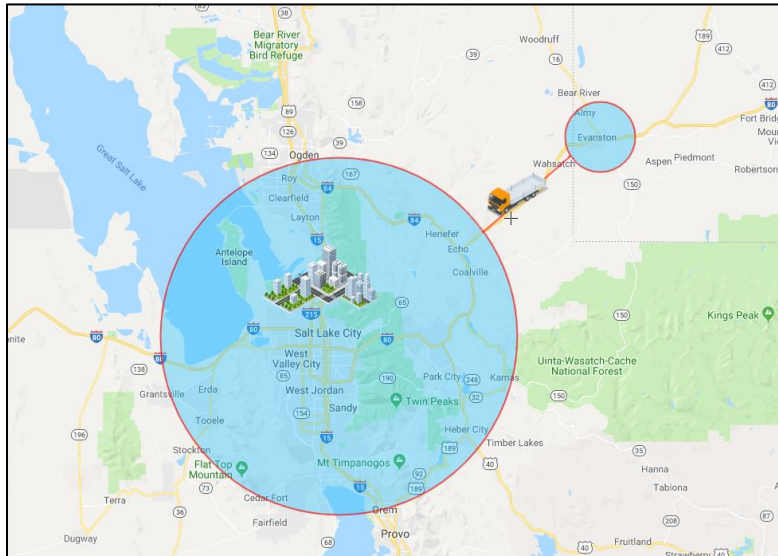


# A SMALL TOWN IN SOUTH-WEST WYOMING COULD BE YOUR TAX-FREE ACCESS POINT TO SALT LAKE CITY.

We are all familiar with the rapid growth that is occurring on the Wasatch Front. At this point Economic Development groups and City officials in Heber, Park City, and North Salt Lake are struggling just to manage the volume of new development. The quiet side streets have been over run by busy highway business districts and towering development that has turned the “Front” into an Urban sprawl. Of course, this growth will only continue to multiply as it takes over agricultural communities like Coalville and Morgan. Here in Evanston, WY we have been able to live near and access this market, without living within it. No corporate income tax, no personal income tax, no inventory tax, no tax on goods-in-transit or made for out-of-state sale. Our property and sales taxes are among the lowest in the nation and our commercial property rates and utility costs are far below national average.

## Location.

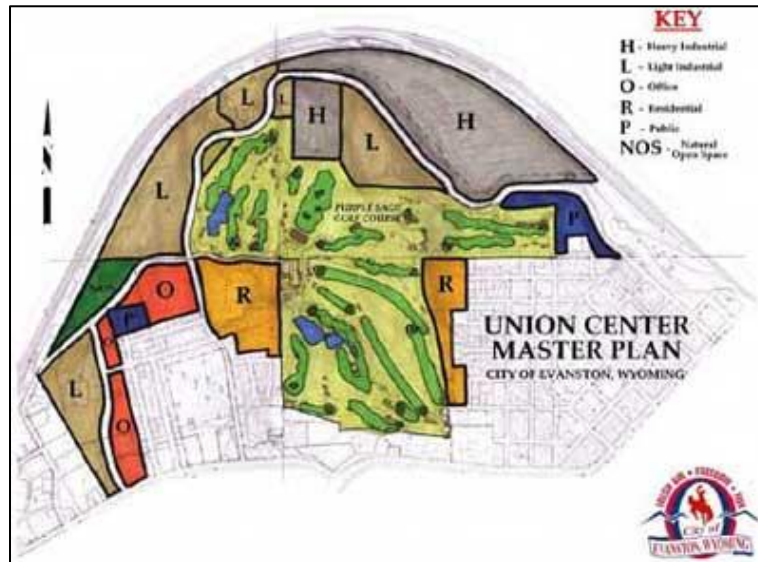


Evanston is only 4 miles from the Utah border, making us the cheapest access point to Salt Lake City. We have a strong “**commuting culture**” with many of our citizens traveling to the surrounding cities and towns, including those in Utah, every day. Several of our small businesses in Evanston seize the advantages of the Utah economy while keeping their operation in a tax-friendly, low-cost area.

It’s easy to take an afternoon drive to Salt Lake City for dinner, a professional basketball (Utah Jazz) game, a concert and/or a theatre production. All the amenities those who live in the city are used to accessing are now just a quick trip down the canyon from Evanston.

# Union Center Business Park

The Union Center Business Park is a city-owned industrial development. The park is adjacent to the 18-hole Purple Sage Golf Course. Union Road provides improved access into the Union Center, and Interstate 80 is less than one (1) mile from the park. All utilities (water/sewer, electrical, gas, broadband) are available. Zoning is designated as office, and the park is located in an Opportunity Zone.



The site is eligible for Wyoming Business Council and/or other state and federal agency 'incentive' funding to assist with the construction of a built-to-suit facility.



# Evanston's Historic Roundhouse

The Roundhouse was built in 1912 as part of the expansion of the Union Pacific Railroad. This 65,000 sq. ft. building has been renovated, in part, for use as community event space, as well as, light manufacturing. Nearly 45,000 sq. ft. remains available for development. Each 'section' of the Roundhouse available for lease is approximately 15,000 sq. ft. The exterior of the building has been restored, and all utilities have been extended to each section. The interior remains empty, so that it may be built-to-suit for a restaurant, brewery, production studio, manufacturing facility, etc. The possibilities are truly limitless.

