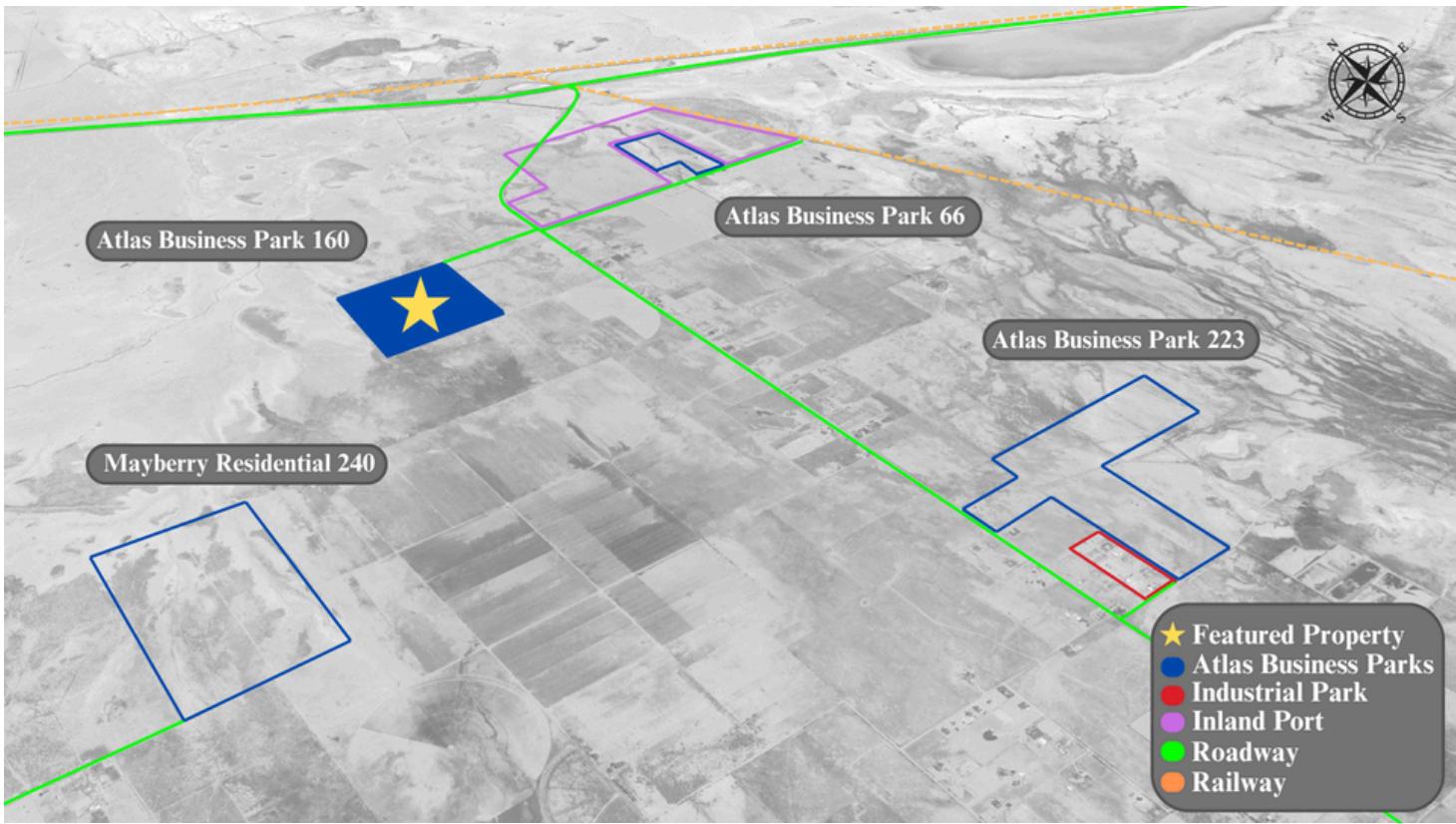


Atlas Commercial Business Park

Prime 160 Acre Development Opportunity



Executive Summary

Atlas Commercial Business Park offers 160 acres of subdividable 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

