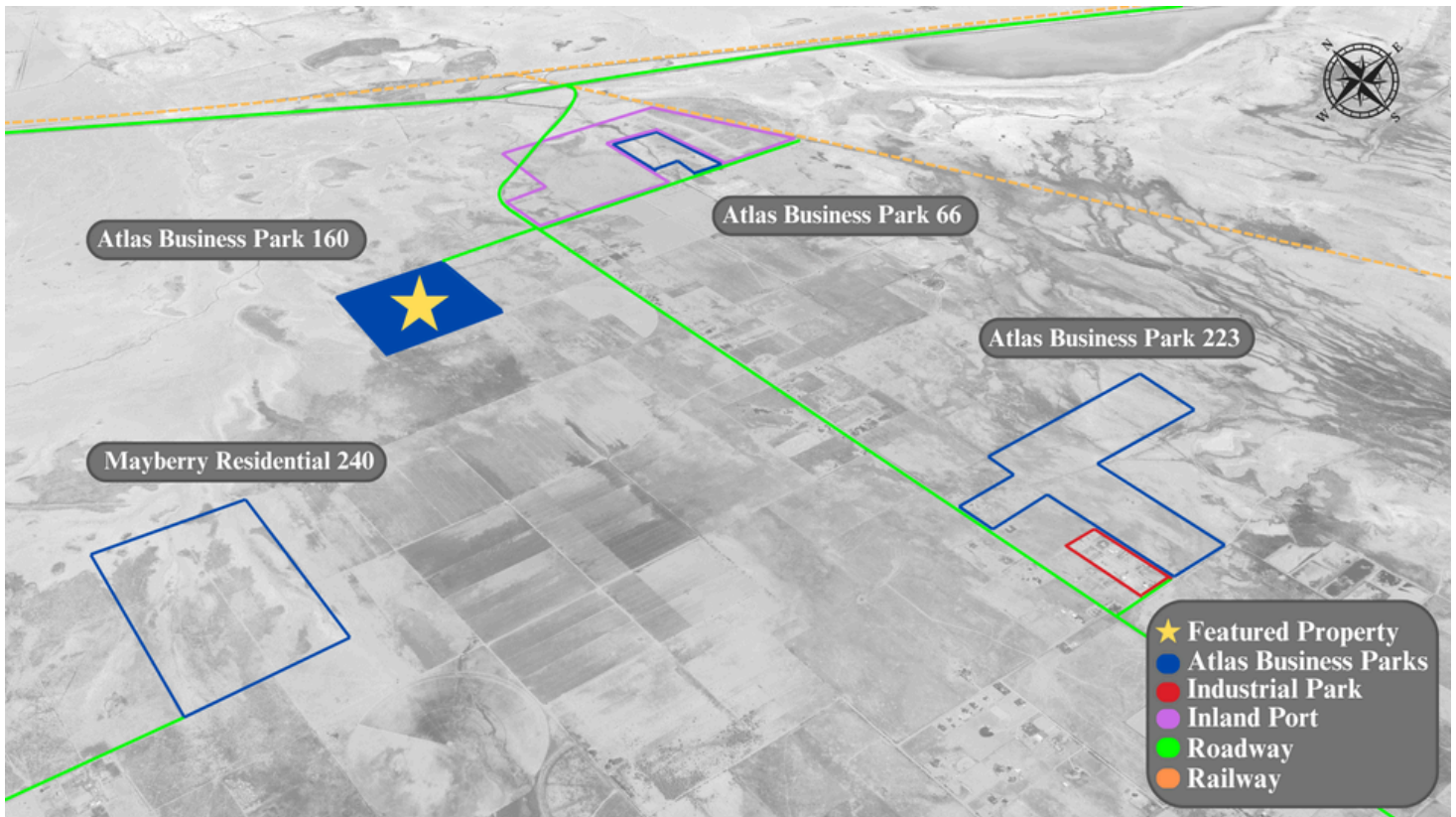


# Atlas Commercial Business Park

## Prime 160 Acre Development Opportunity



### Executive Summary

Atlas Commercial Business Park offers 160 acres of sub-dividable commercial land, strategically located just minutes from major transportation hubs and shares a boundary line with SITLA opening up options for your solar installations.

