

1+ ACRE C-H ZONED COMMERCIAL LOT W/BLDG

830 & 850 North State Street • Lehi, Utah 84043



HIGHLIGHTS

- **BUILDING (SINGLE STORY WITH FULL BASEMENT)**
TOTAL-2,340 SF
MAIN-1,170 SF
BASEMENT-1,270 SF
(LESSEE TO VERIFY ALL)
- **LOT SIZE: 1.11 ACRES**
- **OWNER WILL CONSIDER OPTION TO DEMO THE STRUCTURE(S)**
- **ZONING: C-H (HEAVY COMMERCIAL)**
- **I-15 FRONTAGE AND 157' OF STATE STREET FRONTAGE**
- [TABLE OF USES \(CLICK TO OPEN\)](#)

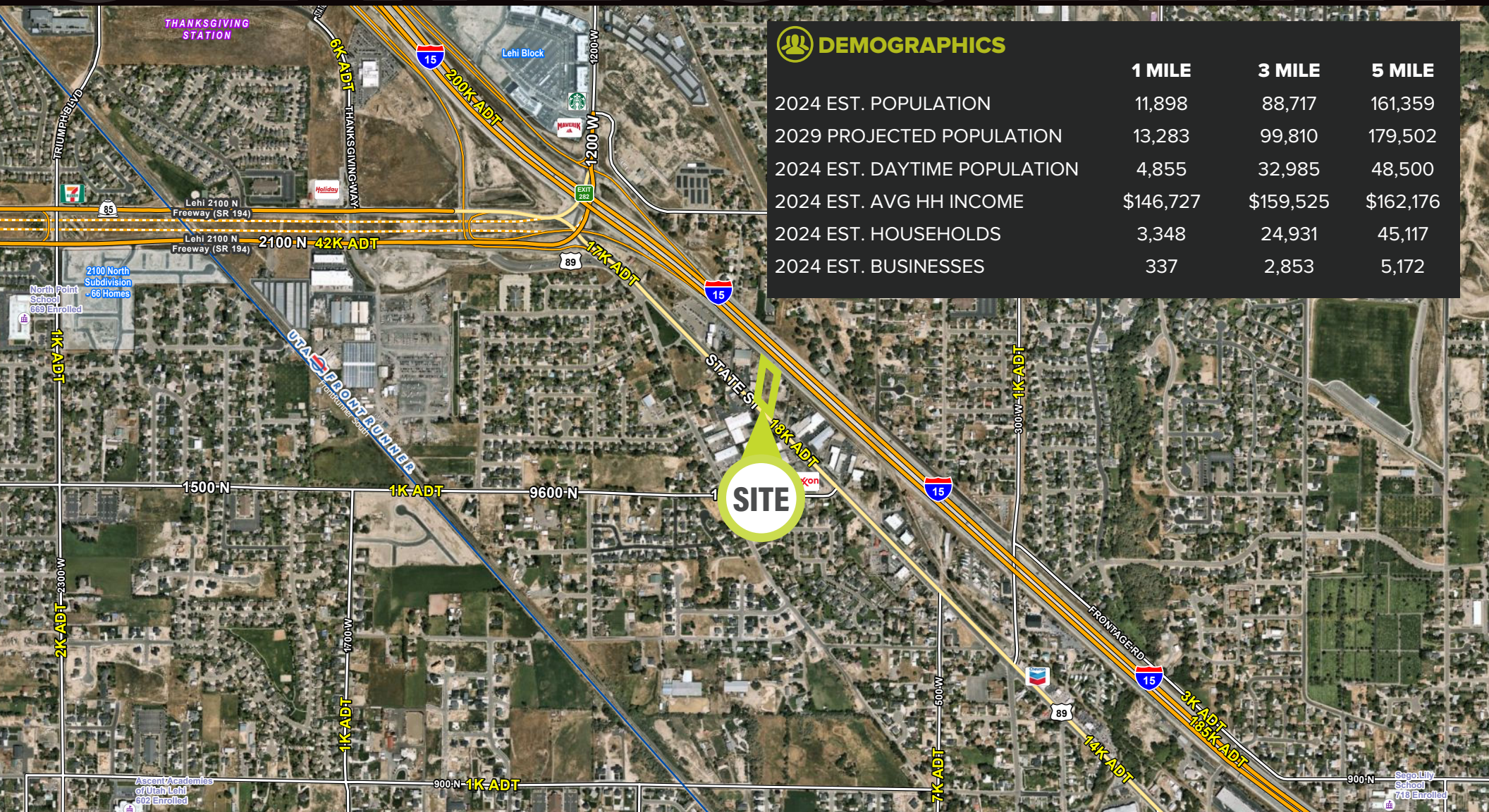
MARGARET HYATT

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PARTNER XTEAM
RETAIL ADVISORS