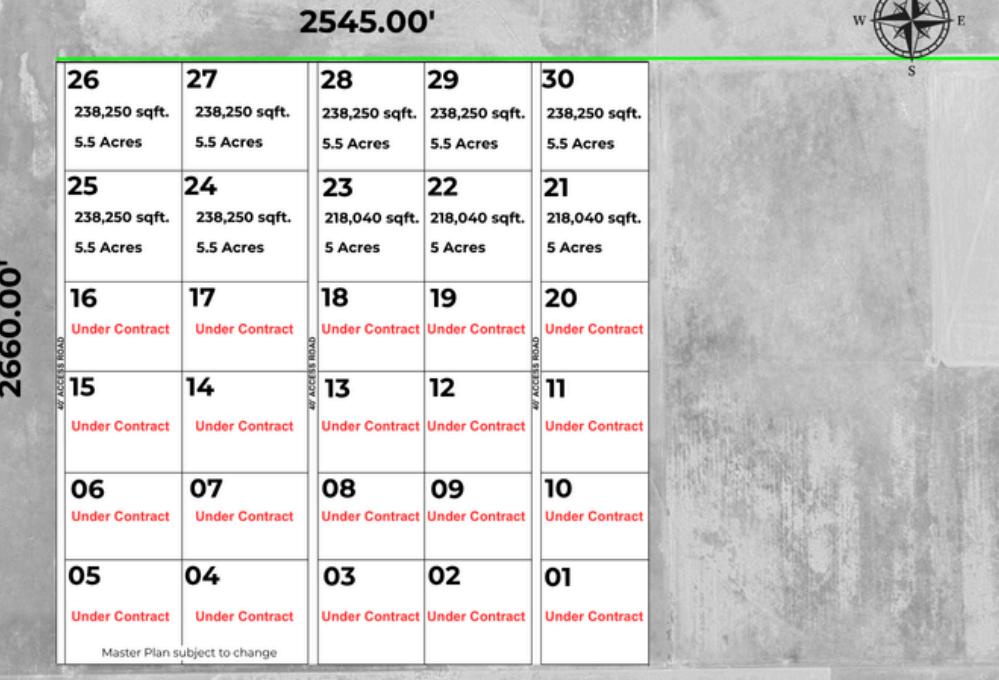
○ 888-285-2750 (888-ATLAS-50)

sales@atlaswholesalerealestate.com

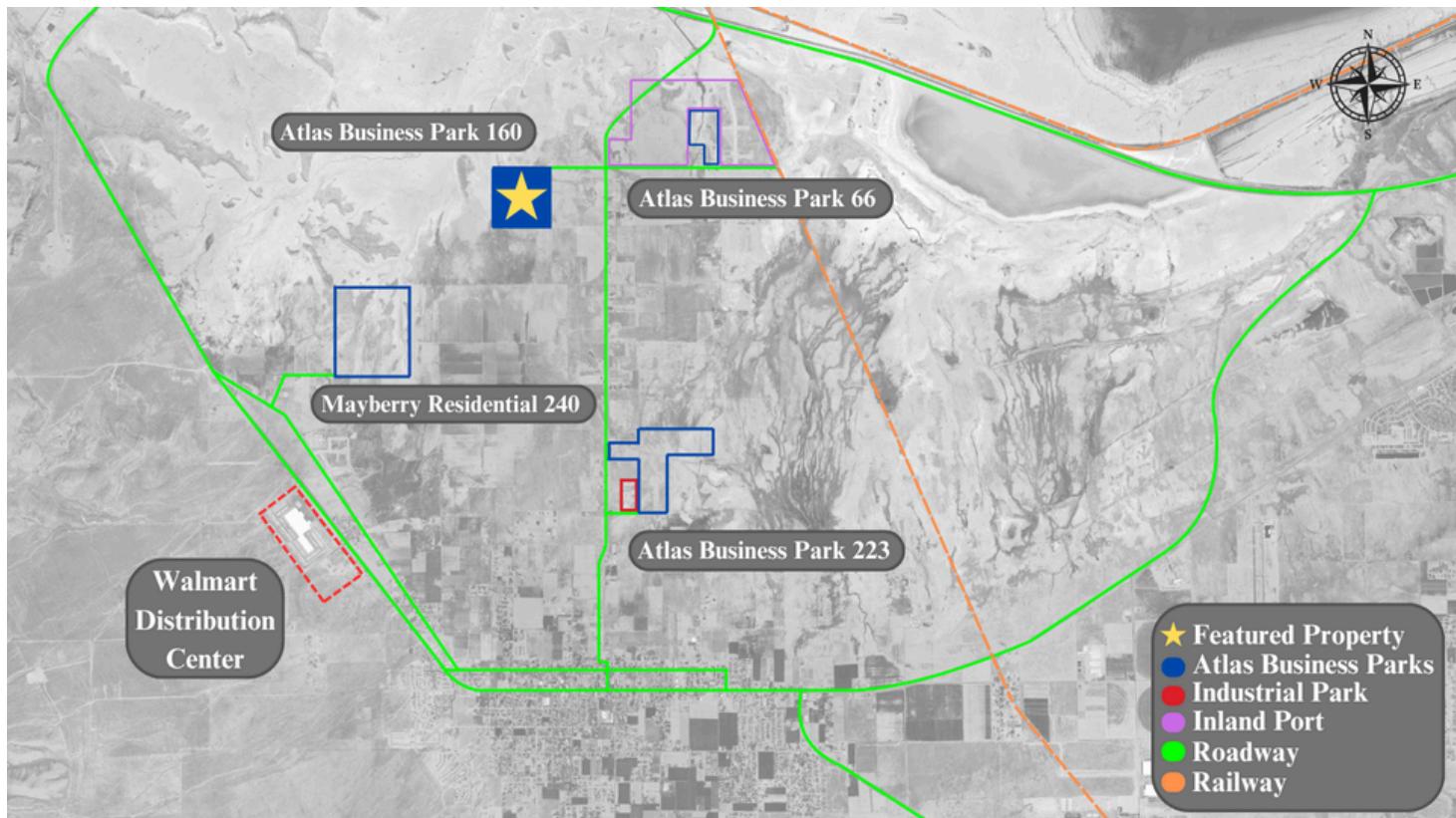
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- 40' Roads
- 30 min drive to SLC Airport
- 20 min drive to Union Pacific Intermodal Hub
- 35 min drive to SLC Business District
- Next to Approved Inland Port Property



