

LAND FOR SALE

# 4795 HIGHWAY 112 - GRANTSVILLE, UT

4795 Utah 112, Grantsville, UT 84029



## Property Description

Seller will entertain reasonable offers. Located on Highway 112 in Grantsville, UT. This 10.06-acre parcel offers many development opportunities. Currently zoned R-1-21, the newly approved Twenty Wells PUD surrounds this property, and proposed commercial development. Parcel includes 2.29 acre feet of underground water shares. Highway 112 frontage gives value to those developers that want exposure, while adding the depth of this great parcel. Additional water shares are available for sale if needed. This property is listed for the value of land only. No tours of the home or other structures until under contract. Information is provided as a courtesy. Buyer to verify.

## Property Highlights

- Many Possible Zoning Options through Grantsville City
- Surrounded by the Newly Approved Twenty Wells PUD
- Highway 112 frontage

## Offering Summary

<b>Sale Price:</b>	Subject To Offer
<b>Lot Size:</b>	10.06 Acres

## Demographics 0.3 Miles 0.5 Miles 1 Mile

<b>Total Households</b>	25	132	741
<b>Total Population</b>	104	546	2,842
<b>Average HH Income</b>	\$137,097	\$136,680	\$130,701

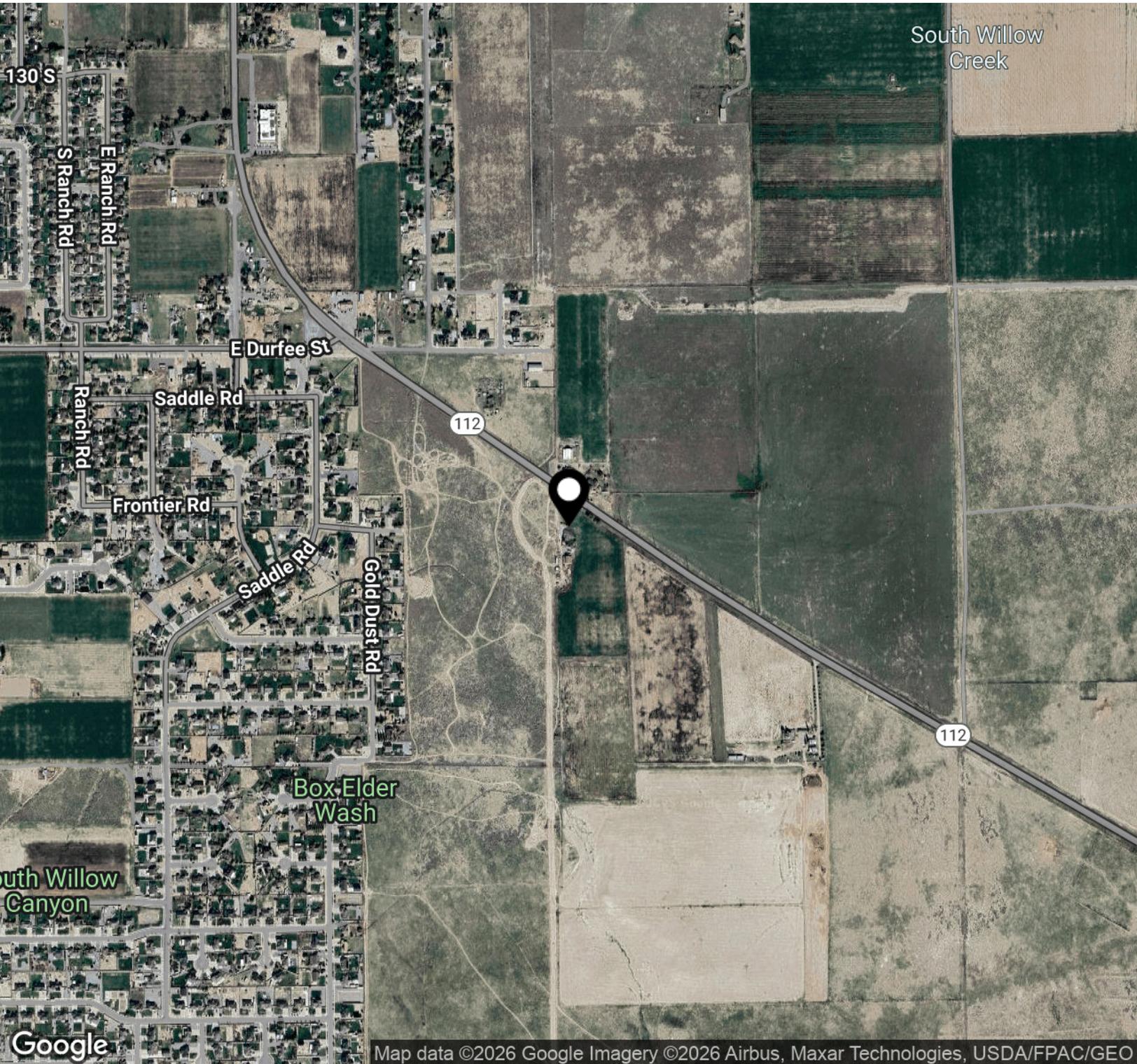
## CHRISTIE DAUGHERTY, CCIM

Associate Broker  
702.400.1022  
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- MULTI-FAMILY RESIDENTIAL (MFR) TOWNHOMES
- HIGH-DENSITY RESIDENTIAL (HDR) TARGET 4,500 SF LOTS
- MEDIUM-DENSITY RESIDENTIAL (MDR) TARGET 7,500 SF LOTS
- RURAL RESIDENTIAL (RR) TARGET 21,750 SF LOTS
- OPEN SPACE
- COMMERCIAL
- ROAD DESIGNATION

UNIT BREAKDOWN			
REGULATORY TYPE	TARGET	QUANTITY OF UNITS	
MFR	MULTI-FAMILY RESIDENTIAL	10,000 SQ FT	60
HDR	HIGH-DENSITY RESIDENTIAL	4,500 - 7,500 SQ FT	21
MDR	MEDIUM-DENSITY RESIDENTIAL	7,500 - 10,000 SQ FT	14
RR	RURAL RESIDENTIAL	10,000 - 21,750 SQ FT	75
OS	OPEN SPACE	21,750 SQ FT	14
			367



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