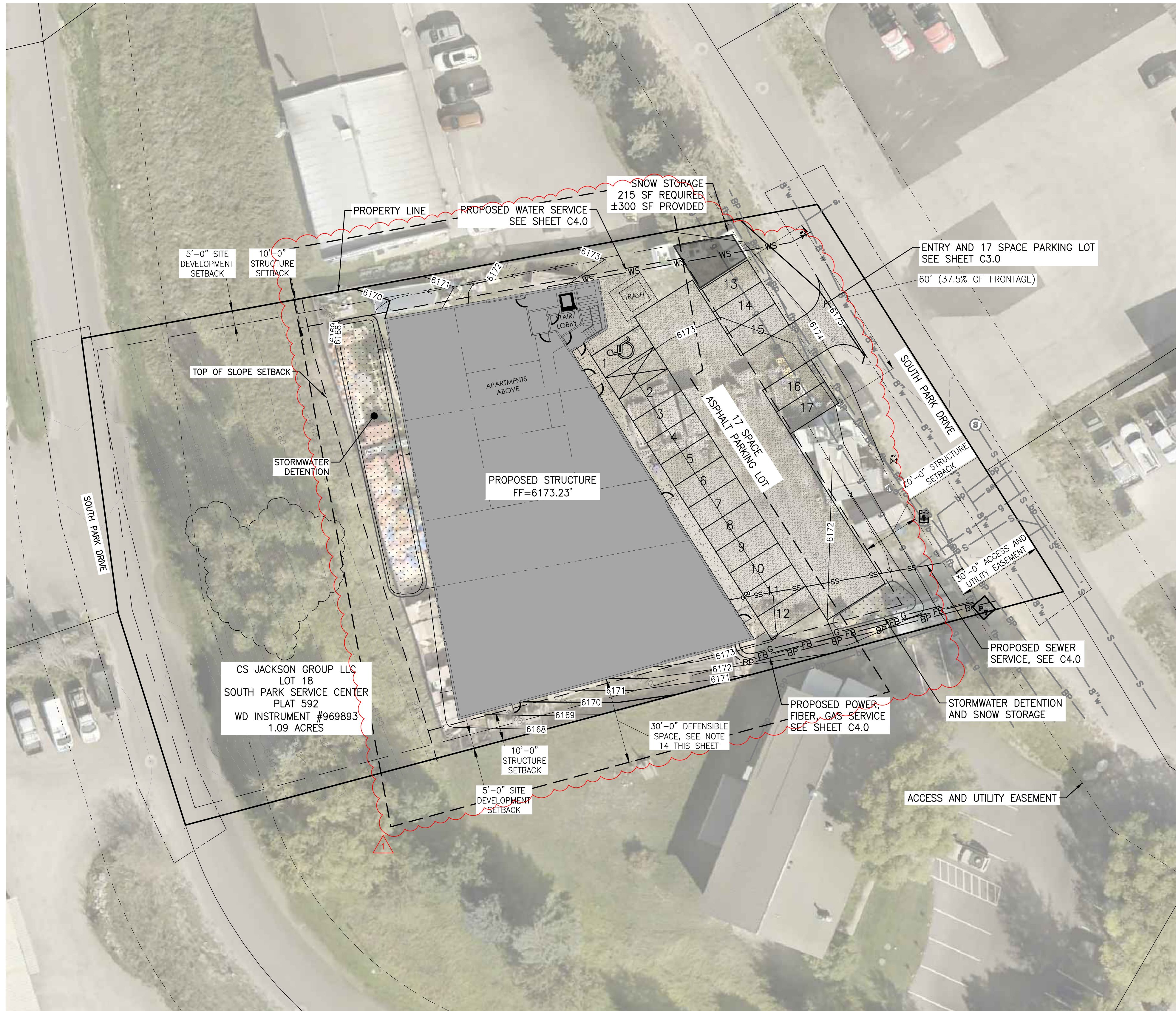
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Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

S:\Projects\196-03 0555 S. Park Drive - Civil\Construction Documents\Drawings\04\196-03 CD 0504-GRADING.dwg (FINAL SITE PLAN) - Jun 12 2023 09:45:52 pm PLOTTED BY: hng DWG FORMAT: 241



