

94 ACRES IN TOOELE

LAND INVESTMENT

1150 West 1220 South, Tooele, UT 84074



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PROPERTY SUMMARY

LISTING PRICE:

\$3.5M

ADDRESS:

1150 West 1220 South
Tooele, UT 84074

LOCATION:

Within the Proposed Tooele Rail Industrial Park. Adjacent to Union Pacific rail line and near State Route 36, which connects to Downtown Salt Lake City via I-80

LAND AREA:

Approximately 93.7 acres Industrial Development Site Consisting of Four Parcels

ZONING:

Part of the Tooele City Business Park (TCBP) district, approved for mixed uses:

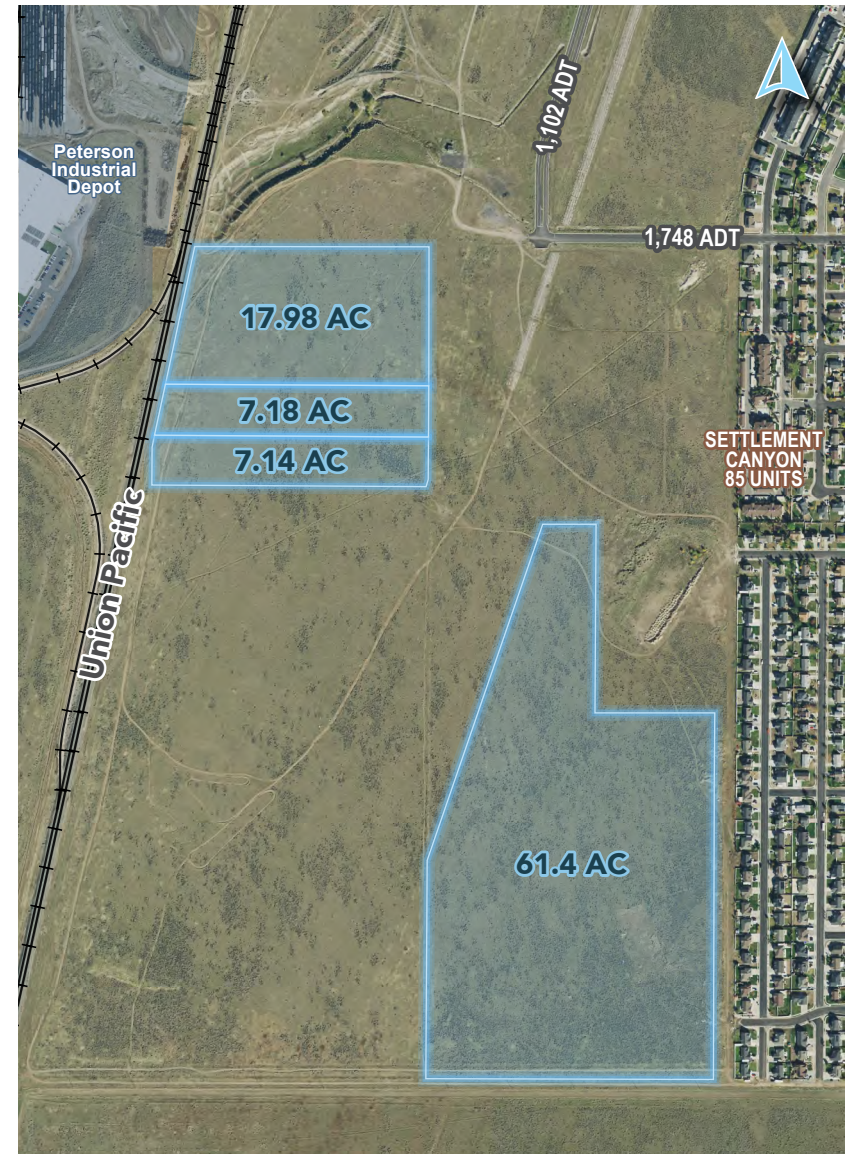
- » East side: Commercial/office uses (up to 35' height)
- » West side: Heavy industrial uses (up to 70' height)

CO-DEVELOPMENT:

Opportunity to co-develop with the city of Tooele

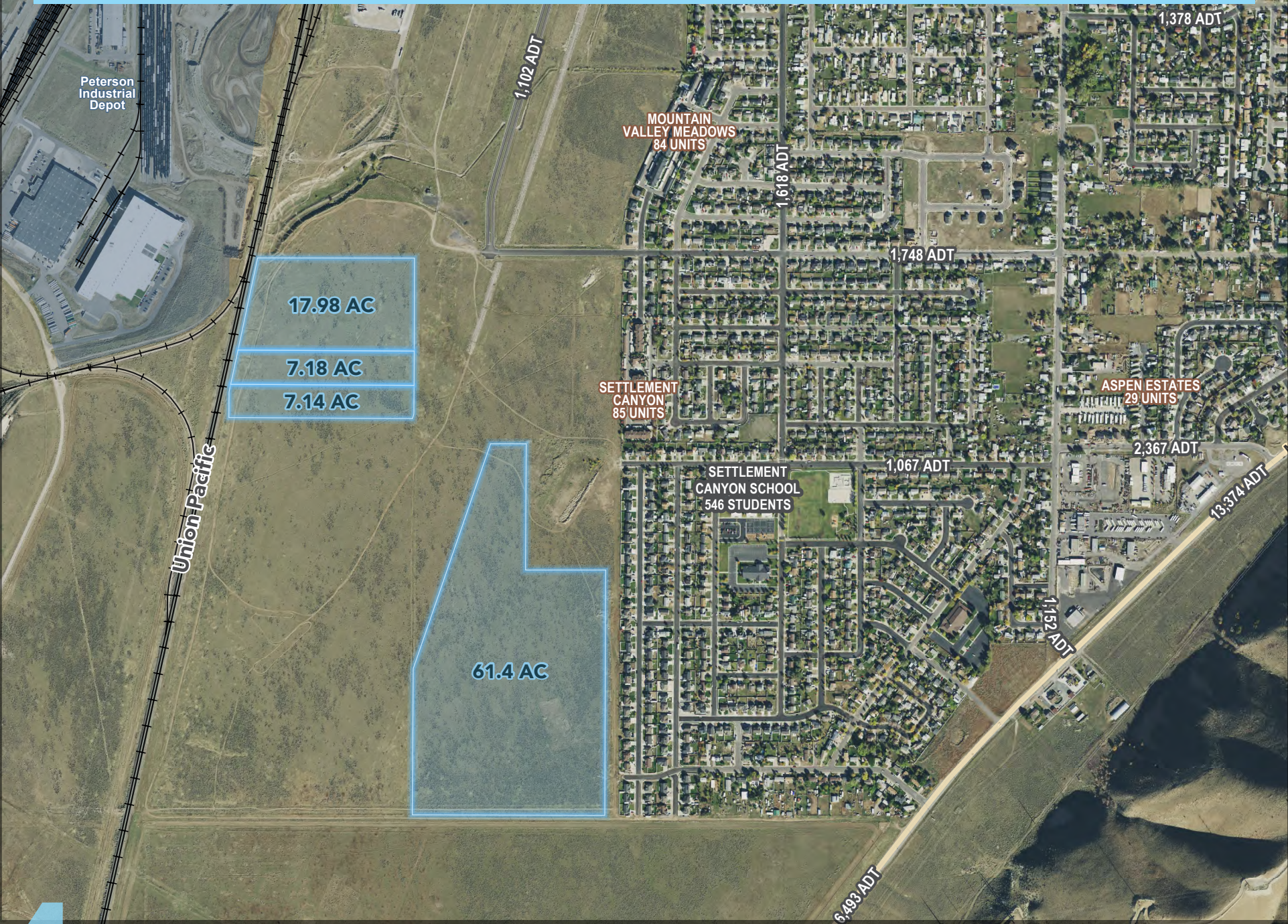
LAND OVERVIEW

APN #	ACRES	SF
02-010-0-0050	17.98	783,209
02-018-0-0003	7.18	312,761
02-018-0-0006	7.14	311,018
02-018-0-0008	61.4	2,674,584
TOTAL	93.7	4,081,572



LOCATION

WEST SCHOOL



PROPERTY PHOTO



SUBMARKET: Situated in the Tooele County industrial submarket.

