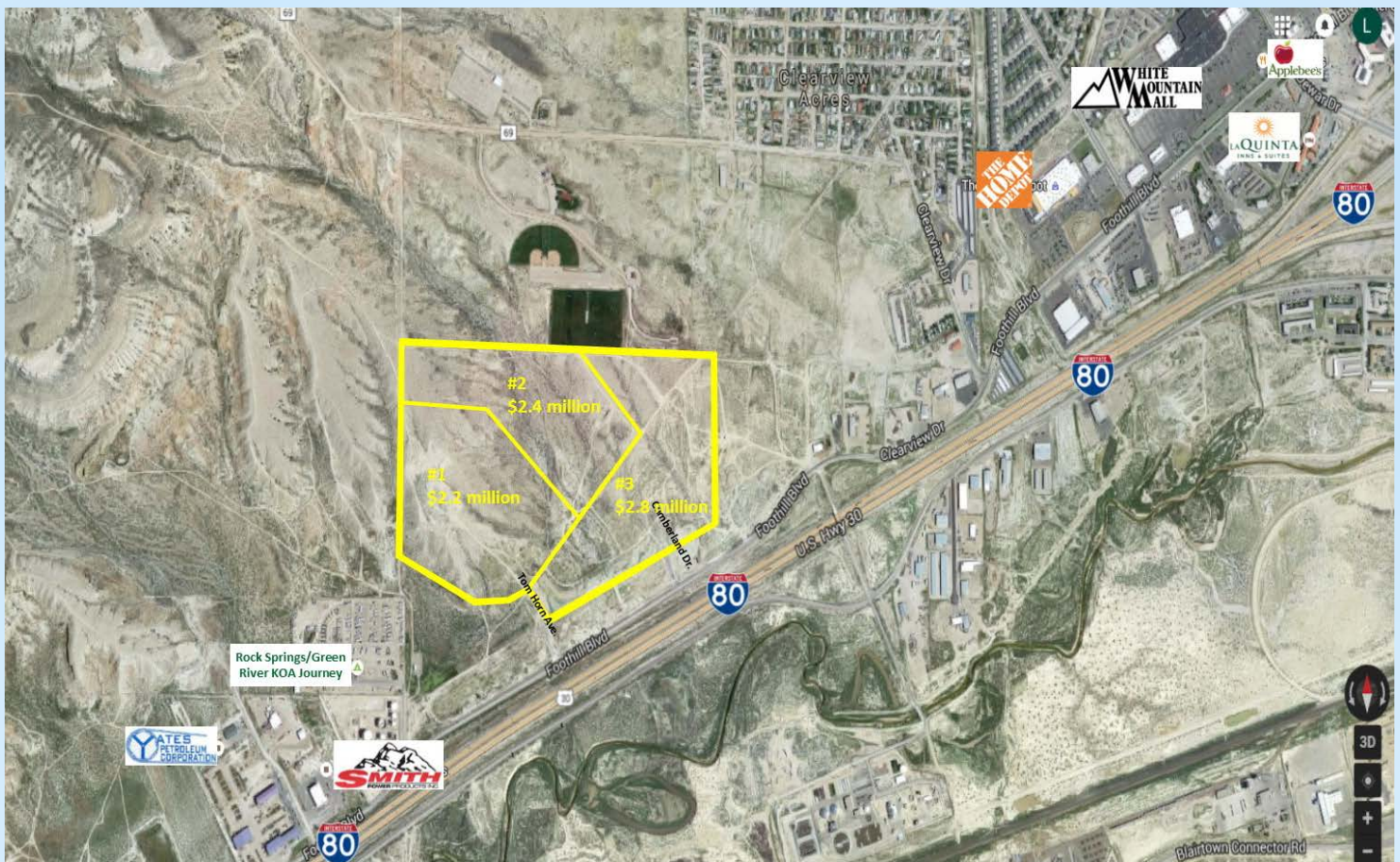


Mobile Home and/or Traditional Residential Community Land For Sale

Westborough/Park Hill Estates

Rock Springs, WY



This is the largest mobile home ready parcel in Rock Springs, located just west of White Mountain mall and north of I-80 and just south of Cross Roads West Park and north of Foothill Blvd. at Cumberland Dr.

This large parcel was previously platted for a 115 acre R-6 zoned mobile home park. It includes up to 600 lots and can be divided. It also was divided and platted for a 104 lot traditional community. Many infrastructure improvements are in place. Flexible terms are available. Electric, water, sanitary sewer are present on site. Part or all of parcel can be rezoned. A 31 acre portion was previously zoned R-3 and platted for 104 lots and includes storm sewer and sanitary sewer improvements. Public improvement grants are available.

- Ideal mobile home park site for up to 600 lots.
- Many infrastructure improvements in place.
- Can be subdivided and/or rezoned.
- Flexible terms.
- Electric, water and sewer on site.
- Broker owned.

Tract #1	36.51 acres	\$2,200,000
Tract #2	36.856 acres	\$2,400,000
Tract #3	39.067 acres w/ sanitary sewer	\$2,800,000
Tracts 1, 2 & 3		112.44 acres
		\$6,500,000

112.44 Acres

Zoned R-6

\$6,500,000

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