

INVESTMENT OPPORTUNITY

RARE EAST LAYTON COMMERCIAL LAND WITH HWY 89 EXPOSURE



LAYTON CROSSING

1480 US-89
LAYTON, UT 84041

INVESTMENT HIGHLIGHTS

- ▶ Commercial Land with Hwy 89 Exposure
- ▶ I-89 (82,000 VPD) access in Ogden MSA
- ▶ Solid Demographics - Population of 128,894 & Average Household Income of \$117,683 in five mile radius.
- ▶ Ogden MSA is ranked Top 100 cities in the Nation for liveability
- ▶ Ogden ranked Top 10 fastest growing high tech sector in U.S.



HG MANOR™
REAL ESTATE GROUP

**CONTACT
BROKER**
FOR PRICING

0.207 AC
PARCEL SIZE

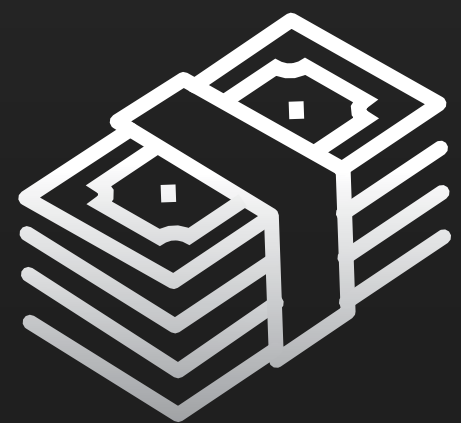
CP-2C
COMMERCIAL ZONING

090820157
PARCEL ID



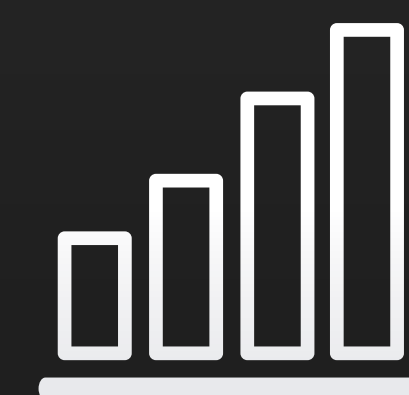
128,894

5-MILE POPULATION



\$117,683

5-MILE HOUSEHOLD INCOME



7.32%

5-MILE PROJECTED GROWTH (2023-2028)



658K

OGDEN MSA POPULATION

CONTACT US FOR MORE DETAILS



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