Zoned for Heavy Manufacturing (M-G) with power, water well, and septic system ready, this property is ideal for manufacturers, distributors, and logistics operators seeking a competitive advantage in the Intermountain West.

### Location Highlights

- Direct access to I-80 and key regional freight corridors
- Shares boundary line with SITLA opening up options for solar
- Fastest growing area in Utah and 7th fastest in the US
- Within a 35-minute drive to Salt Lake City's business district

### Property Overview

- **Land Size:**
  - 160 acres
  - Thirty 5 acre lots
  - Customized options available
- **Pricing:**
  - \$3.50 per sq. ft.
  - 5 acres - \$762,300
  - 3.5 acres - \$457,380
  - 1 acre - \$200,000
- **Zoning:**
  - Current: MU-40 (Multiple Use Business)
  - Proposed: M-G (Heavy Manufacturing)
- **Utilities:**
  - Rocky Mountain Power Available
  - Water Well Approved with Water Rights
  - Septic System Approved

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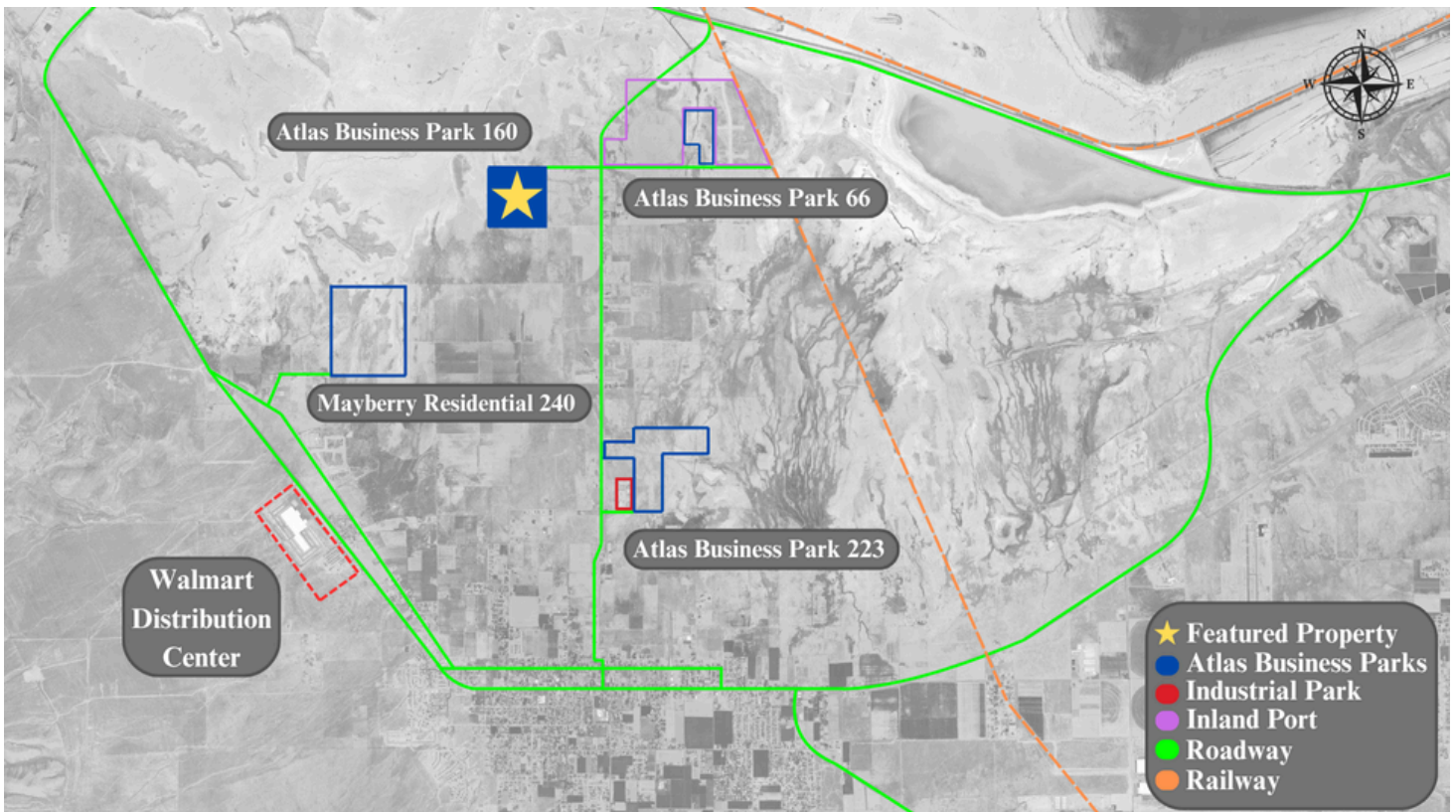
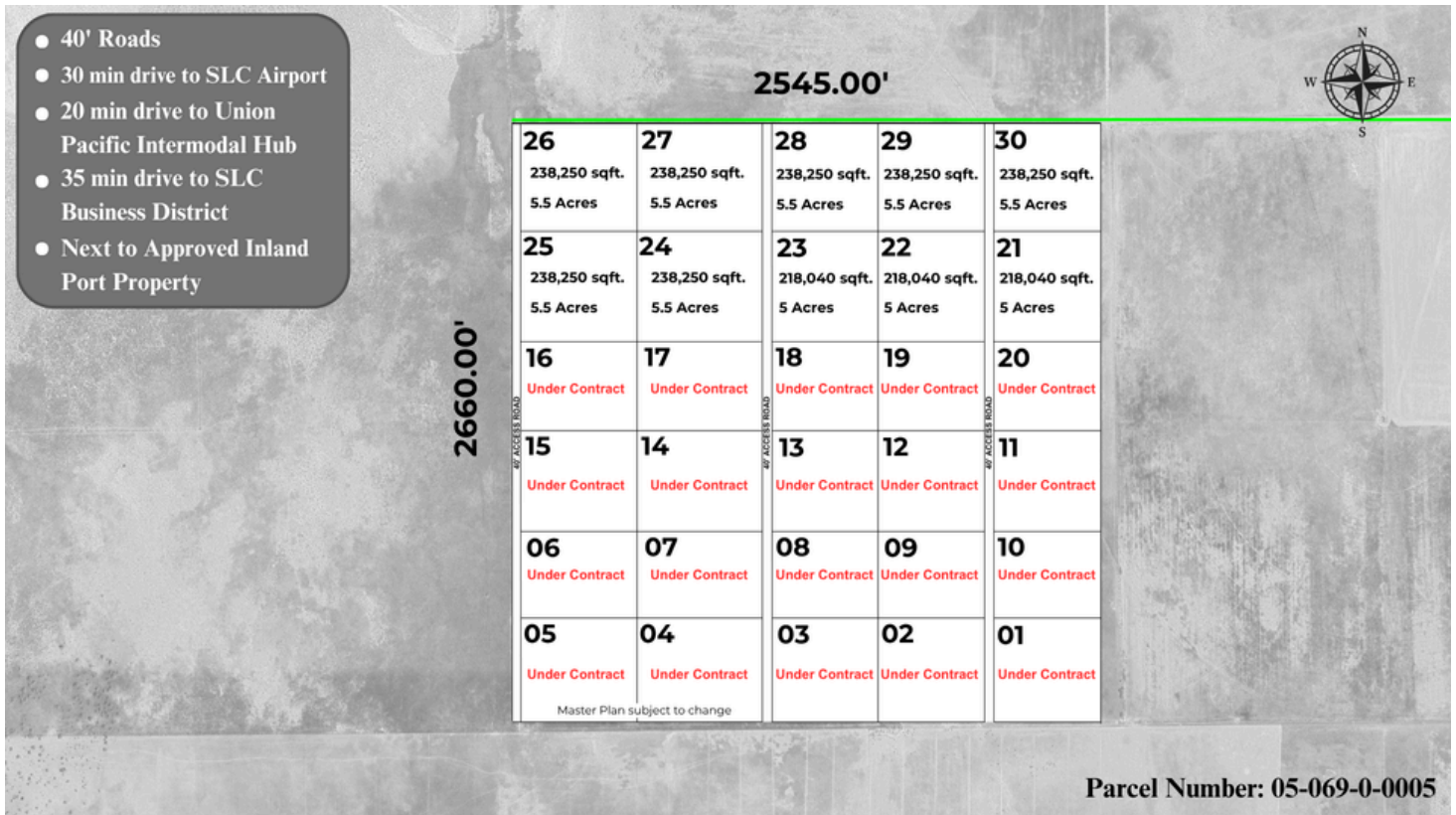
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**ATLAS**  
Wholesale Real Estate