SITE CONSTRUCTION NOTES & SPECIFICATIONS

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPSS) 2015 EDITION AND THESE PLANS.
- CONTRACTOR REQUIRED TO MEET WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY'S STORMWATER PERMIT REQUIREMENTS.
- IT IS RECOMMENDED THAT THE CONTRACTOR EMPLOY A SURVEYOR TO PROVIDE STAKING FOR LOCATIONS OF FOUNDATIONS, UTILITIES, DRIVEWAY, AND FOR GRADING WORK.
- STRIPPED MATERIAL SHALL BE STOCKPILED AT STOCKPILE AREAS SHOWN ON PLAN, CUT MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS OR STOCKPILED.
- TOPSOIL SHALL BE STOCKPILED SEPARATELY & REUSED TO COVER FINISH SLOPES. IMPORT ADDITIONAL WEED-FREE TOPSOIL IF NECESSARY TO COVER ALL DISTURBED AREAS NOT RECEIVING SURFACING. LEAVE SUBGRADE DOWN 4-6" TO RECEIVE TOPSOIL IN LANDSCAPE AREAS.
- DUST CONTROL MUST BE ACCOMPLISHED BY WATERING STOCKPILES AND DRY SOILS.
- CONTRACTOR SHALL PREVENT TRACKING OF SOIL ONTO THE ROAD AND CLEAN ROAD OF SOILS WHEN NECESSARY.
- INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES AND MAINTAIN THE DEVICES DURING CONSTRUCTION. IF NECESSARY THE CONTRACTOR SHOULD INSTALL AND MAINTAIN ADDITIONAL EROSION CONTROL MEASURES TO ENSURE THE SITE IS STABILIZED DURING CONSTRUCTION.
- REVEGETATION SHALL BE NATIVE SEED AND SOD AND SHALL BE IRRIGATED BY OWNER WHEN NECESSARY.
- CONTRACTOR MUST HAVE A WEED CONTROL PLAN PREPARED BY TETON COUNTY WEED AND PEST OR OTHER WEED SPECIALIST AND IMPLEMENT THE PLAN THROUGHOUT CONSTRUCTION.
- LAND DISTURBING ACTIVITIES SHALL OCCUR FROM SPRING 2023 THROUGH FALL 2023
- CONTRACTOR SHOULD COORDINATE THE INSTALLATION OF WIRE UTILITY SERVICES WITH UTILITY PROVIDERS AND ARRANGE INSTALLATION AND SERVICE CONTRACTS.
- TRASH DISPOSAL SHALL BE A CERTIFIED BEAR RESISTANT SELF LOCKING CONTAINER OR DUMPSTER.
- 30' DEFENSIBLE SPACE PER WILDLAND URBAN INTERFACE MEMO. TREES MUST BE GREATER THAN 10 FEET FROM THE STRUCTURE AND GREATER THAN 10 FEET FROM CROWNS OF ADJACENT TREES. TREES WITHIN THE DEFENSIBLE SPACE MUST HAVE LIMBS REMOVED AT LEAST 6 FEET OFF OF THE GROUND.

TETON COUNTY WEED AND PEST MANAGEMENT STRATEGIES

PRE-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE TETON COUNTY WEED & PEST, OR OTHER QUALIFIED PROFESSIONAL, TO CONDUCT A SITE SPECIFIC INVENTORY OF INVASIVE SPECIES AND CREATE A SPECIES SPECIFIC MANAGEMENT PLAN IN ACCORDANCE WITH TETON COUNTY LDR 5.7.2.

ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- ALL CONSTRUCTION EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE SITE.
- SOIL STOCKPILES TO BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
- DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE AND IN AREAS WHERE INVASIVE SPECIES ARE PRESENT SHALL BE MINIMIZED.
- ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE KEPT ON ACTIVE MANAGEMENT USING THE CONTROL METHODS PRESCRIBED IN THE SPECIES SPECIFIC MANAGEMENT PLAN CREATED PRIOR TO CONSTRUCTION. THIS AREA SHALL BE MONITORED AND TREATED AT LEAST TWICE EACH GROWING SEASON.

