



SALE

Springville Development

1535 W CENTER ST
Springville, UT 84663

PRESENTED BY:

KYLE ALLDREDGE

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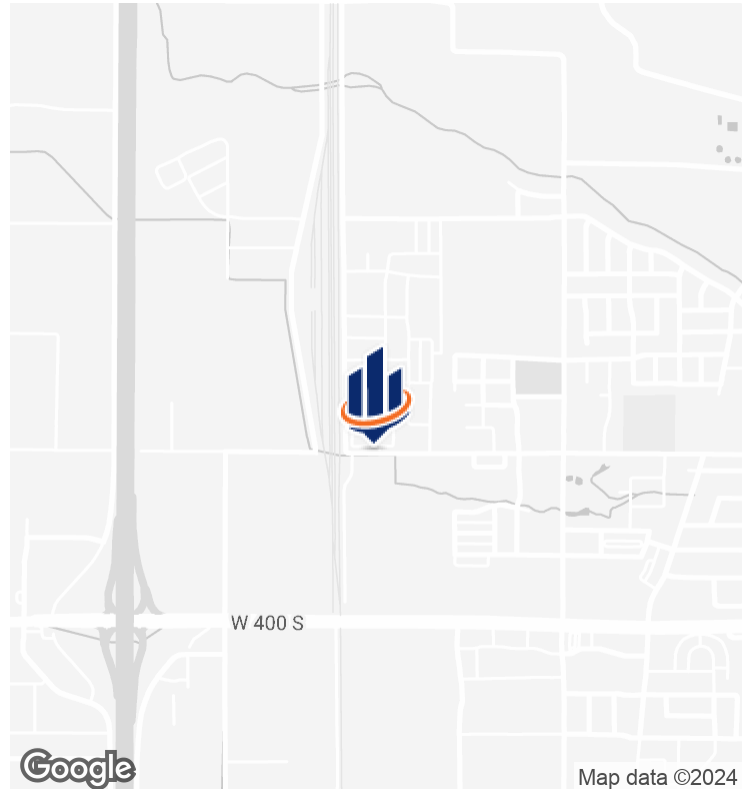
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HAYDEN HOUSTON

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Unpriced
LOT SIZE:	29.519 Acres
ZONING	R-8
EST. UNITS	151
UTA PLAN	10-15 Unit/AC Avg.

PROPERTY OVERVIEW

SVN | Alta Commercial is pleased to offer over 29 acres of residentially zoned property for sale. Property is located along Center Street in Springville, Utah and located conveniently to 400 S. Property is within one mile of Smith's Grocery Store, Walmart, Desert Industries, and many other retail locations. Property is currently under review of the Springville Station Area Plan with UTA and Springville City. Property currently is zoned R-8 within the West Fields overlay district. Property would allow for a max density of 151 units. Property has potential wetlands and a high water table that could potentially prohibit basements. Springville Station Plan proposes significant density increases. Buyer is advised to consult the City of Springville for more information regarding this plan. Buyer to verify all potential easements and environmental issues. Buyer to verify all information and seller does not guarantee any information provided to buyer.