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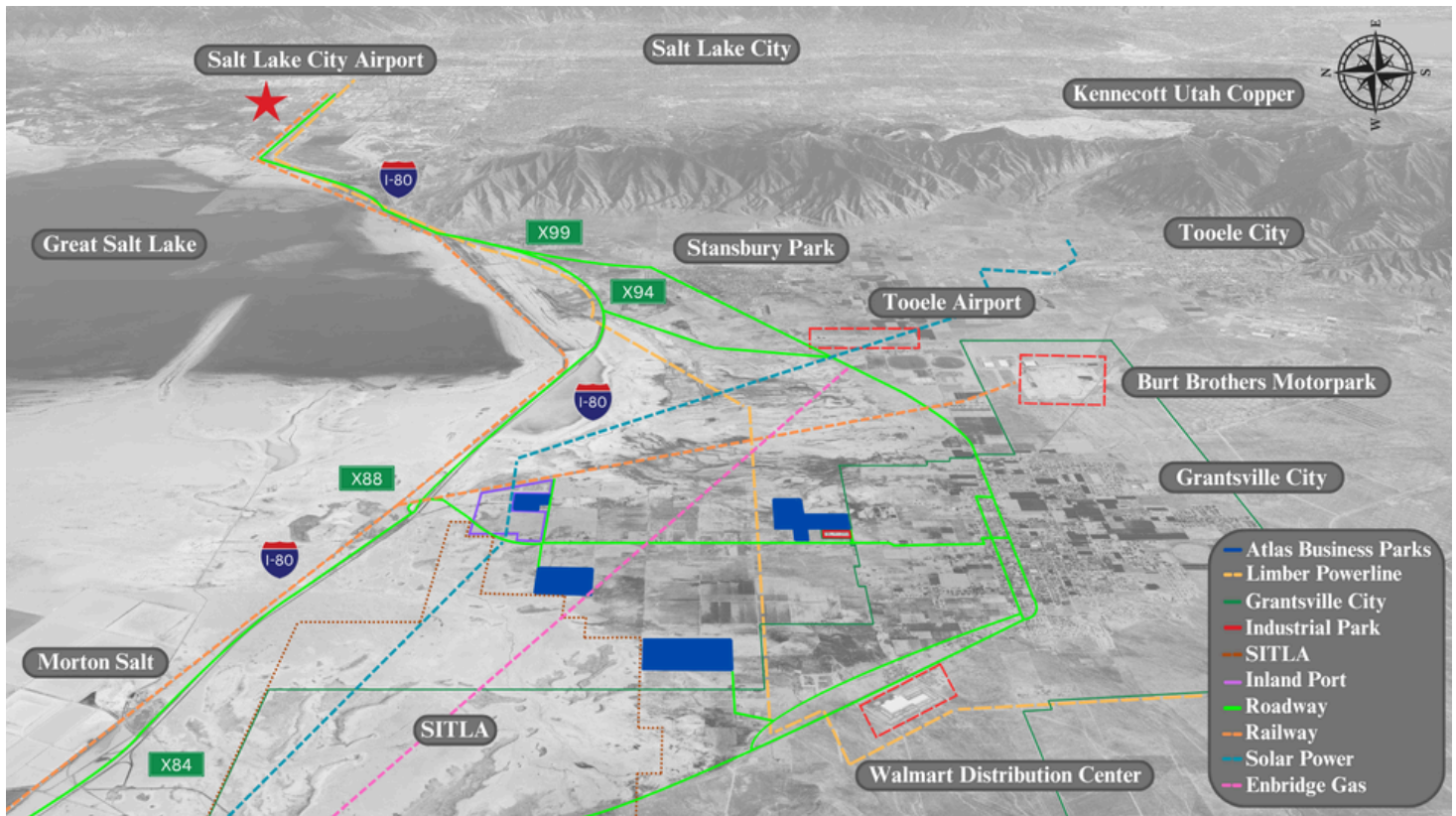


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### Tooele County Demographics