POST-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- RE-VEGETATION TO OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT THE ESTABLISHMENT OF INVASIVE SPECIES IN DISTURBED AREAS.
- NURSERY STOCK SHALL BE IN ACCORDANCE WITH W.S. 11-9-101 - 109 (WYOMING NURSERY STOCK LAW), ACCOMPANIED BY A VALID HEALTH CERTIFICATE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE. SEEDS SHALL BE IN ACCORDANCE WITH W.S. 11-12-101 - 125 (WYOMING SEED LAW), CERTIFIED WEED FREE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE.
- CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL SHALL BE UTILIZED WHERE POSSIBLE.
- TCWP TO BE CONTACTED TO CREATE A POST-CONSTRUCTION INVENTORY.

SNOW STORAGE:

REQUIRED: 215 SF
PROVIDED: ±300 SF



DRAWING NO C2.0	JOB NO 21-196-03	JOB TITLE LOT 18 SOUTH PARK SERVICE CENTER 3555 S. PARK DRIVE CONSTRUCTION DOCUMENT SUBMITTAL	DRAWING TITLE FINAL SITE PLAN	DATE	3/2/23	REV	4		
				SURVEYED	NE	ENGINEERED	AK	DRAWN	AK
				NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2067					

LEGEND:

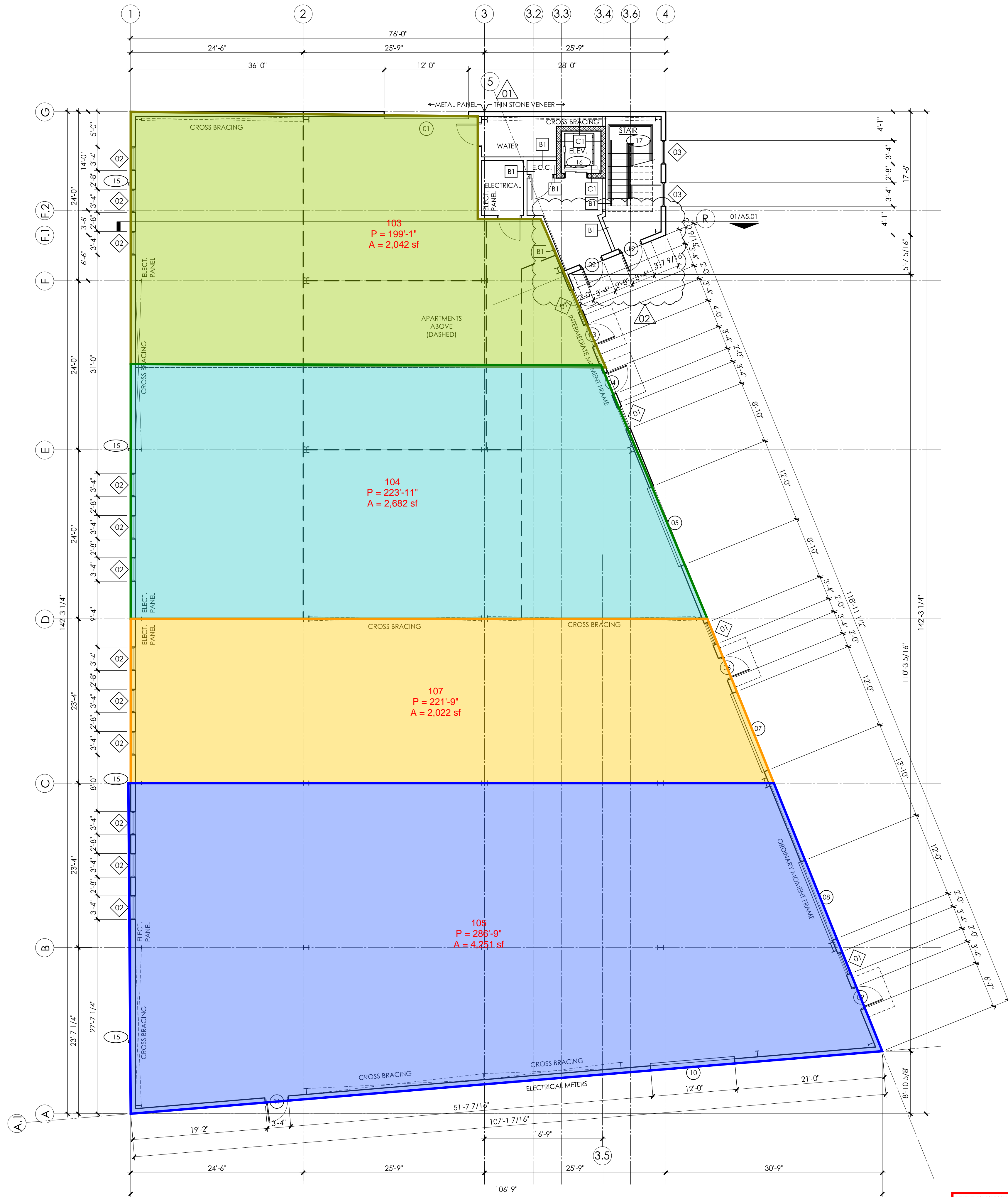
- NEW WALL
- KEYED NOTE
- ALIGN WALLS AS SHOWN
- DOOR KEY (SEE BELOW)
- WINDOW KEY (SEE BELOW)