PROPERTY HIGHLIGHTS

- ZONED RESIDENTIAL
- SPRINGVILLE STATION AREA PLAN
- PROXIMITY TO HIGHWAY ENTRANCE AND RETAIL CENTERS

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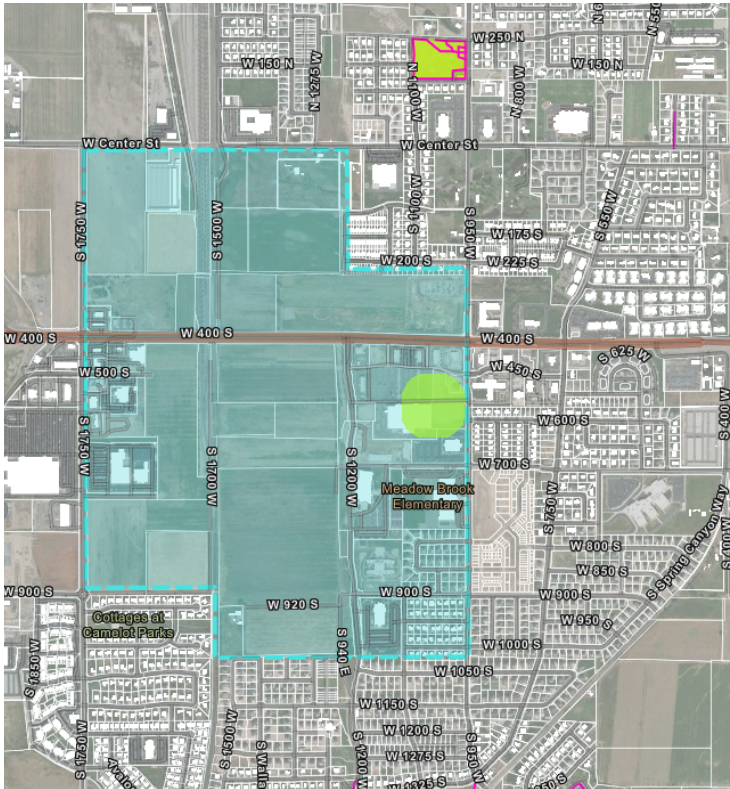
ADDITIONAL PHOTOS



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SPRINGVILLE STATION AREA PLAN

