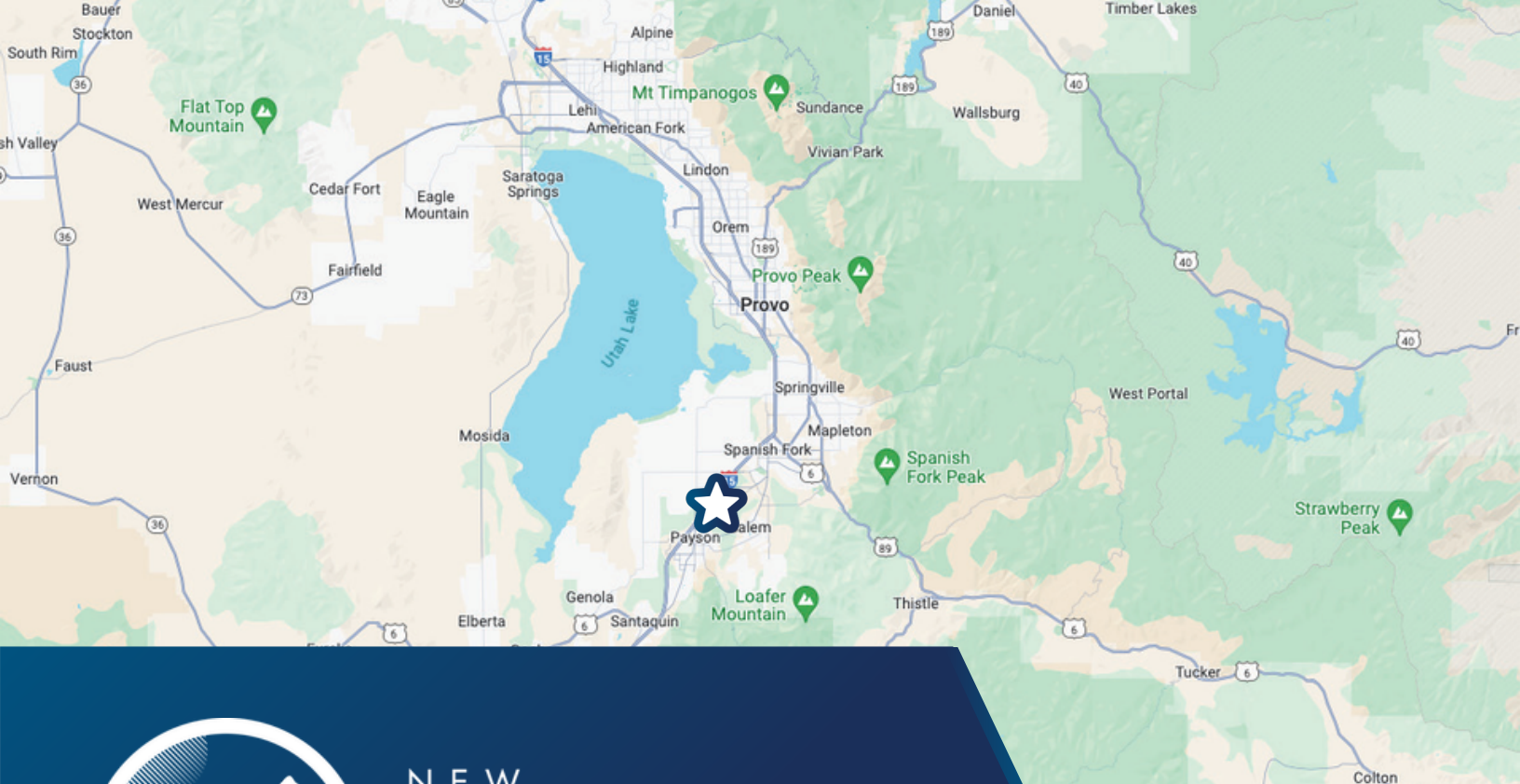




NEW SALEM DEVELOPMENT

**8000 S AND
LOAFER MOUNTAIN PKWY
SALEM, UT**



New Salem, the newest master planned community in Salem, UT, is strategically positioned on the corner of 8000 South (SR 164) and the newly completed Loafer Mountain Parkway. The parkway acts as the gateway for Salem, Woodland Hills and Elk Ridge residents to access I-15. New Salem is a large mixed use masterplan with 1,900+ residential units planned commercial, retail and light industrial opportunities. With 20+ acres of prime retail/commercial property, the commercial center offers a variety of lot sizes. Contact us for available pads, lot purchase options, build-to-suit spaces, and lease opportunities.



S.R. 164

LOT 1
USE: Drive Thru
ACRES: 1.43
PRICE: \$1,566,125
PRICE/SQFT: \$25

LOT 2

USE: Drive thru
ACRES: 1.1
PRICE: -
PRICE/SQFT: -

UNDER CONTRACT

LOT 6

USE: Multiple Uses
ACRES: 1.84
PRICE: \$1,442,707
PRICE/SQFT: \$18

LOT 10
USE: Multiple Uses
