



Accelerating success.

EXPLOSIVE GROWTH

For Sale

Sale Price:
\$11,900,000

Tooele Land

Highway 36 & Old Bauer Rd, Tooele, Utah, 84074

Tooele County is the FASTEST GROWING county in Utah, with Utah being the fastest growing state per capita in the nation, according to the U.S. Census Bureau's recent report. This is being propelled by affordable housing, new and updated recreational areas, community amenities and new construction including an expansive new high school, LDS temple and additional buildings.

Property Highlights

- 105.11 acres available
- Strategically located along Highway 36, less than 5 minutes from Downtown Tooele and countless amenities
- Zoned manufacturing general (M-G)
- Located 40 minutes from Salt Lake International Airport and Downtown Salt Lake City
- Annexation being finalized with Tooele City, with close proximity to utilities and services

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105.11 ACRES

HIGHWAY 36

OLD BAUER ROAD



DRIVE TIME MAP

Legend

Driving Stats

	SLC Intl Airport	I-15	SLC Downtown
Time to (Minutes):	37	37	44
Distance to (Miles):	34.5	36.3	38.7

Drive Areas:

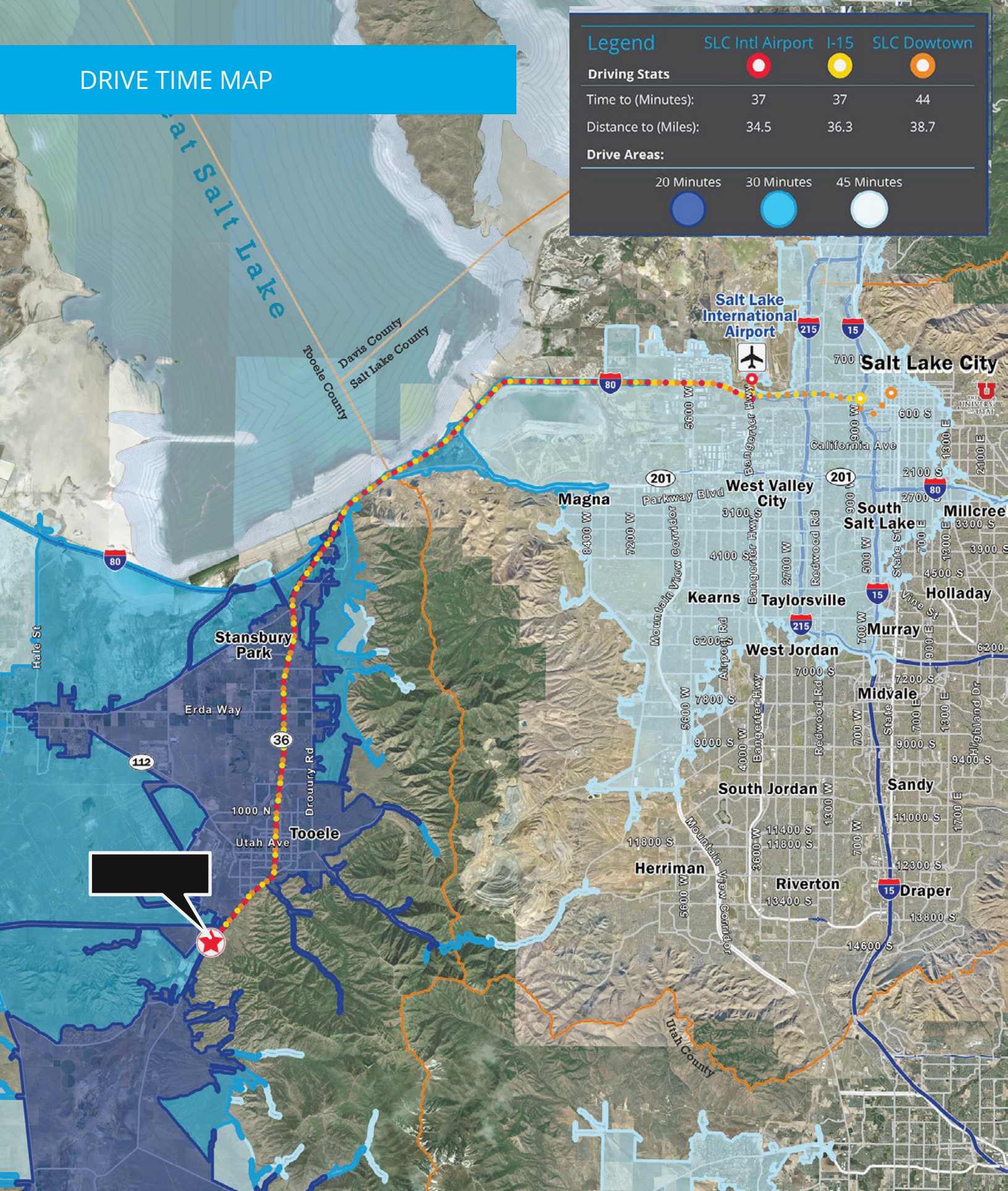
20 Minutes



30 Minutes



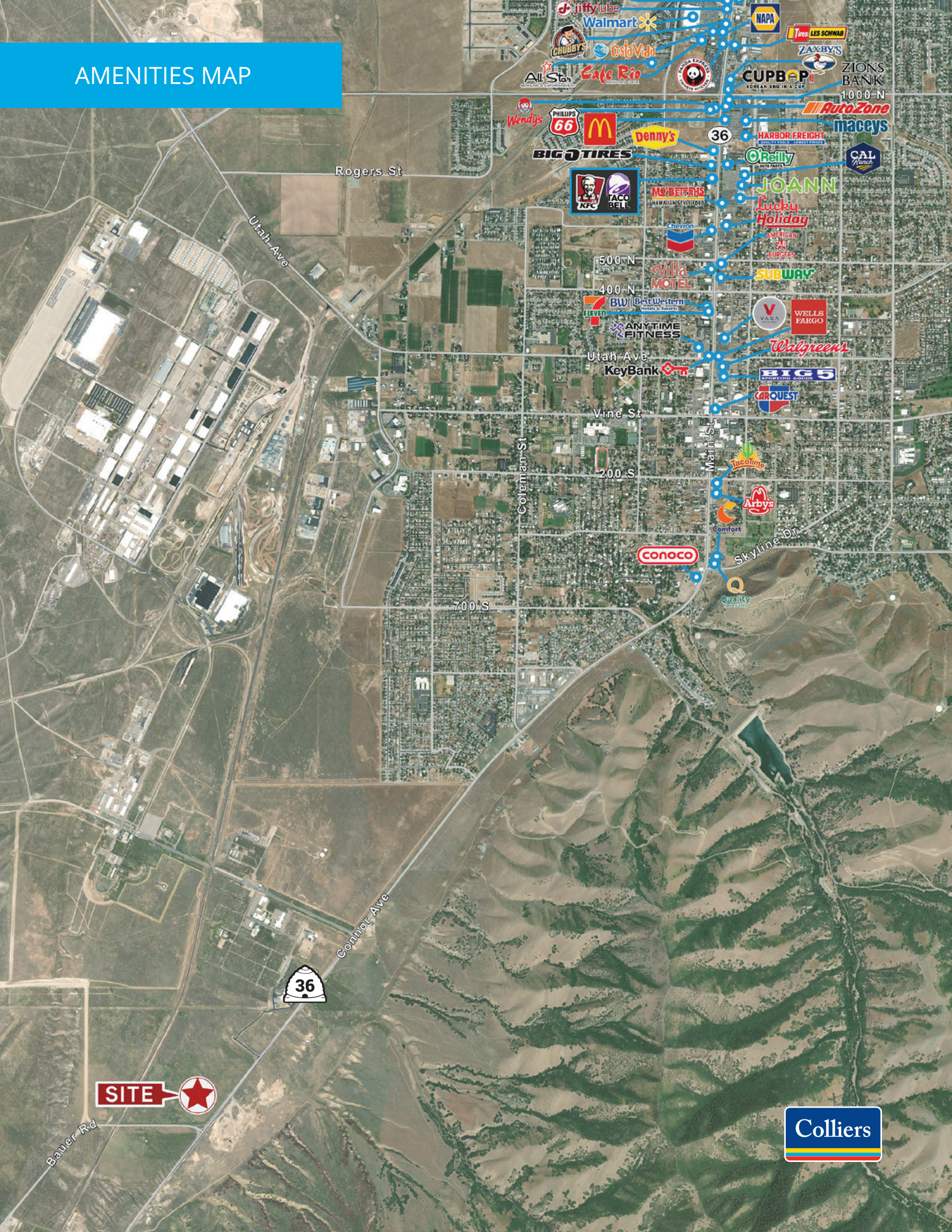
45 Minutes



REGIONAL DRIVE TIME MAP



AMENITIES MAP



Rogers St

Utah Ave

500 N

400 N

Utah Ave

Vine St

200 S

700 S

Cornner Ave



SITE



Bauer Rd