- **Employment and Business Facts:**
  - 13.2% Pink Collar / Services
  - 31.6% Blue Collar
  - 55.5% White Collar
  - 86.2% Labor Participation Rate
  - 40,300 Total Labor Force Employment
  - 1,275 Total Businesses
  - 17,043 Total Employees
- **Population Metrics:**
  - Wealth Index - 90
  - Diversity Index - 45
  - Total Crime - 29 per 1,000 residents (2.9%)
  - Total Housing Units - 27,500
  - Housing Affordability Index - 116
  - Households below the poverty level - 1,296
  - Median Age - 32
  - Total Population - 86,243

### Tooele County Facts

- **Growth Rate:**
  - Utah's fastest growing county
  - 7<sup>th</sup> fastest growing county in the US
- **Employment:**
  - 76% of the local workforce commutes to Salt Lake County
  - 9<sup>th</sup> lowest unemployment rate in US
- **Affordability:**
  - Tooele County is the most affordable area to live in Utah
- **Education:**
  - \$25 million expansion approval of Tooele Technical College
- **Distribution:**
  - 1400 miles of railway track
  - 695 million pounds annually of air cargo & freight.
  - 43,155 miles of highways and roads

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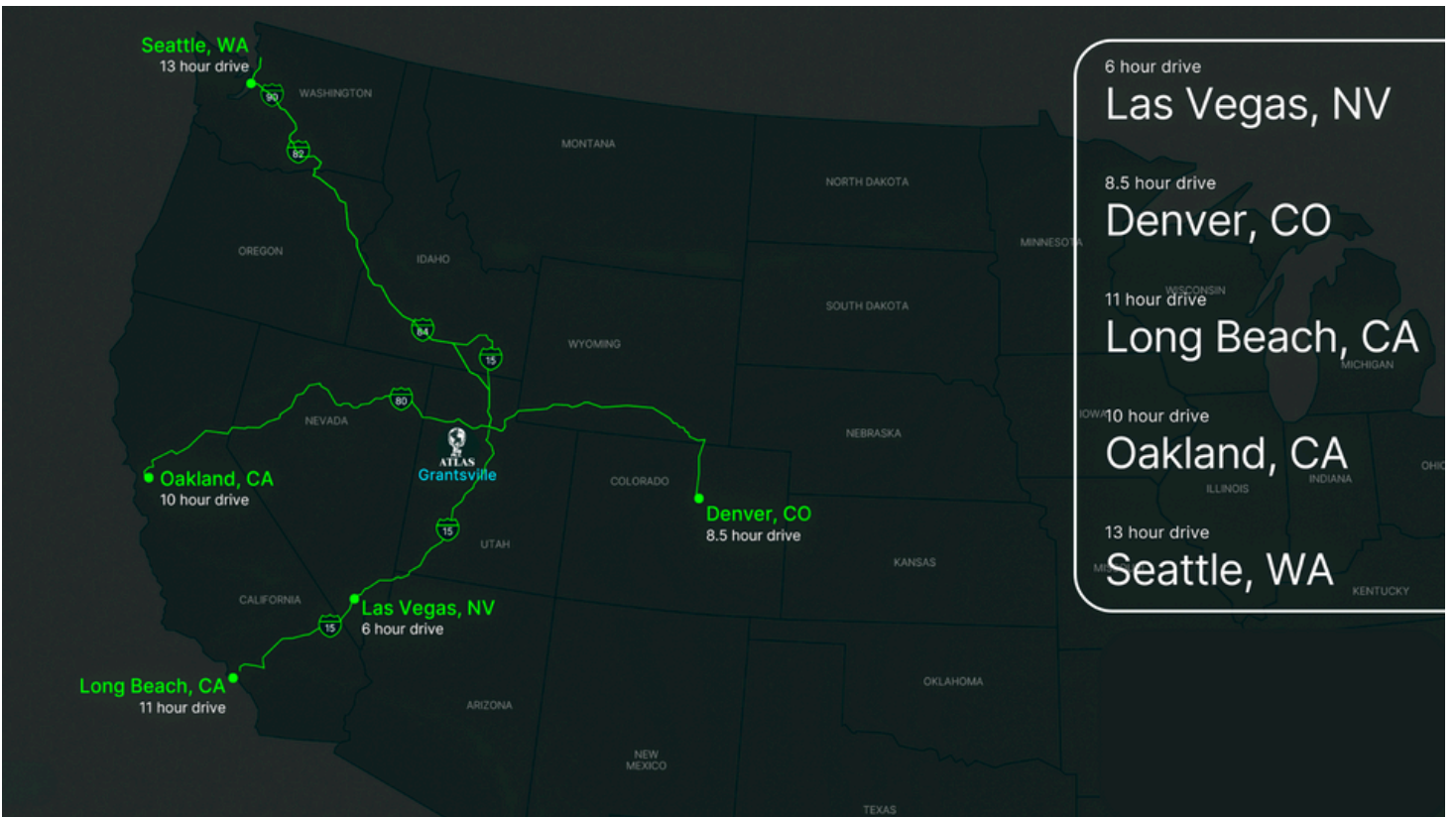
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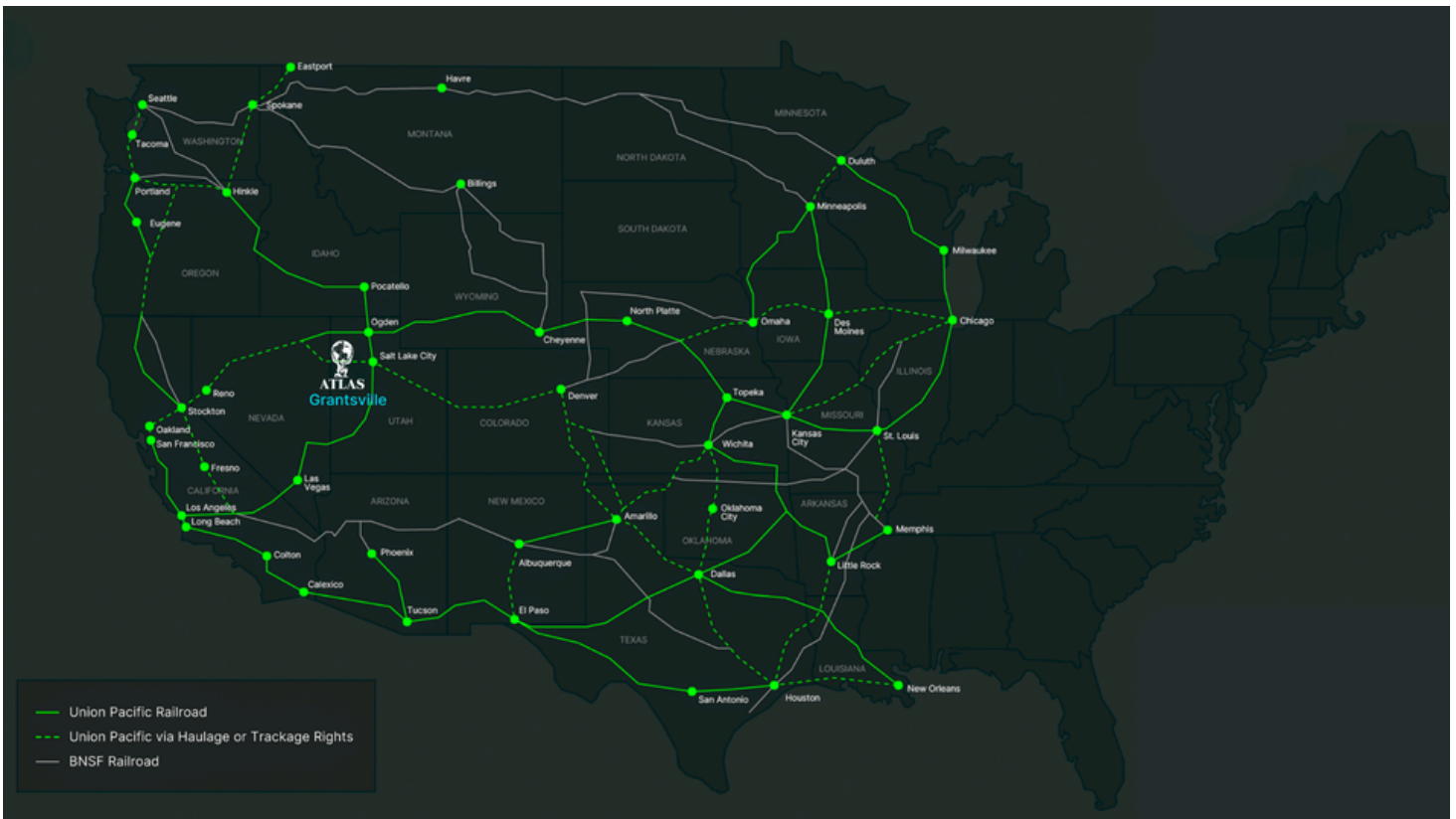
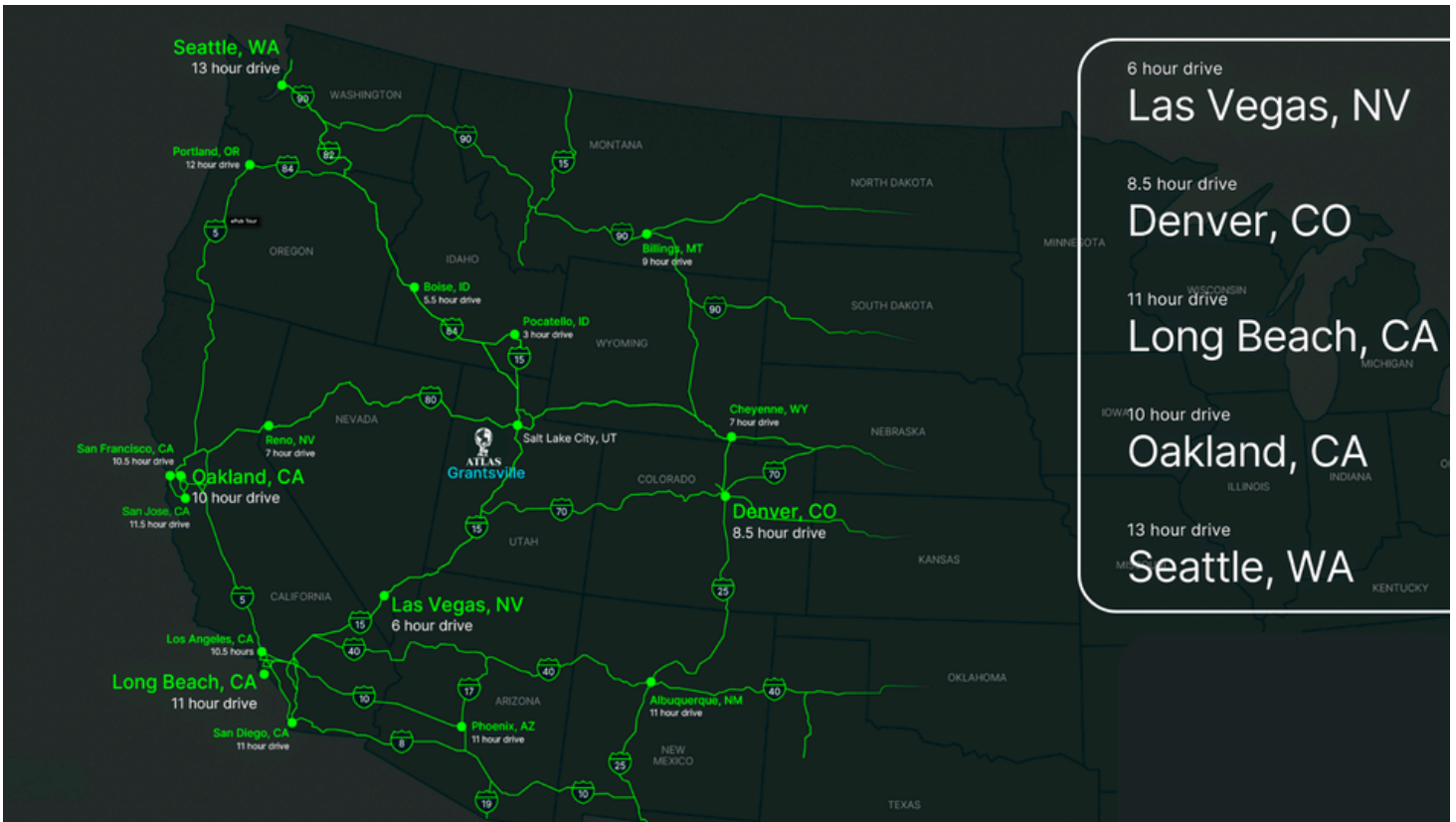


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