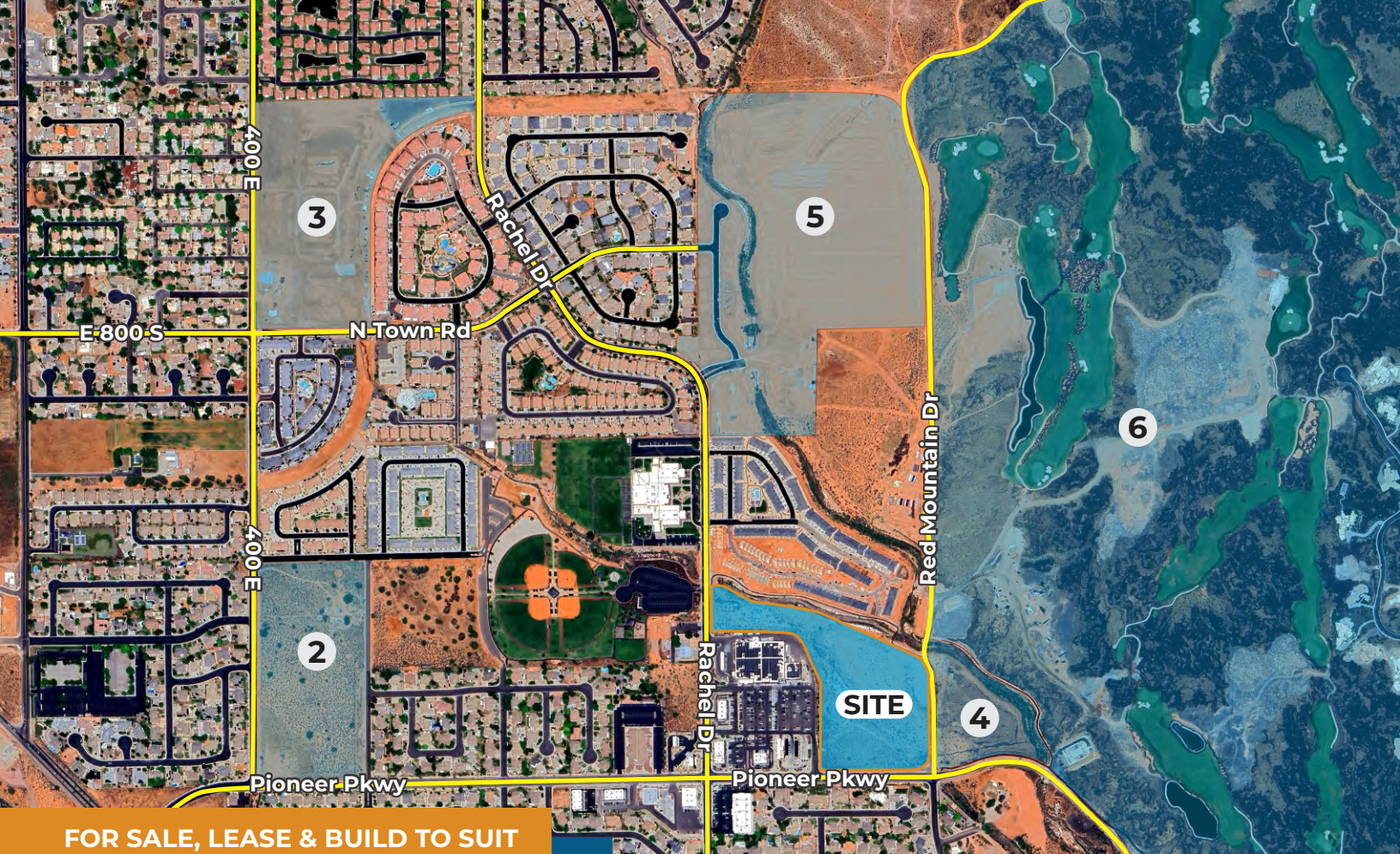




THE SHOPS AT VERA

PIONEER PKWY &
RED MOUNTAIN DR
SANTA CLARA, UT 84765

FOR MORE INFORMATION
PLEASE CONTACT

Patrick Grady

-  801.389.8879
-  patrick@spartancre.com
-  www.spartancre.com
-  6925 S Union Park Center, Suite 480
Cottonwood Heights, UT



Property Details

- ◆ 14.25-Acres Mixed Use Development
- ◆ Shadow Anchored By Harmons
- ◆ Retail, Restaurants, Hospitality & Office
- ◆ Direct Access to Black Desert Resort
- ◆ Call Agent For Price

