

# Land For Sale, Build to Suit or Ground Lease



## The Crossroads at Prairie Haven Fillmore, Utah 84631

### Property Highlights

- The lots come with the utilities stubbed and the roadways built
- Zoning allows for a wide variety of uses on the land
- Located directly off of I-15
- Fillmore is a rapidly developing town (see next page for more information on Fillmore)
- New residential development underway to the East of the property
- Close to Fillmore Community Hospital

Available		Acres	Price
	<b>Lot 3</b> Hotel Development Site	2.01	\$395,000
	<b>Lot 4</b>	1.23	\$319,330
	<b>Lot 5</b>	0.71	\$199,720
	<b>Lot 6</b>	0.73	\$206,440
	<b>Lot 8</b>	0.53	\$149,285

### Contact:



#### Tanner Riedel

Broker

+1 801 947 8363

tanner.riedel@colliers.com



#### Ralph Riedel, CCIM

Executive Director - Investment

+1 801 303 5466

Ralph.Riedel@cushwake.com

### Colliers

111 S. Main St., Suite 2200  
Salt Lake City, UT 84111  
Main: +1 801 947 8300  
colliers.com

# Fillmore, Utah

The Maverik Gas Station in Fillmore, which is less than 385 yards away from Prairie Haven, is the best performing Maverik gas station in the country, outperforming Maverik's 400+ other locations.

There are plans for a 1,000,000 square foot manufacturing facility to be built in Fillmore. This facility will add a substantial number of jobs to immediate area, will draw more people to Fillmore than ever before, and will pave the way for additional development in the area.

Fillmore is located right in between Provo and St. George, making it the perfect place for travelers to stop and spend the night. Fillmore is home to world famous ATV trails that attract countless visitors.

The owners of Prairie Haven recently sold the lot #7, which is directly to the north of the lots that are currently for sale. The new owner of lot #7 is an experienced Hotel operator and is considering a Hilton Hotel. Construction is expected soon.

The owners of Prairie Haven will build a public park located approximately 100 feet away from the lots that are for sale. This park will give travelers a place to take a much-needed break and will draw additional travelers to the immediate area.

The lots that are currently for sale are approximately 166 yards away from an Intermountain Healthcare hospital and approximately 100 yards away from the Millard County Sheriff's Office.







# Land For Sale, Build to Suit or Ground Lease

## The Crossroads at Prairie Haven



**Tanner Riedel**  
Broker  
+1 801 947 8363  
tanner.riedel@colliers.com



**Ralph Riedel, CCIM**  
Executive Director - Investment  
+1 801 303 5466  
Ralph.Riedel@cushwake.com

**Colliers**  
111 S. Main St., Suite 2200  
Salt Lake City, UT 84111  
Main: +1 801 947 8300  
colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.