



**A forward looking development opportunity in Hot Springs County with the scale, setting, and support to become a true gateway destination.**

## **AT A GLANCE**

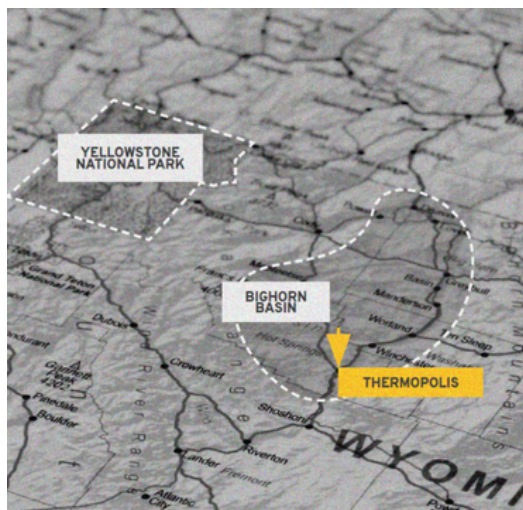
- **Site Scale:** 135 acre development site overlooking the Bighorn River corridor and Roundtop Hill.
- **Location:** Sits at the edge of Thermopolis with immediate proximity to downtown and Hot Springs State Park.
- **Unique Opportunity:** A rare, large footprint site in a high traffic corridor with room to build at destination scale.
- **Program Fit:** A multi use development canvas with County support, suited to support hospitality, events, RV stays, recreation, or another strong destination anchor.
- **Sustainability Potential:** Geothermal and renewable energy options create a long term development story.

## **LOCATION ADVANTAGES**

- **Views:** Panoramic overlook of the river corridor, Roundtop Hill, and surrounding basin.
- **Park Adjacency:** Minutes from Hot Springs State Park, Wyoming's most visited park and a year round tourism driver.
- **Gateway Setting:** Positioned to capture both local activity and the seasonal surge tied to Yellowstone travel and the Big Horn Basin.
- **Connectivity:** Access improvements are underway, with nearby utilities ready to extend.

## **MARKET OPPORTUNITY**

- **Visitor Base:** 2M plus annual visitors already move through Hot Springs County.
- **Overnight Base:** 90,000 plus annual overnight stays already occur in market.
- **Stay Extension:** Thermopolis has clear potential to become a multi day stop that complements existing attractions and adds new reasons to linger.
- **Year Round Potential:** Wellness, outdoor recreation, and events can help smooth seasonality and deepen repeat visitation.
- **Experience Gap:** Today's visitor mix is strong, but the destination offering has room to grow in depth and variety.



## **WHY DEVELOPERS LOOK HERE**

- **Scale and Flexibility:** 100 plus acres of developable land with room for phased delivery or complementary projects.
- **Community Alignment:** Local leadership is supportive and focused on selecting the right long term partner.
- **Agile Process:** A small and efficient local government with direct access to decision makers and a streamlined permitting mindset.
- **Forward Momentum:** Thermopolis is investing in upgrades across the community, laying groundwork for growth.
- **Tourism Synergy:** Built to capture Yellowstone flow while creating a multi day reason to stay in Thermopolis.

# The Overlook at Roundtop is an open, developer driven canvas for destination scale investment shaped by market fit and partner expertise.

## COUNTY IMPROVEMENTS UNDERWAY

- **Site Cleanup:** Removing old or deteriorated structures so the land is safe, clear, and ready for redevelopment.
- **Utility Upgrades:** Advancing water, sewer, drainage, and core service planning to support future development.
- **Grading and Stormwater:** Improving land and contours to manage runoff, reduce erosion, and expand build ready areas.
- **Access and Roads:** Enhancing entry points and road connections for safer, easier movement into and around the property.
- **Runway Area Study:** Mapping and analyzing the former runway zone to guide how land can be repurposed for new community uses.
- **Engineering Plans:** Preparing technical design documents that support construction, redevelopment, and future investment.



## EXAMPLE DEVELOPMENT PATHS

- **Hospitality:** A hotel or lodge concept that leverages views, geothermal wellness, and proximity to the park.
- **Events:** An event or convention focused venue to draw group travel, retreats, weddings, and shoulder season demand.
- **Alternative Stays:** RV accommodations or other non traditional stay format that fits seasonal flow and longer trips.
- **Recreation and Trails:** Outdoor amenities and trail connections that keep the site active year round.
- **Sustainable Systems:** Geothermal and renewable integration as a differentiator and long term operating advantage.

## PARTNERSHIP AND SUPPORT

- **Responsive Partner:** Hot Springs County is committed to being a flexible, effective public partner.
- **Incentive Potential:** Public incentive support is on the table to encourage development and advance early phases.
- **Deal Flexibility:** Partnership structure and incentives can be shaped around a strong destination concept.
- **Local Collaboration:** County can help facilitate connections with additional stakeholders as needed.
- **Shared Success:** The goal is a destination that elevates Thermopolis while preserving its character and landscape.

## Contact Us

For site tours, additional details, or partnership opportunities, please contact

**Phone:** 307-864-8060

**Email:** [overlook-roundtop@hscounty.com](mailto:overlook-roundtop@hscounty.com)

Scan the QR code for the complete project story and developer resources.