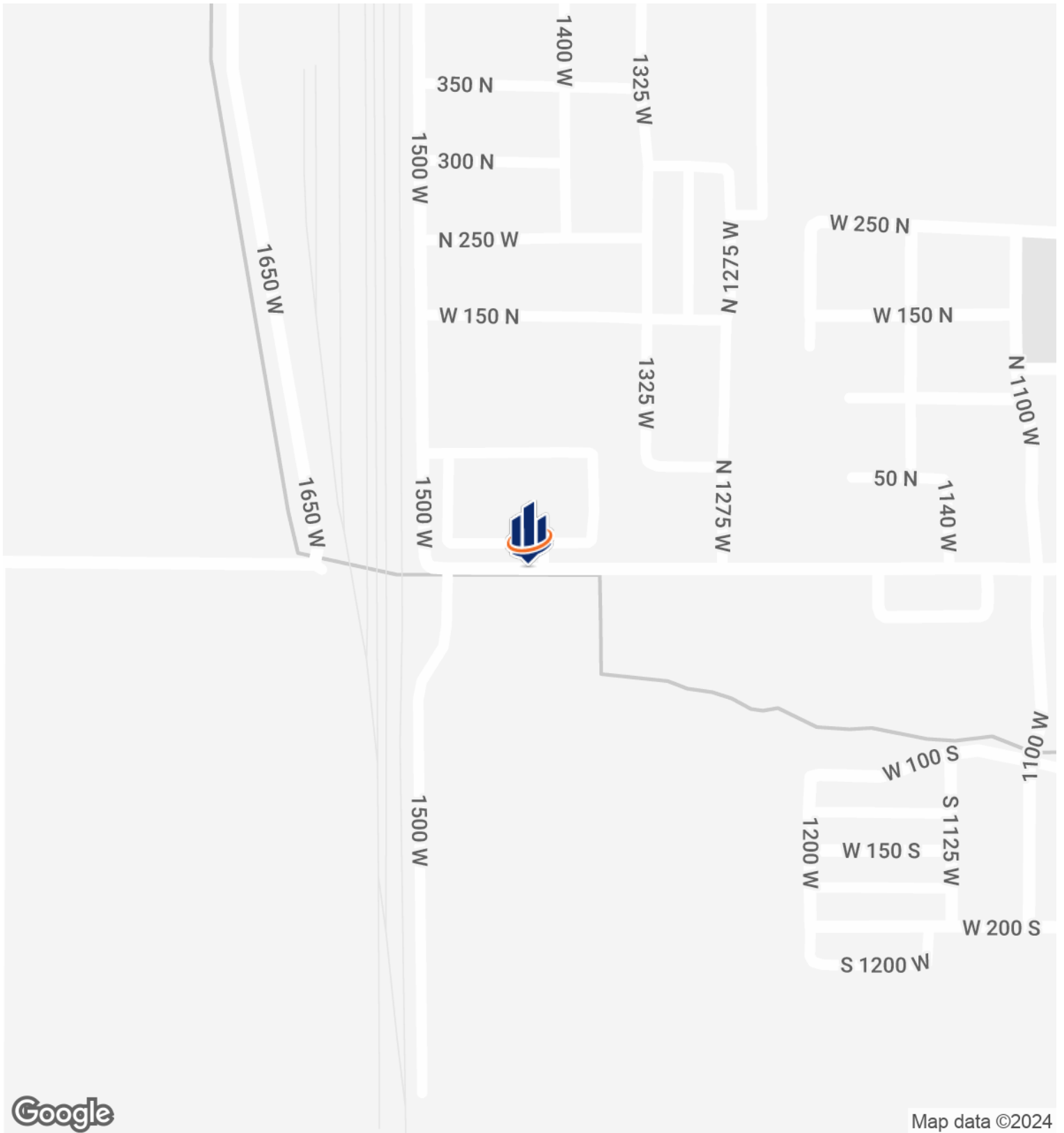


PROPERTY TYPE	Land
PROPERTY SUBTYPE	SF / Multi-Family
PLAN MAX LOTS	425 Units

Subject properties lie within the proposed Springville Station Area plan. The proposed plan increases the density of the property to help accommodate walking needs for use of the future planned Trax Station. All plans are only proposals and do not reflect the final zoning, density or plan approval by the city of Springville. Buyer to verify all information including, but not limited to, land use and allowance, environmental issues, and possible zone changes. Final plan and density, including number of units allowed, to finalized by buyer.

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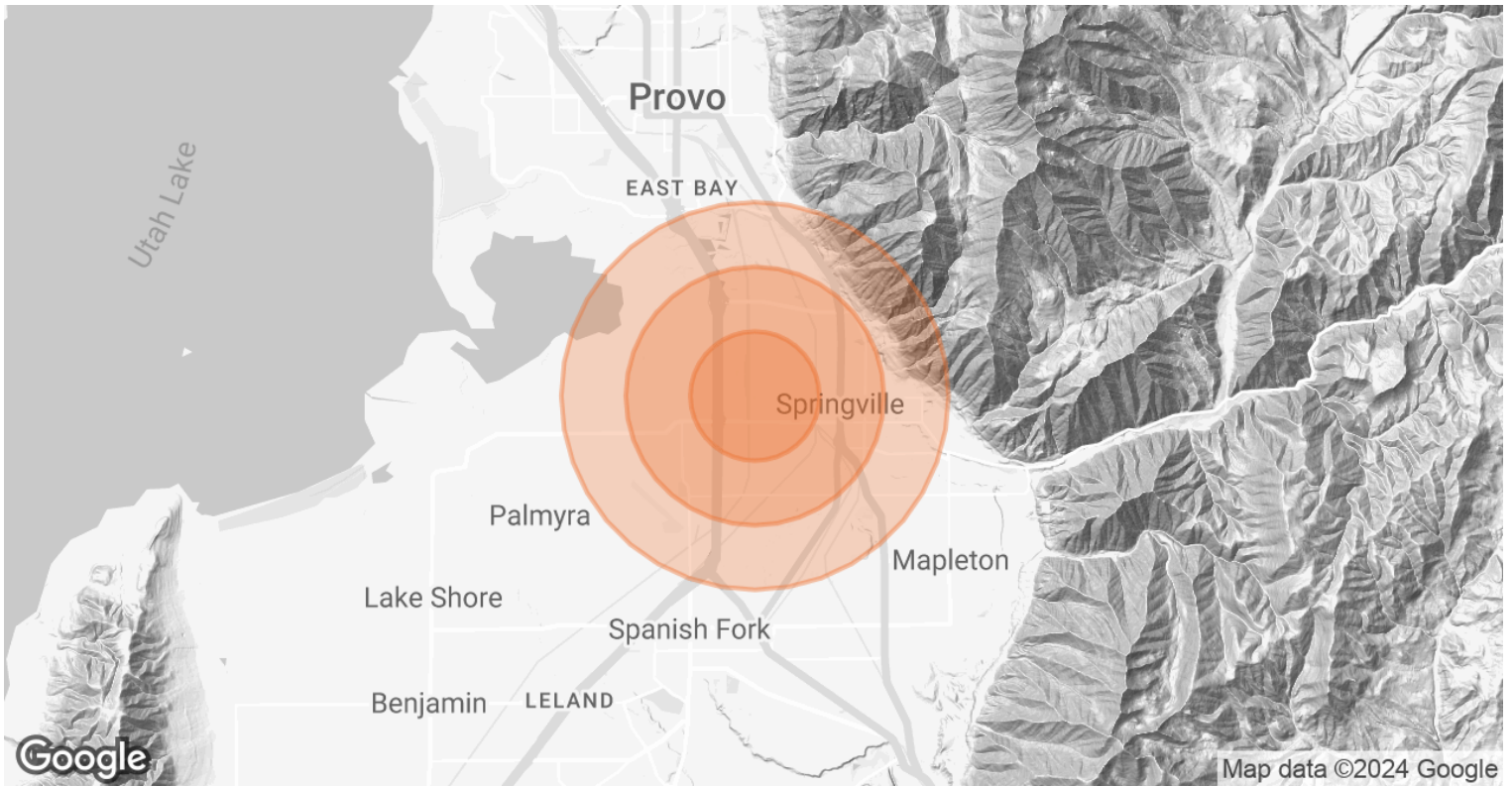
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,680	18,393	35,832
AVERAGE AGE	25.0	24.8	26.5
AVERAGE AGE (MALE)	24.4	24.5	25.5
AVERAGE AGE (FEMALE)	23.5	25.2	27.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,316	5,465	10,249
# OF PERSONS PER HH	3.6	3.4	3.5
AVERAGE HH INCOME	\$73,272	\$70,193	\$79,218
AVERAGE HOUSE VALUE	\$284,991	\$261,720	\$279,848