ACRES: 2.3
PRICE: \$1,503,300
PRICE/SQFT: \$15

LOT 3
USE: Drive thru
ACRES: 0.76
PRICE:
PRICE/SQFT: -

LOT 4

USE: Drive Thru
ACRES: 0.54
PRICE: \$521,554
PRICE/SQFT: \$22

LOT 5

USE: Food
ACRES: 1.27
PRICE: -
PRICE/SQFT: -

SOLD

LOT 7

USE: Multiple Uses
ACRES: 5.8
PRICE: \$5,052,960
PRICE/SQFT: \$20

LOT 8
USE: Bank
ACRES: 0.99
PRICE: -
PRICE/SQFT: -

LOT 9

USE: Multiple Uses
ACRES: 2.96
PRICE: \$2,578,740
PRICE/SQFT: \$20

LOT 11

USE: Multi-Use
ACRES: 1.7
PRICE: \$1,395,512
PRICE/SQFT: \$20

UNDER CONTRACT

LOT 12	
USE:	Multiple Uses
ACRES:	1.5
PRICE:	\$1,176,120
PRICE/SQFT:	\$18

- All pads with the exception of those sold can be sized / subdivided to fit.
- Seller to deliver super pads to Buyer with perimeter roads installed and utilities stubbed to the lot.
- Buyer will be responsible for all onsite development.
- Zoning - New Salem master plan with development agreement allows for the C1, C2, and C3 commercial zoning to be utilized in our commercial / retail center



