

SECOND STATE APARTMENTS



230 SOUTH STATE STREET CLEARFIELD, UT 84015
116 UNITS

THE DETAILS

Address	230 South State Street Clearfield, UT 84015
Price	\$23,500,000
Price Per Unit	\$202,586
Cap Rate	5.48% Year 1
3 Month Average Occupancy	95%
Year 1 Cash on Cash	7.05% Year 1 Levered
Year Built	2023
Property Type	Low-Rise Apartments
Unit Count	116
Unit Mix	34 Studio 82 1-bed
Buildings	1
APN	15-100-0003
Land Area	1.76 Acres





INTERIORS

Northmarq | Nielsen Jensen Investment Team

AMENITIES

- Fully equipped kitchens
- Fitness center
- Community lounge
- Open floor plans
- Pet-friendly
- Washer & dryer
- Private balconies/patios



CLEARFIELD

Clearfield, Utah, is a growing city in northern Davis County, nestled along the Wasatch Front. Known for its strong ties to Hill Air Force Base, the city has a rich military presence and provides job opportunities in aerospace and defense industries. Clearfield boasts a diverse community with a mix of residential neighborhoods, local businesses, and recreational spaces, making it an attractive place for families and professionals alike.

Outdoor enthusiasts appreciate Clearfield’s proximity to the Great Salt Lake, Antelope Island, and the nearby mountains, offering hiking, biking, and water activities. The city also invests in community development, with parks, schools, and events that foster a close-knit environment. Its location along major transportation routes, including I-15 and the FrontRunner commuter rail, makes it convenient for those commuting to Ogden or Salt Lake City.

DEMOGRAPHICS

34,550

2024 Total Population

15.5%

2010-2024 Population Growth Rate

\$79,545

Median Household Income

29.9

Median Age

27.9%

Residents have Bachelor’s Degree +

\$444,347

Median Home Value

#2 BEST PERFORMING LARGE CITY: OGDEN-CLEARFIELD

SOURCE: MILKEN INSTITUTE, 2025



AREA MAP





SECOND STATE APARTMENTS

INVESTMENT SALES

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