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 2



HAYDEN HOUSTON

Senior Advisor

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Direct: **512.962.0316** | Cell: **512.962.0316**

PROFESSIONAL BACKGROUND

Hayden is a Senior Advisor with SVN | Alta Commercial specializing in land development, redevelopment and multifamily properties in the Utah County market. Hayden has represented clients all through the Wasatch front selling prime I-15 land in Lehi and Syracuse. Currently, Hayden is in charge of the SVN | Alta Commercial consultant team that helps prospective sellers entitle and improve their land. The team is currently working on over 250 single family lots on 52 acres of land.

Prior to joining SVN Alta, Hayden worked in the residential market, focusing his time on multi-family properties, which allowed him to develop a comprehensive knowledge of the market/submarket and hone the skills required to succeed in his chosen field of practice. This experience serves as a great foundation for his transition to the commercial real estate industry.

Possessing a true entrepreneurial spirit, Hayden successfully started, owned, operated, and sold an e-sport company while just a sophomore majoring in economics at Utah Valley University. Realizing his passion for real estate, Hayden decided on starting his career in commercial real estate after combining his business-interests and skills together with guidance from his mentors who had noticed his special entrepreneurial attributes and his unique insight into current market trends. Hayden's unrelenting diligence, integrity and passion for helping clients succeed make him an effective partner for any one looking to maximize their financial success.

Originally from Texas, Hayden enjoys spending time outdoors with his wife, children, and dogs, starting and consulting start-up companies. and working in esports.

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ADVISOR BIO 1



KYLE ALLDREDGE

Associate Advisor

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PROFESSIONAL BACKGROUND

Kyle is an Associate Advisor with Sperry Van Ness | Alta Commercial specializing in retail and industrial properties in the Utah County market. Kyle is a new Real Estate Agent as of May 2022 and is currently representing multiple clients in the Provo area.

Prior to joining SVN | Alta Commercial, Kyle's experience lies mostly in the construction industry. Working as a Laborer, Project Engineer, and Assistant Estimator for a General Contractor in south Utah County. He most recently worked in the Maintenance Department of a multi-family Property Management company in Provo. This experience has prepared him to move smoothly into the commercial real estate industry.

Kyle grew up in Salem, Utah and he loves doing anything outdoors. He enjoys playing all kinds of sports and spending time with friends and family.

EDUCATION

Kyle has his Bachelor of Science from BYU as a Construction Management major to go along with a Business Minor. He loves to learn all kinds of business while he prepares for a future full of opportunities.

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