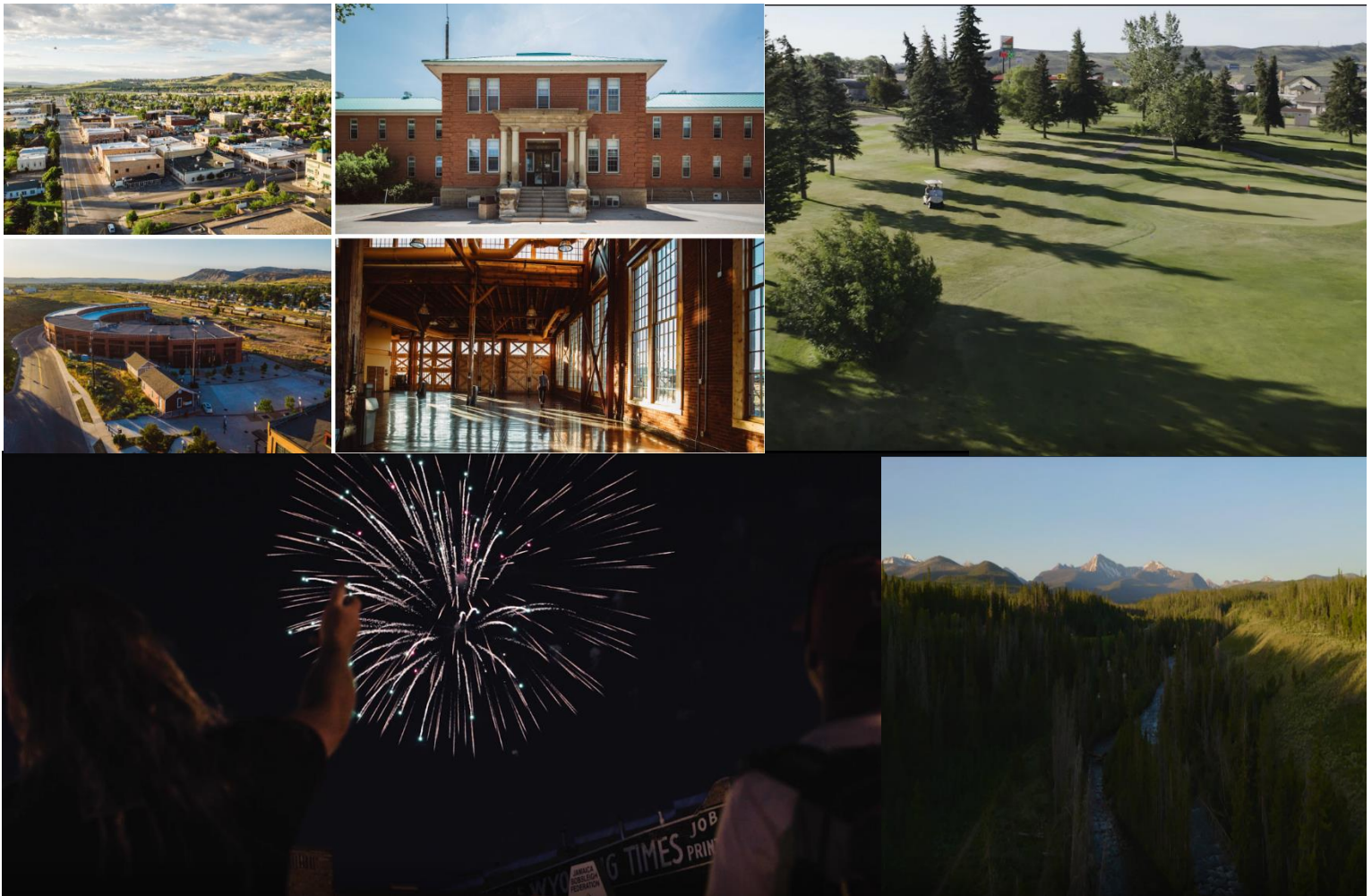


# Community.

Evanston, Wyoming is a vibrant city with a spirit bigger than itself! With an elevation of nearly 6800', we enjoy over 300 days of sunshine a year and air that doesn't come any cleaner. We came to be during the first Transcontinental Railroad project and have remained a hub of activity ever since. Our heritage embraces ranching, agriculture, and wise development of natural resources. We also enjoy our opportunities for recreation; The Bear River flows quietly right through town and with it come a whole host of activities. Within a few minutes' drive we enjoy the north slope of the Uinta Mountains where there is something for nearly everyone

Evanston truly has something for everyone. You will also notice a clean and vibrant downtown business district with a variety of shopping opportunities.

We are a community that honors its heritage while looking boldly to the future.