LEGEND
PARTNERS ■■■■

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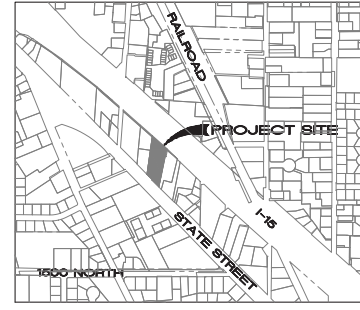
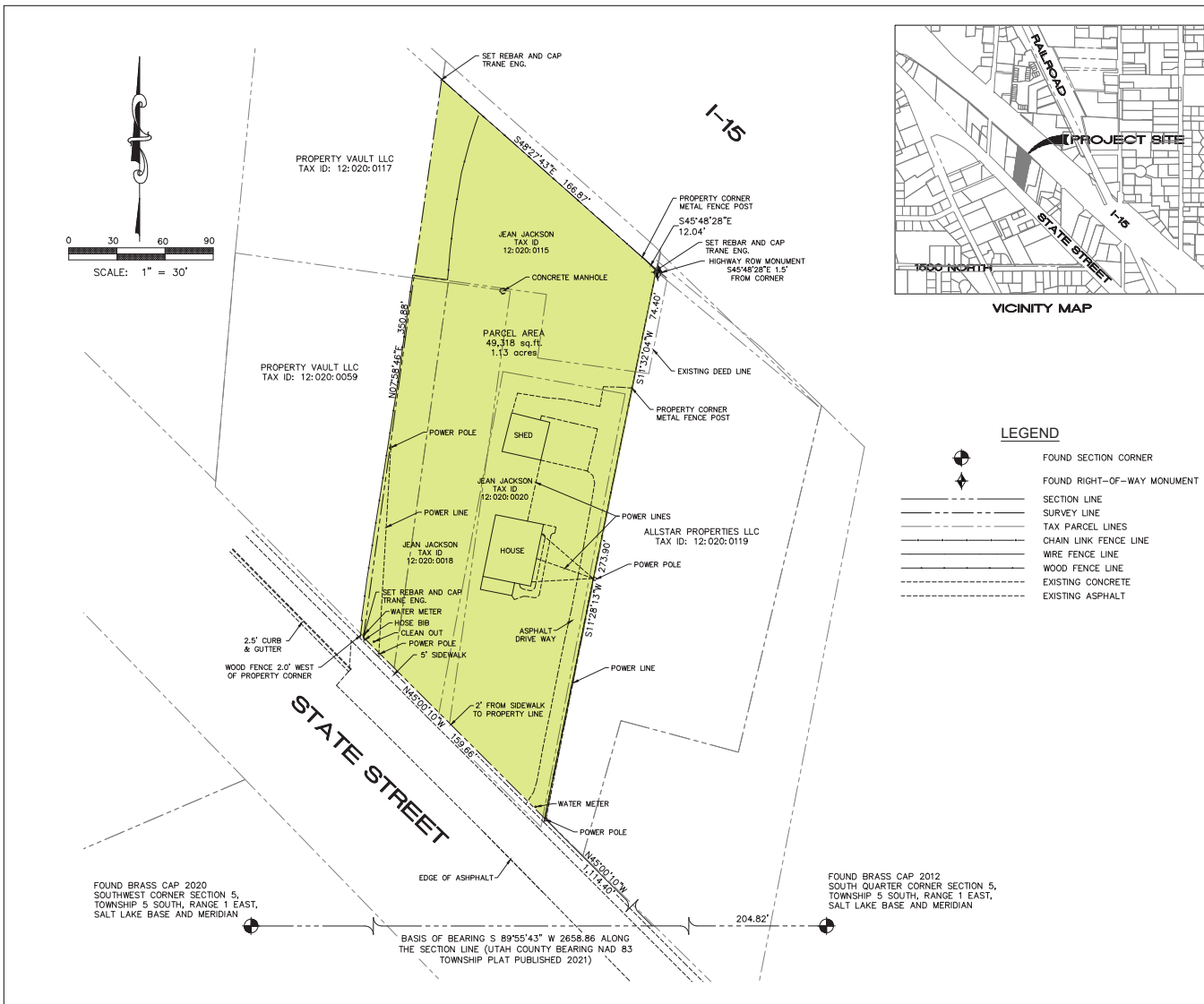
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	11,898	88,717	161,359
2029 PROJECTED POPULATION	13,283	99,810	179,502
2024 EST. DAYTIME POPULATION	4,855	32,985	48,500
2024 EST. AVG HH INCOME	\$146,727	\$159,525	\$162,176
2024 EST. HOUSEHOLDS	3,348	24,931	45,117
2024 EST. BUSINESSES	337	2,853	5,172

