

Legacy Pointe 45

45.00 Acres | Campbell County, WY | \$1,350,000



HAYDEN  OUTDOORS.



Features

Development Potential

Land Details

Address: 4801 Tanner Drive,
Gillette, Wyoming 82718, USA

Closest Town: Gillette

Total Acres: 45.00

Deeded Acres: 45.00

Zoning: R4

Estimated Taxes: \$986 - 2024



About This Property

Legacy Pointe offers 45 acres of R-4 zoned land in one of Gillette's most sought-after and fastest-growing areas. Perfectly positioned for multi-family development, this parcel borders Buffalo Ridge Elementary and offers access from both Tanner Drive and Southern Drive—placing it at the heart of Gillette's future residential expansion.





Land

The terrain is primarily flat with a gentle roll, making it ideal for construction, while distant views of the Big Horn Mountains enhance long-term value. Just minutes away are Thunder Basin High School, the Campbell County Recreation Center, Gillette College, and the Gillette Technical Education Center—highlighting the area’s exceptional access to education, recreation, and essential services.

As Gillette continues investing in the Enzi and Southern Drive corridors—home to new subdivisions, medical services, and athletic complexes—Legacy Pointe stands out as a rare opportunity for developers ready to meet the community’s growing demand for housing. Whether you’re building apartments, townhomes, or a thoughtfully designed residential neighborhood, this property offers the location, zoning, and momentum to bring your vision to life.

Region & Climate

Gillette, Wyoming sits on the High Plains between the Big Horn Mountains and the Black Hills. With a population over 33,000 and status as the Energy Capital of the Nation, Gillette combines rugged western heritage with modern infrastructure and rapid growth.

Climate

- Semi-arid and continental, with warm summers and cold winters—typical of the High Plains.
- Average annual temperature is around 46–47 °F (8 °C).
- Summers (June–August) enjoy highs in the mid-70s to mid-80s °F (24–29 °C) and cool nights.
- Winters bring lows in the teens °F and average snowfall of about 53 inches annually.
- Precipitation is modest, with approximately 15 inches of rain (and ~53 inches of snow) each year.
- Spring and early summer see the most rain, notably in May and June.





History

Founded in 1891 as a strategic stop along the Chicago, Burlington & Quincy Railroad, Gillette, Wyoming began as a small prairie settlement and quickly grew into a hub of activity and opportunity. Named after railroad surveyor Edward Gillette, the town was incorporated in 1892 and steadily evolved through ranching, railroad expansion, and later, the discovery of immense coal reserves in the Powder River Basin.

By the late 20th century, Gillette had earned its title as the Energy Capital of the Nation, producing more coal than any other region in the United States. This boom spurred rapid population growth, infrastructure development, and the emergence of Gillette as one of Wyoming's most dynamic communities.

Today, Gillette is more than an energy town—it's a thriving city known for its strong schools, expanding neighborhoods, and forward-thinking community investment. Legacy Pointe sits at the center of that momentum, offering a rare opportunity to build within a city shaped by history and poised for future growth.





Location

Legacy Pointe is located in one of Gillette's most rapidly growing and highly sought-after areas, with direct access from both Tanner Drive and Southern Drive. This prime location sits within close proximity to the city's top amenities, making it ideal for residential development.

Future residents will benefit from immediate access to Buffalo Ridge Elementary, and just a short drive to Thunder Basin High School, Gillette College, the Campbell County Recreation Center, and the Gillette Technical Education Center. Nearby medical facilities, athletic complexes, and shopping centers further support the area's strong appeal for families and working professionals.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*



Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

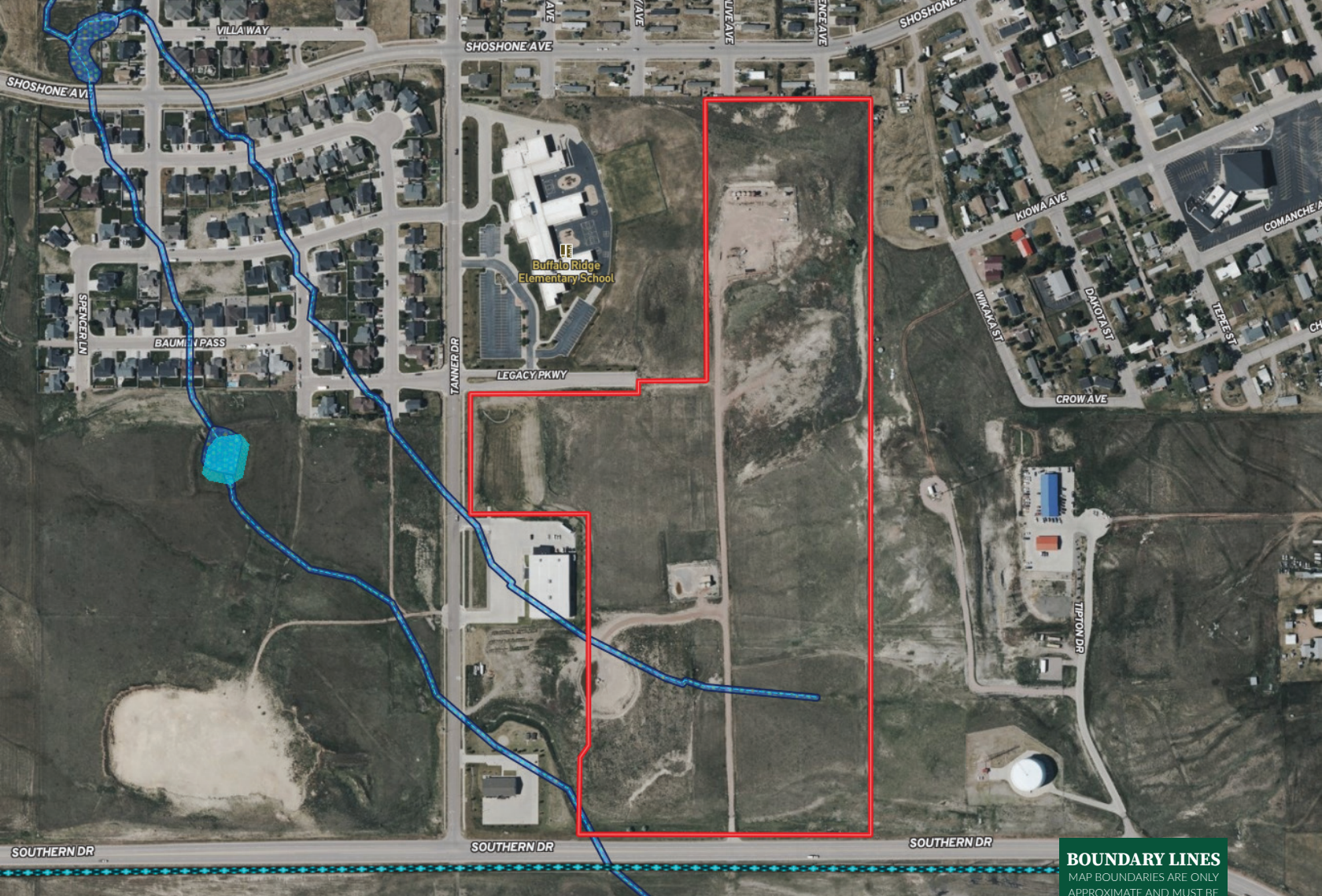


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Taylor Bellew

📍 Salesperson, Licensed in WY
✉️ TVinot@HaydenOutdoors.com
📞 307.696.1309



Jenny Tarver

📍 Salesperson, Licensed in WY
✉️ Jenny@HaydenOutdoors.com
📞 307.299.7145