SEE FLOOR PLANS FOR PLAN KEYED NOTES
SEE CS.102 FOR DOOR SCHEDULE
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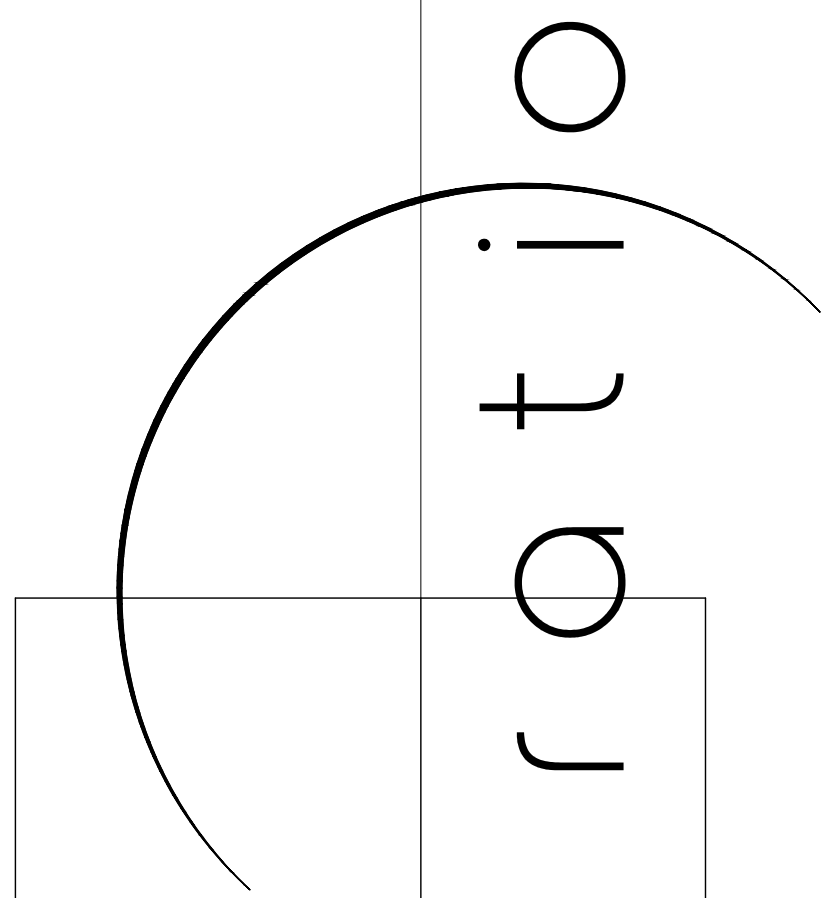
INTERIOR NEW WALLS ARE PARTITION TYPE A1 U.N.O. (SEE PARTITION TYPES ON SHEET CS1.01)