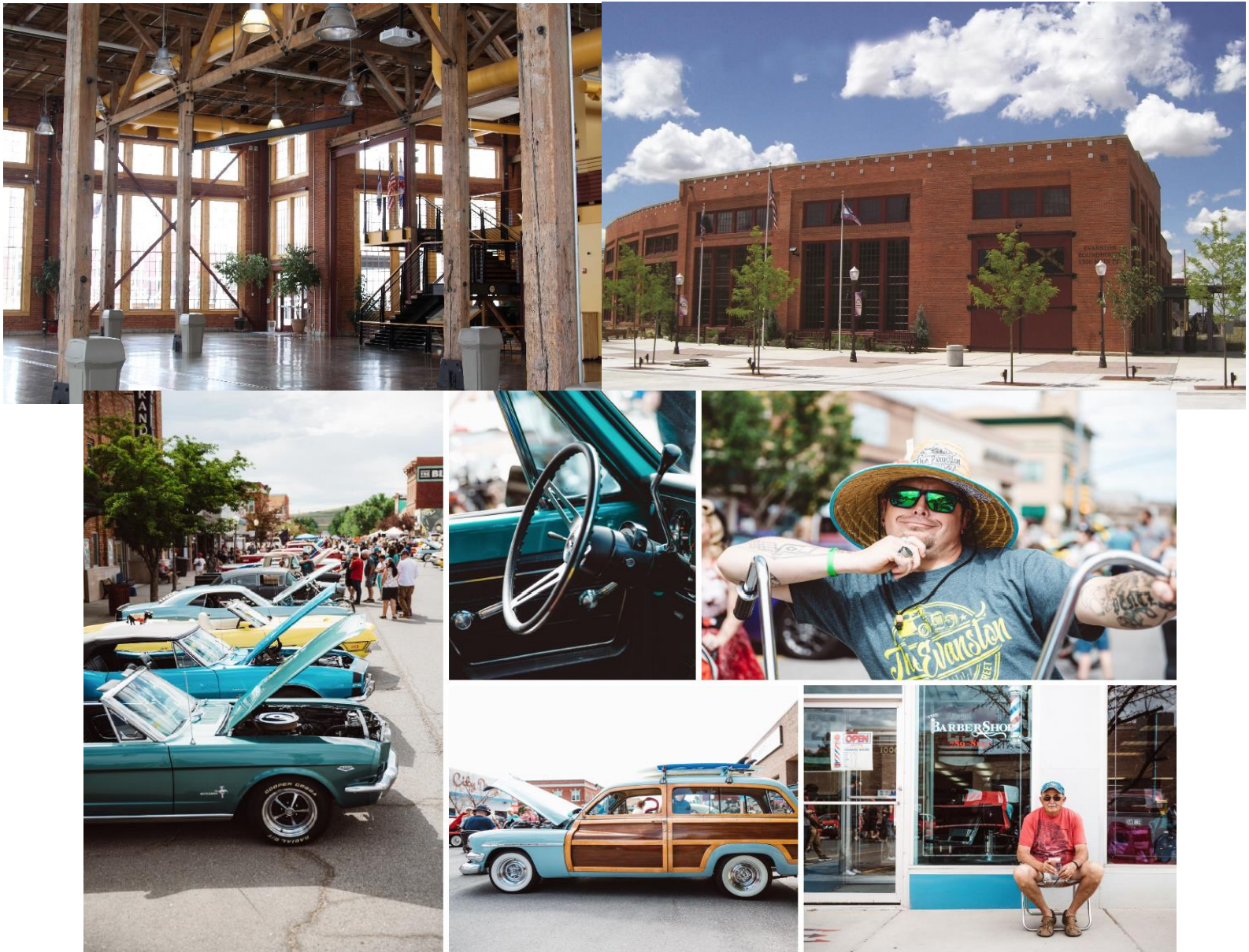




# History.

Our community dates to 1868 when the transcontinental railroad came through the region due to its abundant timber and water along the Bear River. Evanston was a major stop on the Lincoln Highway, it was the rest area before folks took off east into the Red Desert, or west down Echo Canyon. Butch Cassidy and the Sundance kid ran up and down the railroad robbing trains between Laramie and Salt Lake City and eventually ended up staying the night in our county jail. It's safe to say that Evanston has a cowboy history, rich with stories of outlaws and war heroes. A true wild west city!

Our railroad heritage and commitment to conservation and preservation are evident in every corner of our red brick community.





# Recreation.

Surrounded by mountains on all sides, Evanston is a recreational mecca for fishing, hunting, hiking, mountain biking, wildlife viewing, camping and many other outdoor recreational opportunities. The Bear River flowing right through town presents opportunities for a whole host of activities.

Evanston is a short drive from some of the best hunting and fishing in the country. The High Red Desert just east of town is known for its huge desert Elk and massive Mule deer. The Ham's Fork River just north of town is home to several species of trout.



Flaming Gorge Reservoir is the little known recreation hotspot that south west Wyoming keeps close to the vest. Whether you enjoy Bass fishing, jigging for lake trout, or spending the day wake boarding and drinking a malt beverage, this lake can provide. Thousands of Wyomingites head there every summer to boat, camp and fish in the great Wyoming outdoors.