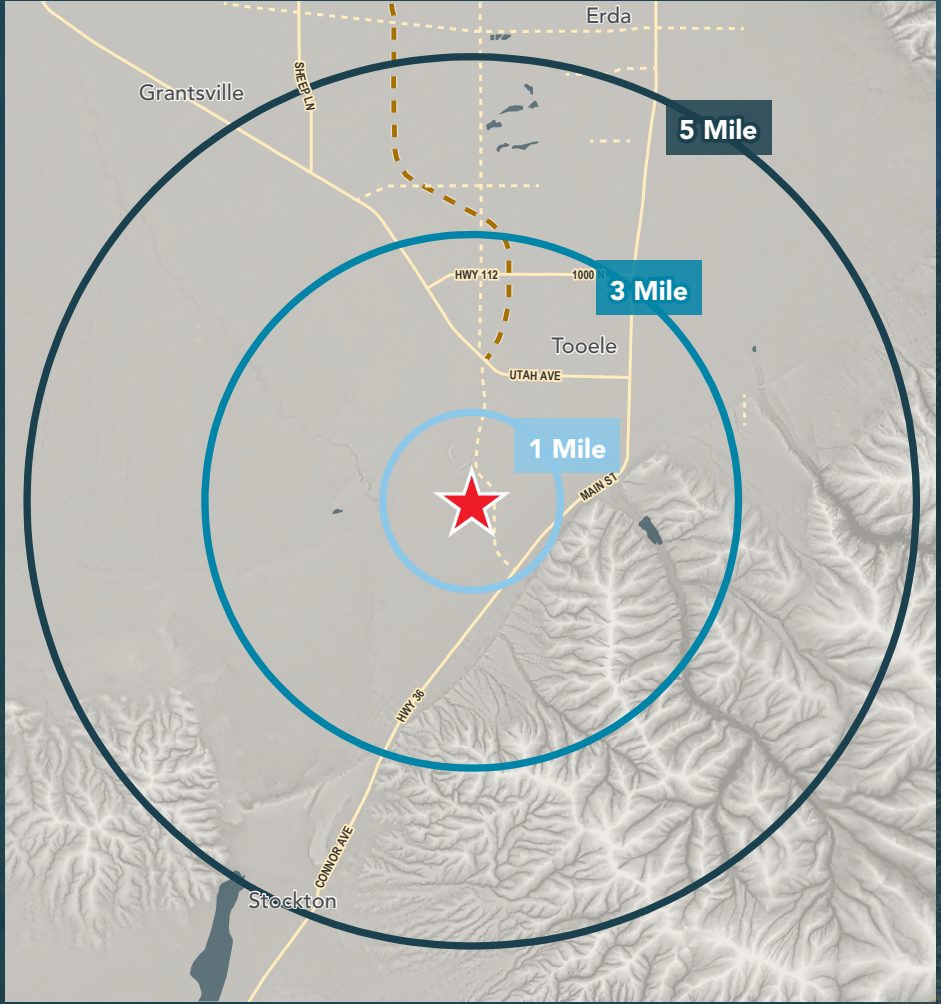
GROWTH POTENTIAL: Benefits from the booming Salt Lake City economy, including tech firms, suburban expansion, and major employers.

The metro area is expected to add over 106,000 people through 2027, resulting in the formation of roughly 37,000 households. Median incomes above the national average allow 63 percent of households to afford owning a home. Roughly 34% of people ages 25 and older hold a bachelor's degree or higher, and of those residents, 12% have also obtained a graduate or professional degree.

2024 DEMOGRAPHICS



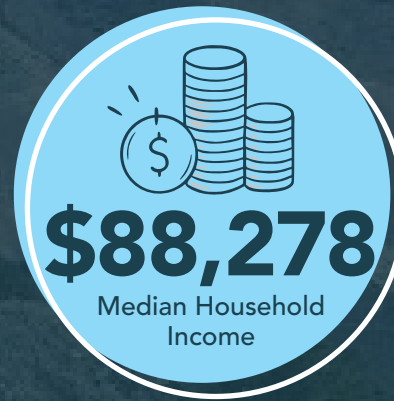
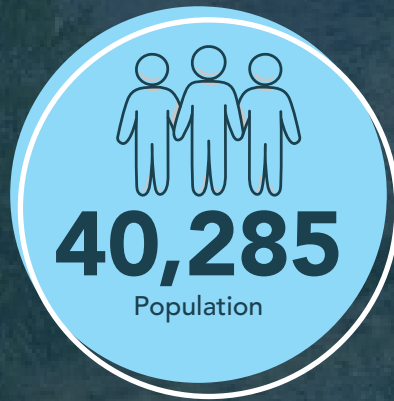
	1 MILE	3 MILE	5 MILE
EST. POPULATION	4,582	23,273	41,358
2029 EST. POPULATION	5,088	25,020	46,093
EST. HOUSEHOLDS	1,445	8,181	13,644
EST. AVERAGE HOUSEHOLD INCOME	\$116,395	\$97,659	\$104,628
EST. MEDIAN HOUSEHOLD INCOME	\$100,208	\$84,119	\$90,813



TOOELE, UT

Located about 45 minutes southwest of Salt Lake City, Tooele has maintained a small-town charm while growing rapidly over the past few decades. During World War II, a 25,000-acre tract southwest of Tooele was selected as a site where the Tooele Ordnance Depot was built. Since then, the military has been a central employer of local residents. Many residents of Tooele commute to Salt Lake City for work, benefitting from lower

housing costs in Tooele. Tooele offers a balance between the calm of rural life and the conveniences of modern suburban living, making it attractive for those looking to escape the busier urban areas of Utah. Because of available resources and excellent economic opportunities, Tooele stands at the brink of growing into a regional trade center during the upcoming years.



SALT LAKE CITY, UT

The Salt Lake City Metropolitan area has seen significant population growth, which complements its economic expansion. The population in this region has been increasing steadily over the years due to factors such as a strong job market, quality of life, and migration from other states. As

of the latest estimates, Salt Lake City's MSA is home to over 1.2 million residents. This growth trend is expected to continue, driven by the area's appeal to both individuals and businesses seeking opportunities in a burgeoning economic environment.



why

MOUNTAIN WEST COMMERCIAL REAL ESTATE!



12,126+

TRANSACTIONS COMPLETED



\$13.4 BILLION

TRANSACTIONS COMPLETED



68.4 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.6 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 1150 West 1220 South, Tooele, UT 84074. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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