01 NEW CONSTRUCTION KEYED NOTES

1. KITCHEN TO INCLUDE CABINETS, COUNTERTOPS AND APPLIANCES. COORDINATE FINAL APPLIANCES AND KITCHEN FINISHES WITH OWNER INCLUDING FRIDGE, RANGE, MICROWAVE, DISHWASHER AND 32" MINIMUM WIDE SINK WITH GARBAGE DISPOSAL. PROVIDE SWITCH FOR GARBAGE DISPOSAL INSIDE BASE CABINET AS APPLICABLE. CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM (DIMENSION SHOWN ON FLOOR PLANS IS TO THE FACE OF THE FRIDGE). PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 1-A:10-B:C IN EACH APARTMENT KITCHEN. COORDINATE ALL APPLIANCE SELECTIONS WITH OWNER. COORDINATE ALL APPLIANCE ELECTRICAL REQUIREMENTS WITH FINAL OWNER'S APPLIANCE SELECTIONS.
2. STANDARD FIBERGLASS TUB/SHOWER INSERT. BATHTUB SHALL COMPLY WITH ICC A117.1 SECTION 1104.11.3.1.3.1. PROVIDE BLOCKING AS REQUIRED FOR FUTURE GRAB BARS (SEE AC.01). COORDINATE FINAL SELECTION WITH OWNER.
3. FLOOR MOUNTED ELONGATED TOILET. TOILET SHALL COMPLY WITH ICC A117.1 SECTION 1104.11.3.1.2. PROVIDE BLOCKING AS REQUIRED FOR FUTURE SWING UP GRAB BARS (SEE AC.01). COORDINATE FINAL SELECTION WITH OWNER.
4. VANITY WITH BASE CABINET. VANITY SHALL COMPLY WITH ICC A117.1 SECTION 1104.11.3.1.1. REFER TO FLOOR PLANS FOR LENGTH. COORDINATE FINAL SELECTION WITH OWNER.
5. STACKABLE FULL SIZE WASHER AND DRYER. COORDINATE CLOSET CONNECTION IN FIELD WITH OWNER PRIOR TO INSTALLATION AND ORDERING. THE MAXIMUM EQUIVALENT DRYER EXHAUST DUCT LENGTH SHALL BE 35 FEET UNLESS SPECIFIED OTHERWISE IN MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. PAINTED WOOD SHELF AND ROD IN CLOSET. PROVIDE END SUPPORT WHERE SHELVING/ROD DOES NOT TERMINATE AT A WALL. PROVIDE BLOCKING AS REQUIRED.
7. LAUNDRY COUNTER AND SHELF. PROVIDE END SUPPORT WHERE COUNTER/SHELVING DOES NOT TERMINATE AT A WALL. PROVIDE BLOCKING AS REQUIRED.
8. HOT WATER HEATER AT EACH RESIDENTIAL UNIT. COORDINATE FINAL LOCATION AND DESIGN WITH PLUMBING DRAWINGS.
9. HVAC UNIT AT EACH RESIDENTIAL UNIT MOUNTED ABOVE PER MECHANICAL DRAWINGS. PROVIDE UNIT SUPPORT AS REQUIRED. COORDINATE ALL ELECTRICAL APPLIANCE REQUIREMENTS WITH FINAL OWNER'S SELECTIONS. COORDINATE FINAL LOCATION AND DESIGN WITH MECHANICAL DRAWINGS AND LINEN SHELVING.
