



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

AT A GLANCE

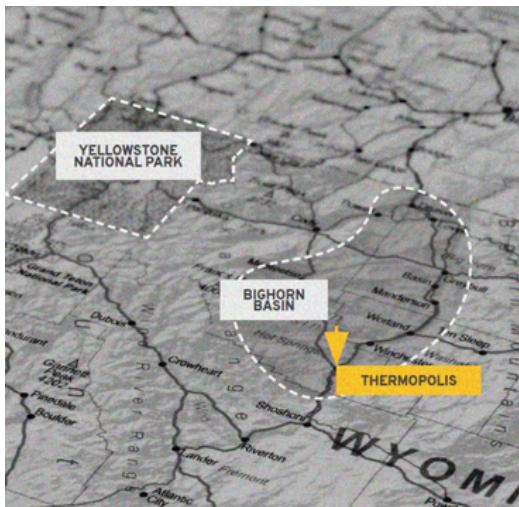
- **Site Scale:** 135 acre development site overlooking the Bighorn River corridor and Roundtop Hill.
- **Location:** Sits at the edge of Thermopolis with immediate proximity to downtown and Hot Springs State Park.
- **Unique Opportunity:** A rare, large footprint site in a high traffic corridor with 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

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