Parcel Number: 05-069-0-0005



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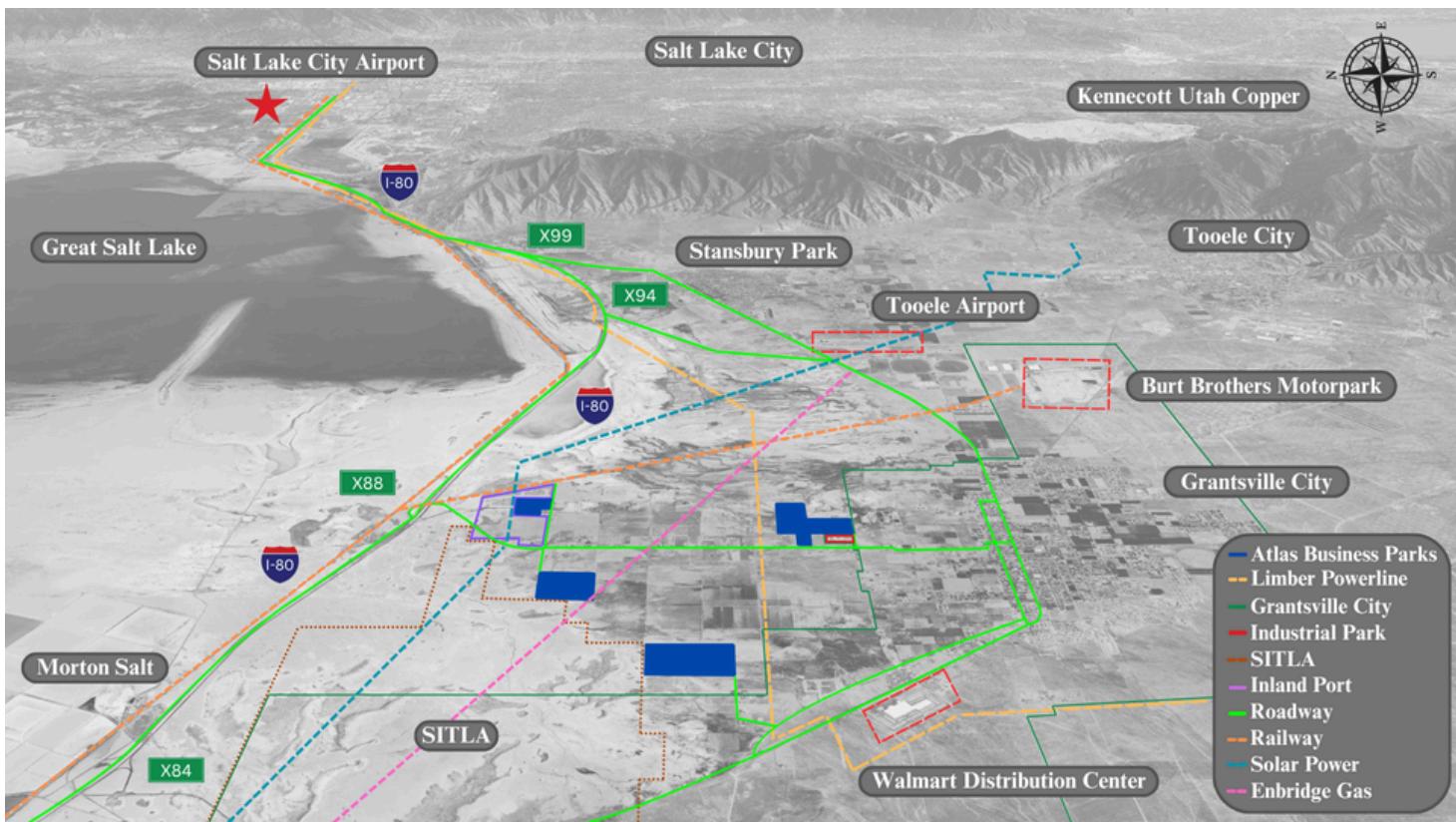
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ATLAS
Wholesale Real Estate