10. COORDINATE ALL INTERIOR FINISHES WITH OWNER.
11. STEEL COLUMN TO BE PAINTED WITH 1 HOUR INTUMESCENT PAINT. TYPICAL AT ALL STRUCTURAL COLUMNS.
12. STEEL COLUMN TO BE PAINTED WITH 1 HOUR INTUMESCENT PAINT. WRAP STEEL COLUMN WITH 1-5/8" METAL STUDS WITH 1/2" GPDW. HOLD STUDS TIGHT TO COLUMN. REFER TO PARTITION TYPE A6.
13. FIRE RETARDANT TREATED WOOD DECK, 2X6 WOOD DECKING ON TAPERED DECK JOISTS.
14. PRE-FINISHED ALUM. GUARDRAIL SHALL COMPLY WITH IBC SECTION 1015 AND SHALL BE NOT LESS THAN 42" AND SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE OF 4 INCHES.
15. PRE-FINISHED ALUMINUM DOWNSPOUT.
16. ELEVATOR IN 1 HOUR RATED CMU SHAFT. BASIS OF DESIGN ELEVATOR TO BE LIMITED USE, LIMITED APPLICATION ELEVATOR BY SYMMETRY ELEVATING SOLUTIONS. PROVIDE 14" DEEP ELEVATOR PIT WITH GFI OUTLET, LIGHT SWITCH AND ELEVATOR PIT LIGHT. COORDINATE REQUIREMENTS WITH ELEVATOR MANUFACTURER, MEP AND STRUCTURAL. COORDINATE ELEVATOR FINISHES WITH OWNER. REFER TO DETAILS ON SHEET A3.01. DOORS TO BE 20 MIN. RATED WITH SMOKE AND DRAFT PROTECTION.
17. CONCRETE FILLED METAL PAN STAIR AND LANDINGS. PROVIDE METAL HANDRAILS @ 36" (34" MIN. AND 38" MAX.) AT BOTH SIDES OF STAIR. PROVIDE 12" HANDRAIL EXTENSIONS AT THE TOP AND BOTTOM OF STAIRS. PROVIDE GUARDRAILS @ 42" MINIMUM. MAXIMUM RISER HEIGHT IS 7 INCHES AND THE MINIMUM TREAD DEPTH IS 11 INCHES. 80" MINIMUM CLEAR HEAD HEIGHT SHALL BE PROVIDED THROUGHOUT STAIR. PROVIDE METAL RAIL BARRIER BELOW STAIRS AT 27" MAX. WHERE HEAD HEIGHT REACHES 80" MIN. STAIR SHALL BE SELF SUPPORTING. REFER TO DETAILS ON SHEET A3.01.
18. PROVIDE 4'-0" X 4'-0" ROOF ACCESS HATCH AND PERMANENTLY AFFIXED ACCESS LADDER TO ROOF.
19. DOOR OR WINDOW TO BE PROTECTED WITH A DEDICATED SPRINKLER HEAD.
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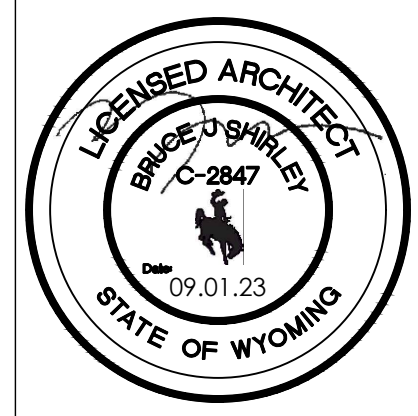
01 FIRST FLOOR PLAN
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01. 11. 23
Permit Set