2025 Demographics

RADIUS	1 Mile	3 Miles	5 Miles
POPULATION	6,072	30,995	52,675
HOUSEHOLD	2,150	11,662	20,124
AVG. HH INCOME	\$111,689	\$110,027	\$107,603

DRIVE TIME	5 Min	10 Min	15 Min
POPULATION	20,467	44,661	62,254
HOUSEHOLD	7,627	16,951	23,455
AVG. HH INCOME	\$113,409	\$108,764	\$102,669

Site Overview



1: SITE

- ±14.25 Acres
- ±7 Acres Commercial
- ±7 Acres Residential
- 77 Units

2 : PROPOSED RESIDENTIAL

- 23 Acres
- 133 Units

3 : DESERT EDGE

- 120 Single Family Townhomes
- 120 Apartments

4 : Proposed

- Intermountain
- Healthcare Clinic (IHC)



5 : SOLACE

- 128 Single Family
- 56 Townhouses



6 : BLACK DESERT RESORT

- 630 Acres
- 19 Hole Signature Course
- 800 Keys + Luxury Residential

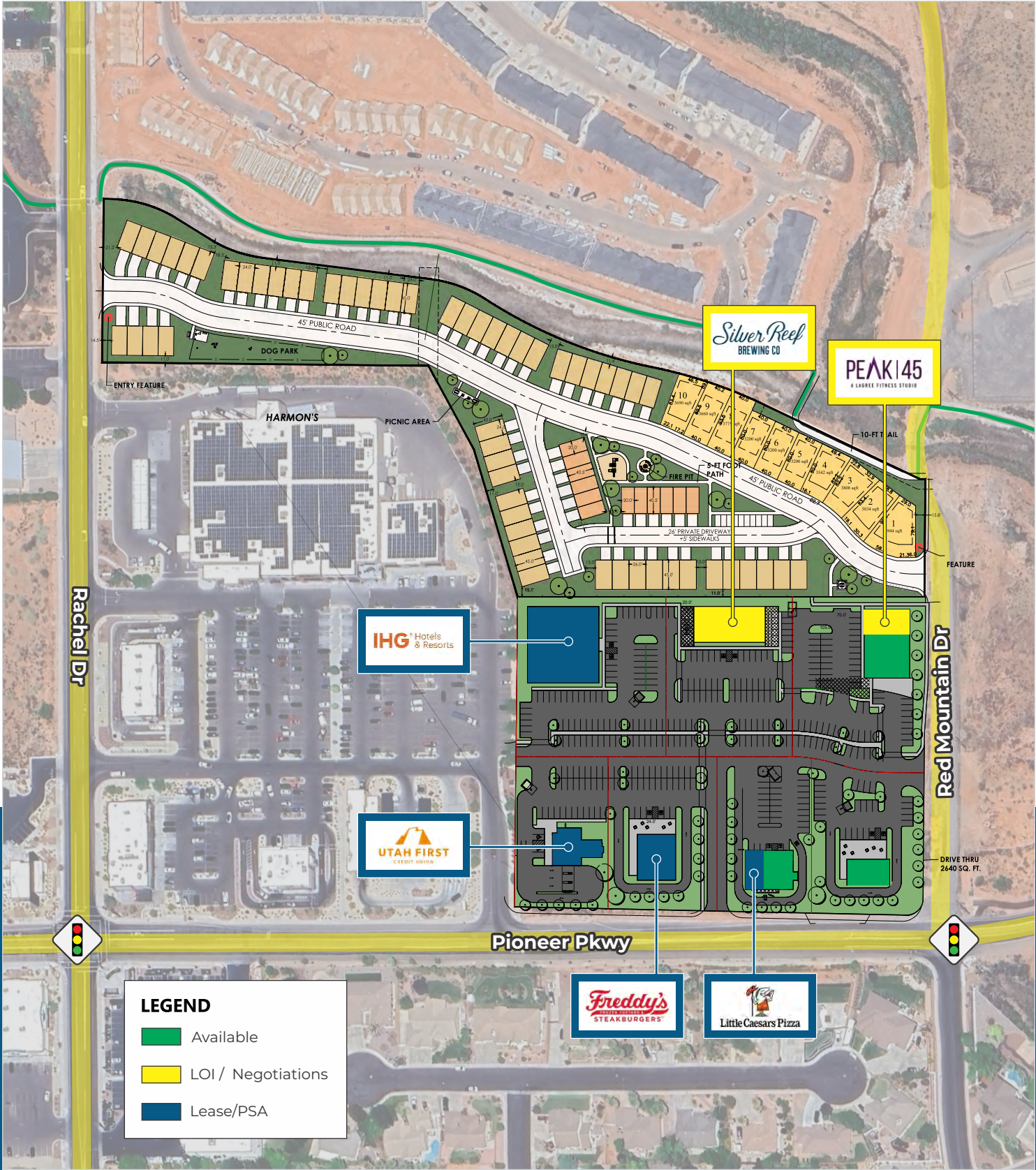


FOR SALE, LEASE & BUILD TO SUIT

Site Overview



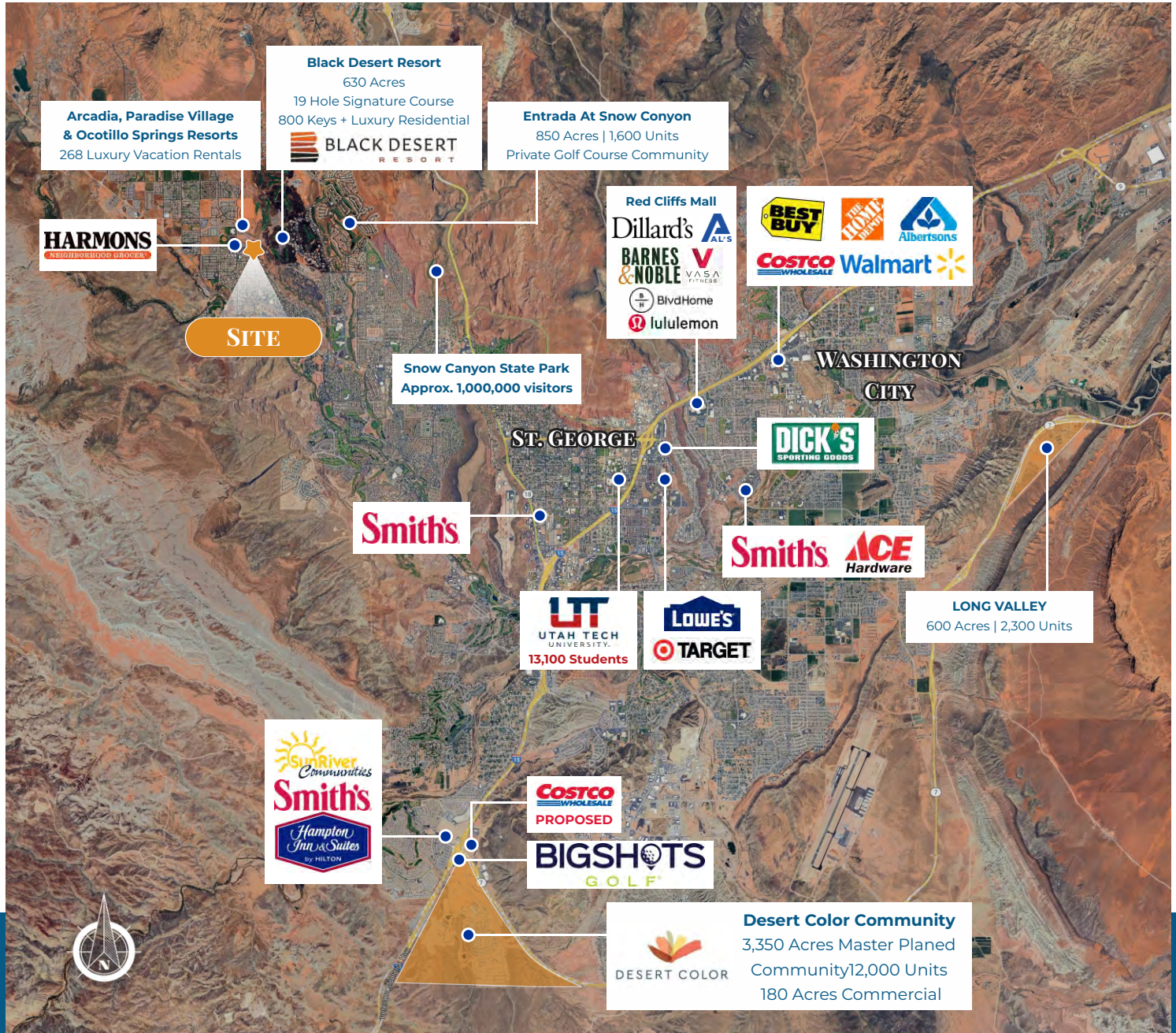
Site Plan



FOR SALE, LEASE & BUILD TO SUIT

THE SHOPS AT
VERA

Area Map



FOR MORE INFORMATION PLEASE CONTACT:

Patrick Grady

801.389.8879

patrick@spartancre.com

www.spartancre.com

6925 S Union Park Center, Suite 480
Cottonwood Heights, UT

SPARTAN
PARTNERS CRE