Atlas Commercial Business Park

Prime 160 Acre Development Opportunity



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
 - 7th fastest growing county in the US
- Employment:**
 - 76% of the local workforce commutes to Salt Lake County
 - 9th 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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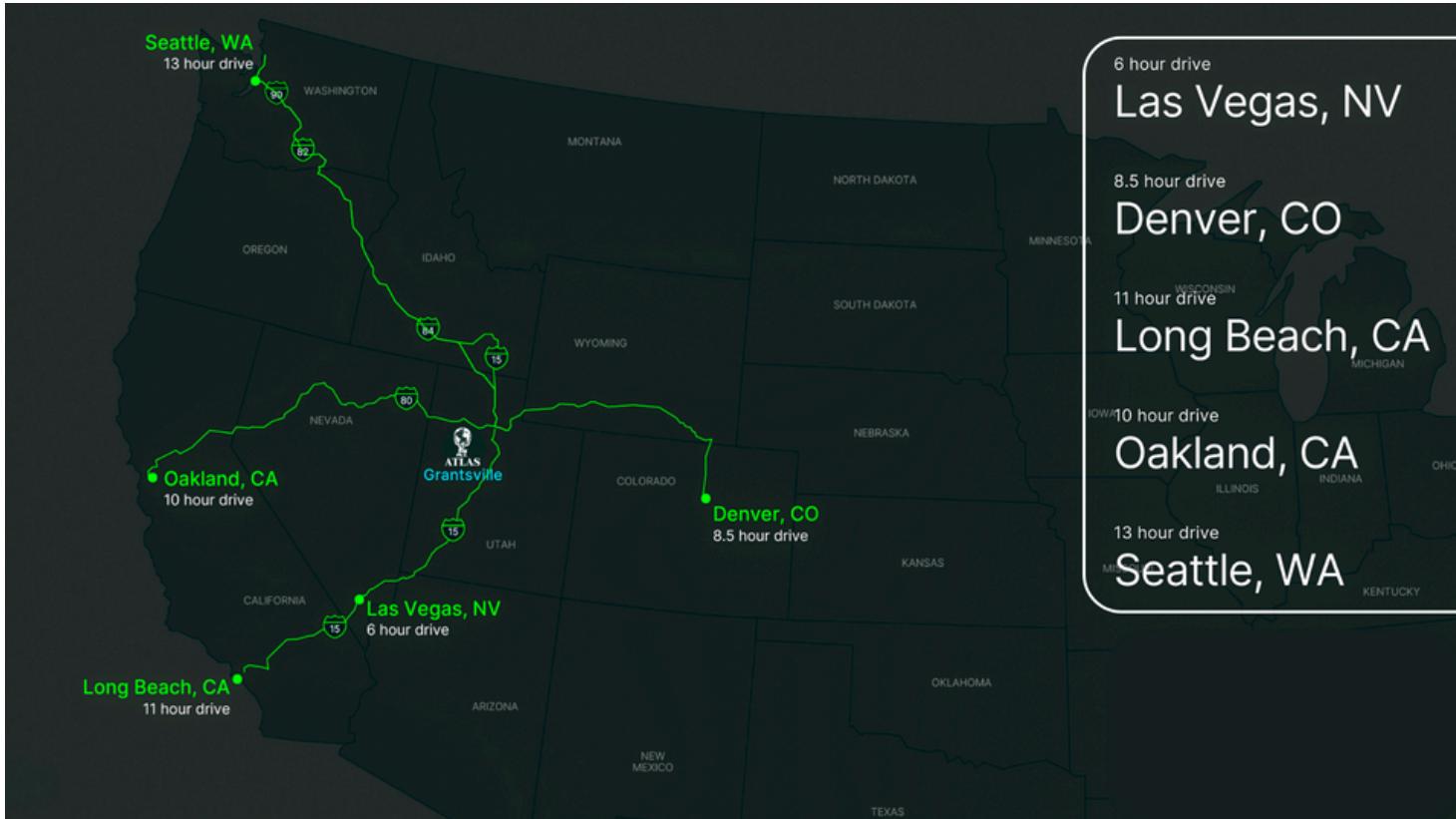