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LEGEND

- FOUND SECTION CORNER
- FOUND RIGHT-OF-WAY MONUMENT
- SURVEY LINE
- TAX PARCEL LINES
- CHAIN LINK FENCE LINE
- WIRE FENCE LINE
- WOOD FENCE LINE
- EXISTING CONCRETE
- EXISTING ASPHALT

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5152741 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED BELOW. I HEREBY STATE THAT THIS PROPERTY DESCRIPTION AND SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND IN MY PROFESSIONAL OPINION.



JUNE 12, 2024
DATE
Professional Land Surveyor No. 5152741

NARRATIVE

The purpose of this survey is to combined Jean Jackson parcels into one description and stake corners. Tax ID of parcels to be combined 12:020:0115, 12:020:0020, 12:020:0018. The deeds of record were obtained, plotted and related to match Utah County resurvey Plat dated 2021. The Right of Way for State Street was determined using Warranty Deed Entry 43987:2023, Special Warranty Deed Entry 58432:2022 and Boundary line agreement Entry: 93435:2016 which called along the Highway Right of Way line. The West line followed along boundary line agreement Entry 93435:2016, the agreed line falls East of a wood fence varying 1 to 3 feet. The fence is on the West side of large trees that are on the property line. The Northerly line follows Warranty Deed Entry No. 112310:2019. The East line follows along an existing wire fence and chain link fence. The northerly portion of the East line also follows the description in Boundary line agreement Entry: 93435:2016. The Fence line leaves a gap with the deed of the neighboring property. At the North Corner of 0.10 feet and 0.75 feet of the South corner.

BASIS OF BEARING

South 89°55'43" West along the section line from the South Quarter Corner and the Southwest Corner of Section 5, Township 5 South, Range 1 East, Salt Lake Base and meridian. Taken from Utah County State Plane Coordinate Plat Published 2021.

REFERENCE DOCUMENTS USED FOR SURVEY

WARRANTY DEED ENTRY 43987:2023
WARRANTY DEED ENTRY 43903:2023
WARRANTY DEED ENTRY 112310:2019
WARRANTY DEED ENTRY 282956:2011
BOUNDARY LINE AGREEMENT ENTRY 93435:2016

COMBINED PARCELS SURVEY DESCRIPTION

Beginning at a point on a chain link fence line and the Northerly Right-of-Way of State Street, said point being located South 89°55'43" West 204.82 feet along the Section line and North 45°07'10" West 1,114.40 feet from the South Quarter Corner of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along said State Street Northerly Right-of-Way North 45°07'10" West 159.66 feet; thence North 07°58'46" East 350.88 feet along Boundary Line Agreement Entry No. 93435:2016; thence along Warranty Deed Entry No. 112310:2019 the following two courses 1) South 48°27'43" East 169.87 feet; 2) South 45°48'28" East 12.04 feet; thence South 11°20'04" West 74.40 feet along a wire fence line; thence South 11°28'13" West 273.90 feet along a chain link fence line to the point of beginning.

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN STREET LEHI, UTAH 84043 (801) 768-4544

JEAN JACKSON PROPERTY
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SCALE: 1" = 30'