AVAILABLE PADS & PRICING FREEWAY COMMERCIAL

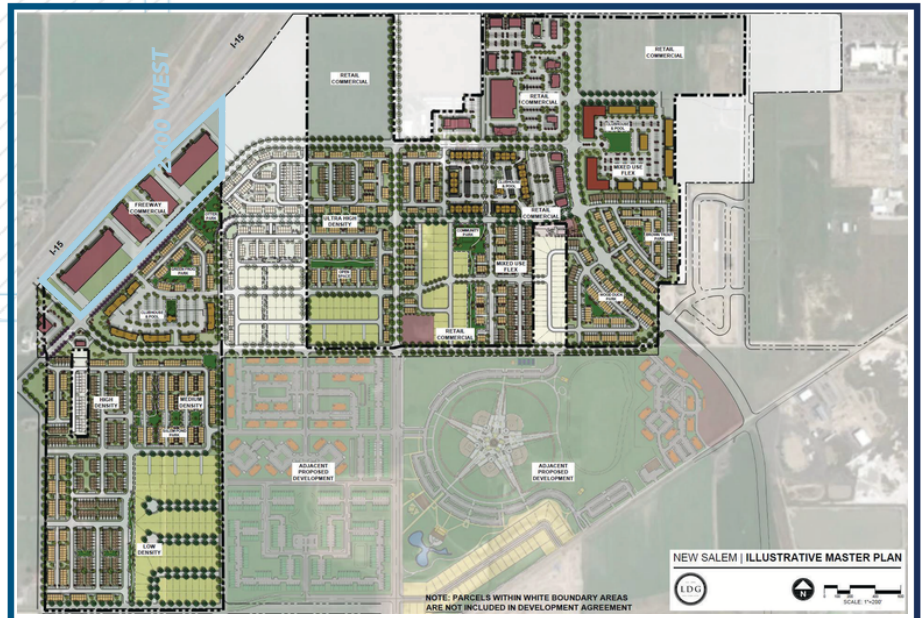
\$18/sqft

- Area can size and subdivide anywhere between 2 acres up to 17.5 acres

17.5
+/- Acres

FRONTAGE ROAD

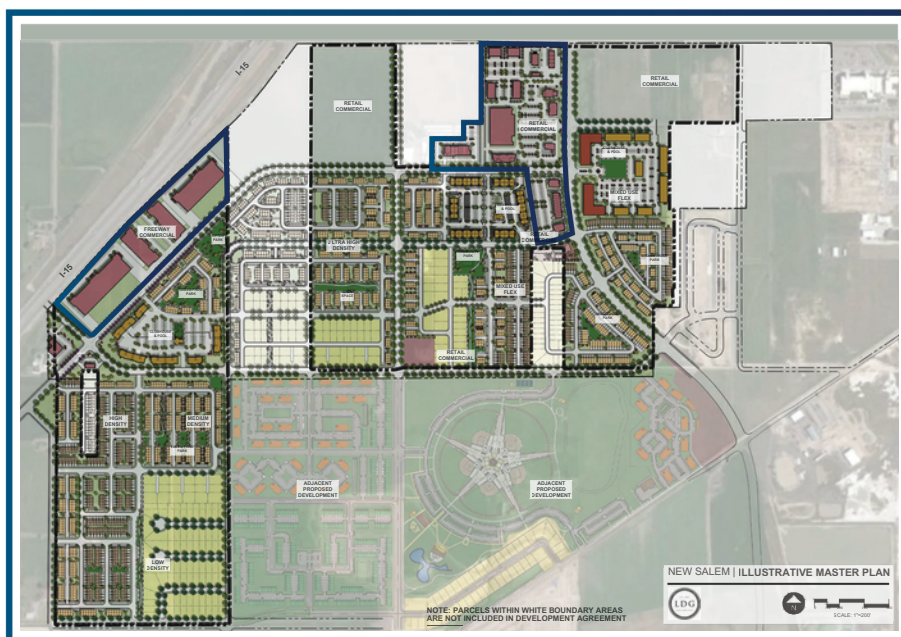
1680 NORTH STREET



PROPERTY INFORMATION

NEW SALEM MASTER PLAN

New Salem is a 200+ acre mixed use development. With 1,900+ residential units approved, housing types will include: single family homes, townhomes and apartments. Uses in the development will range from residential, light industrial, commercial and retail. The community will also feature expansive open space and trail corridors throughout.



QUICK FACTS

DRIVE TIMES

Spanish Fork: 6 minutes

Provo: 14 minutes

Silicon Slopes: 28 minutes

Salt Lake City: 50 minutes

FUTURE TRAFFIC COUNTS

SR 164 – 8000 South to Loafer Mountain Parkway At 2030

Buildout it is estimated to a 50,000+ per day traffic count.

SALEM CITY POPULATION

Salem City Population 2022 = 10,393

With over 10,000 additional Units approved / planned the city is anticipated to double in the next 10 years.



NEARBY GROWTH

NEW SALEM MASTER PLAN

150 Acres | 1,900+ Units

ARROWHEAD SPRINGS

1,500+ Units

MODERA

700+ Units

VIRIDIAN FARMS

3,000+ Units

THREE BRIDGES

600+ Units

SALEM FIELDS

350+ Units