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- 01 - 07.13.23 (Permit Comments and Owner Changes)
 - 02 - 08.18.23 (Permit Edits & Comments 02)
 - 03 - 09.01.23 (Permit Edits & Comments 03)
 - 04 - 09.21.23 (Permit Edits & Comments 04)



3555 South Park Drive
3555 S. Park Dr.
Jackson WY 83001

FIRST FLOOR PLAN

A1 01

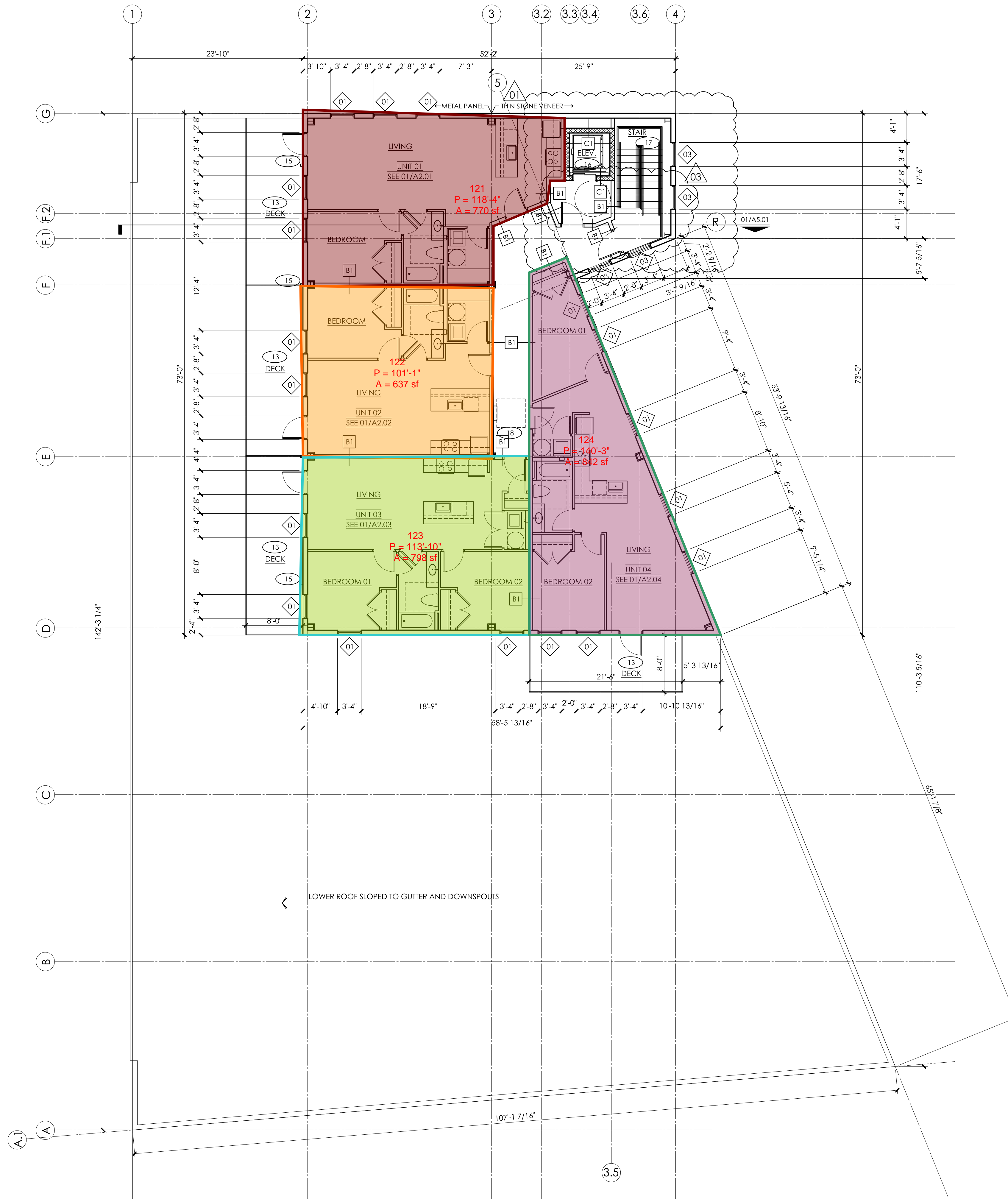


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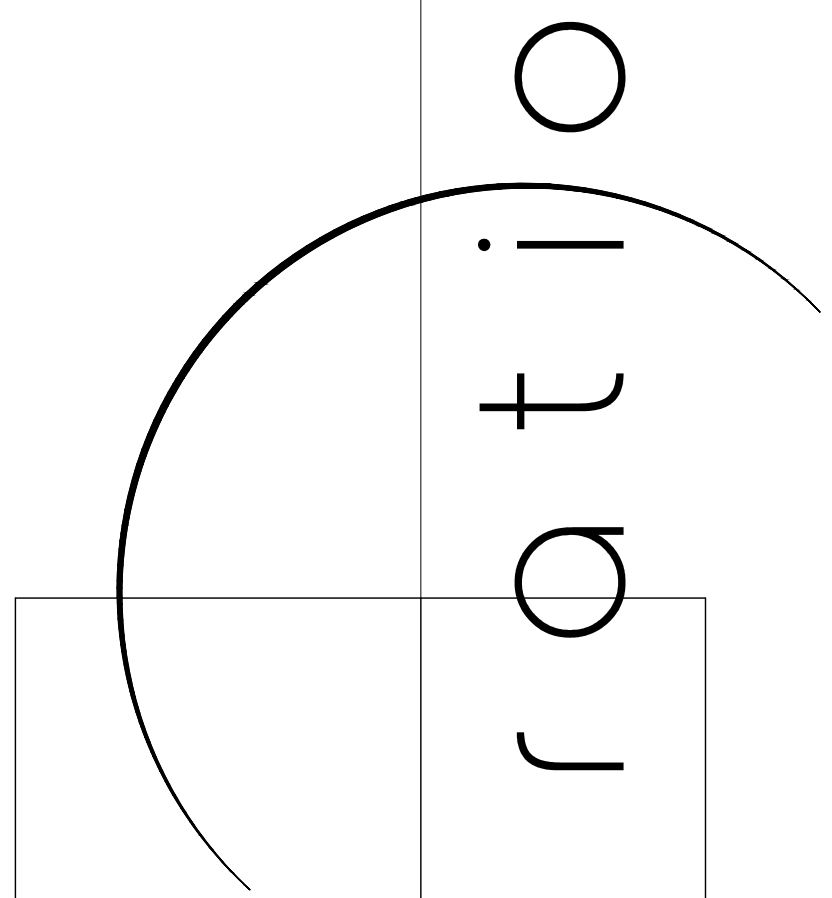
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SECOND FLOOR PLAN

A1 02