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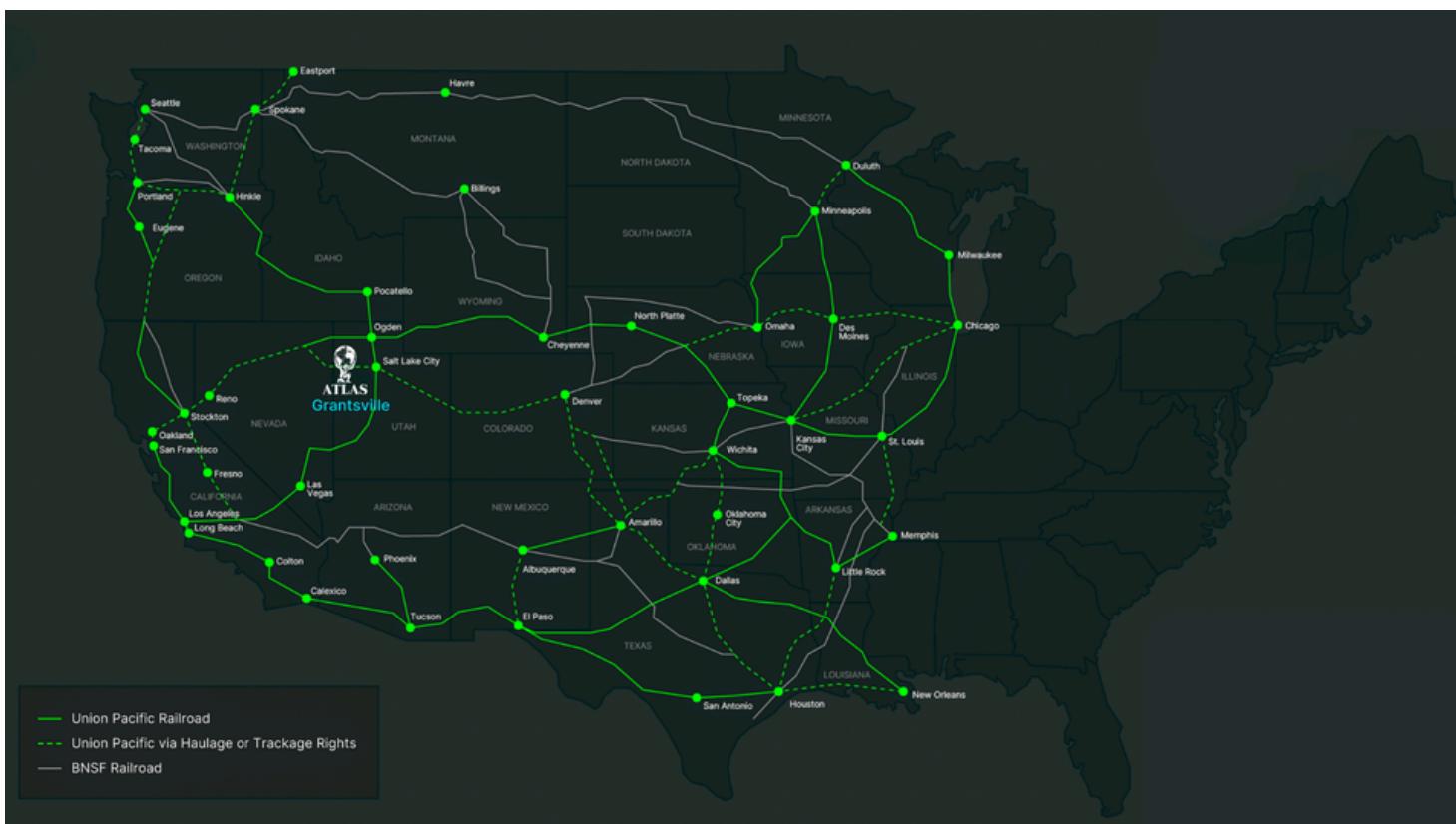
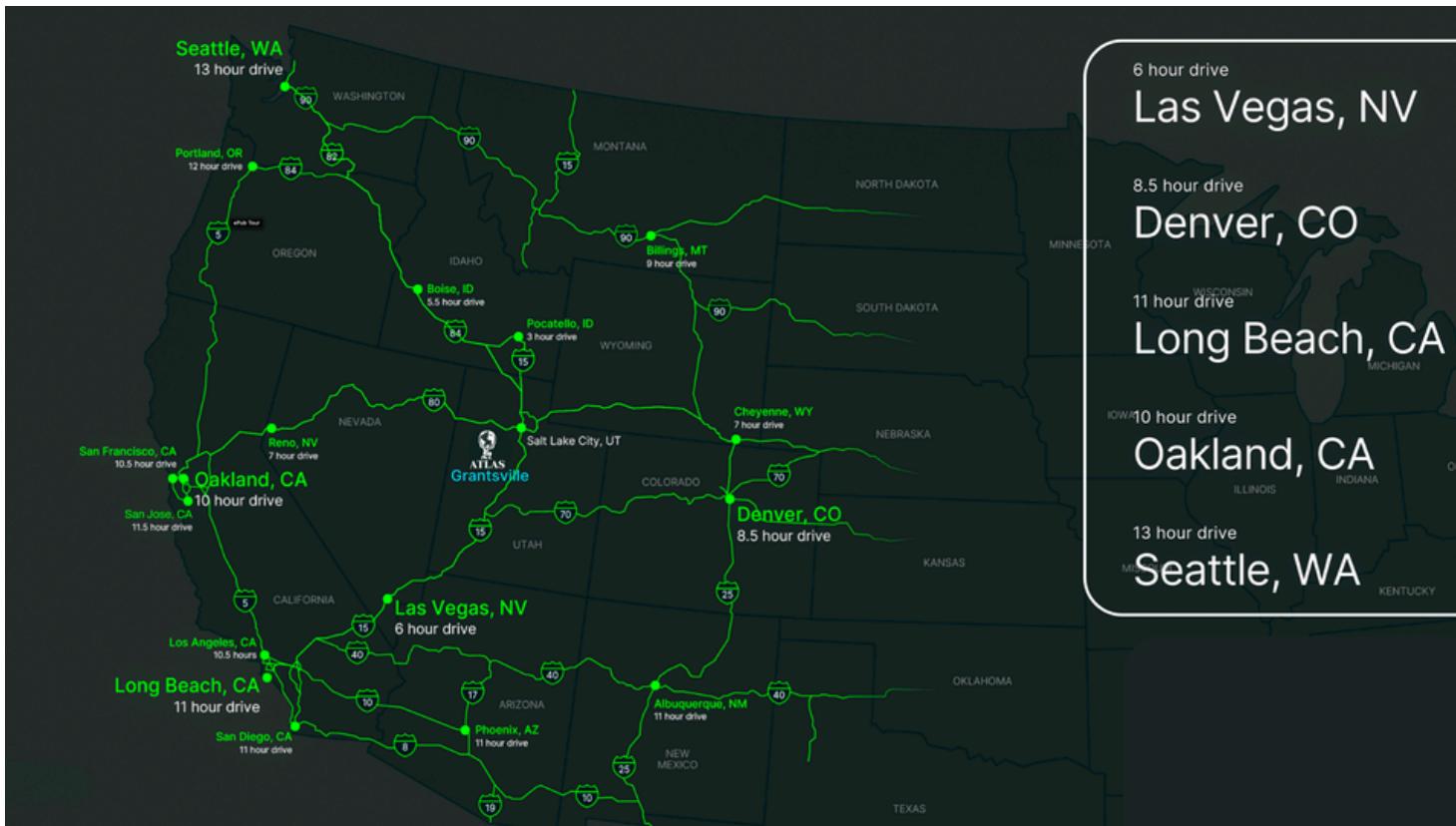
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