

Industrial Land

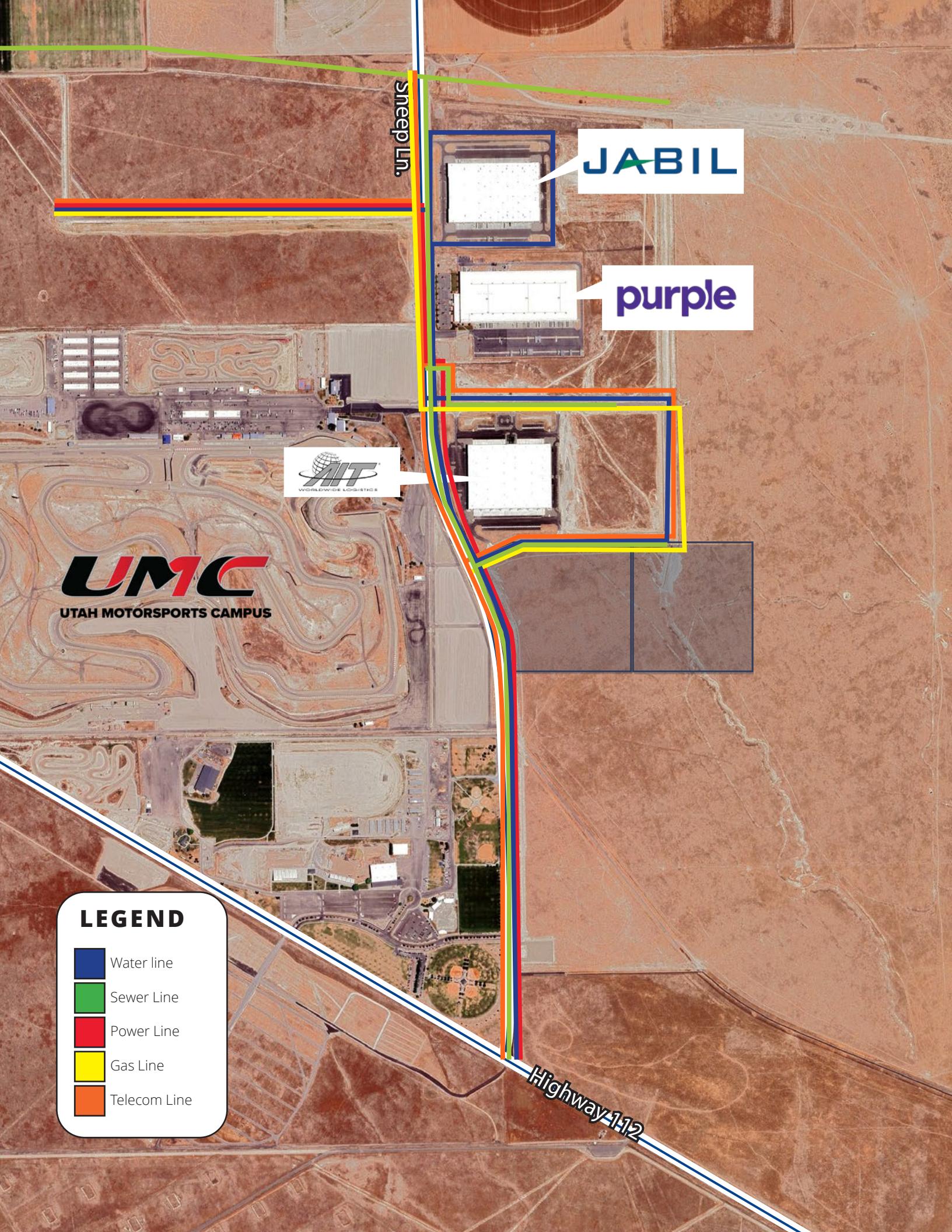
67.80 Acres Available



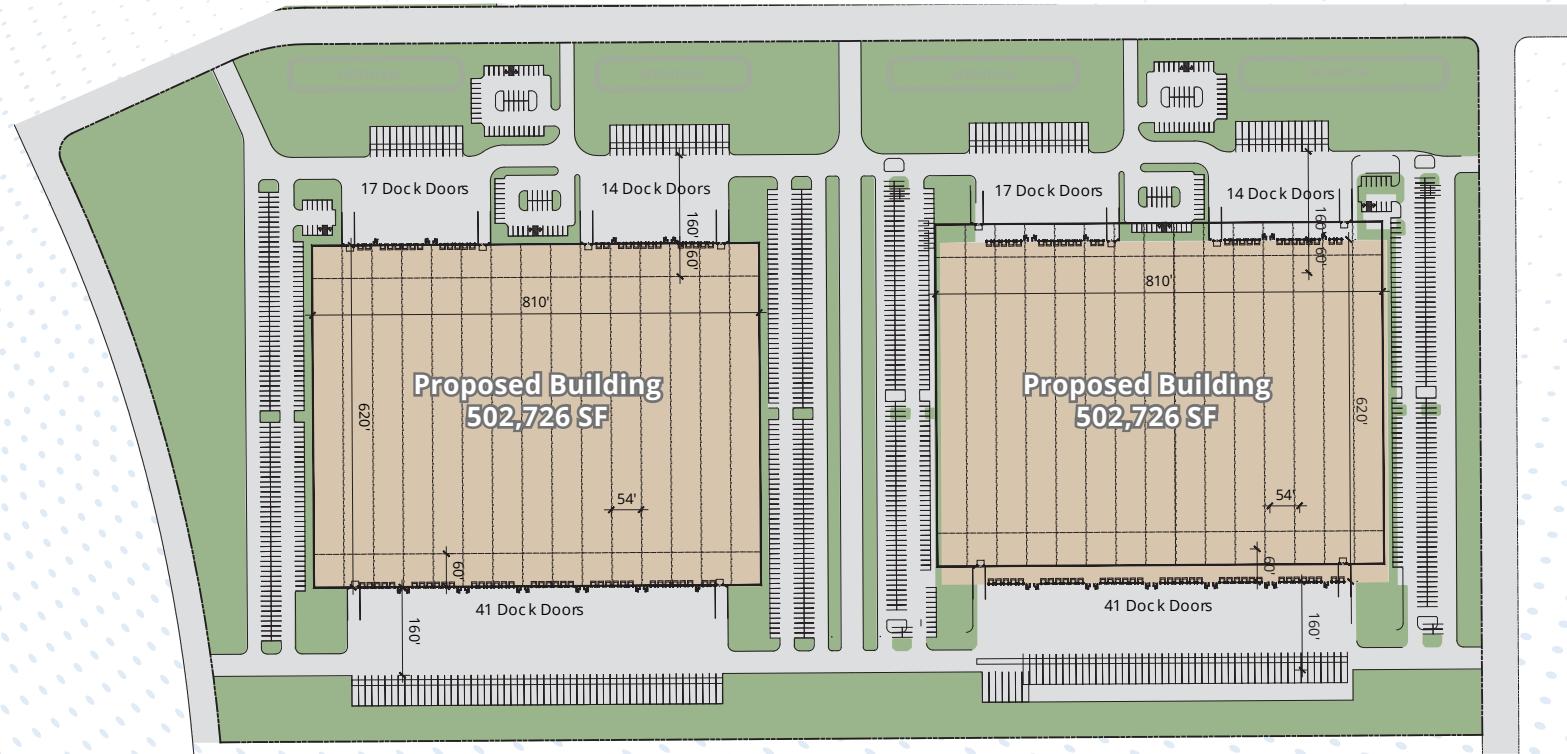
BUILD-TO-SUIT | SPECULATIVE DEVELOPMENT | GRANTSVILLE, UTAH

Colliers

BOYER



Conceptual Site Plan



Land at Lakeview Commerce Center 67.80 Acres Available

Built-to-Suit | Speculative Development | Land for Sale

Zoning: General Manufacturing

Parcel #22-026-0-0011: 35.71 Acres

Status: Utilities to Site

Parcel #22-026-0-0012: 32.09 Acres

Connectivity:

- 5 minute drive to I-80
- 20 minute drive to Salt Lake International Airport

Development Location

Located adjacent to the Utah Motorsports Campus, Tooele Fairgrounds, and Deseret Peak Complex

Nonstop access to I-15 via I-80

Strong local workforce with nearly 80% commuting daily to Salt Lake Valley who would have the opportunity to work closer to home

Direct access to I-80 from newly constructed interchanges at Sheep Lane and I-80

Values driven, smart growth oriented community who welcomes good businesses

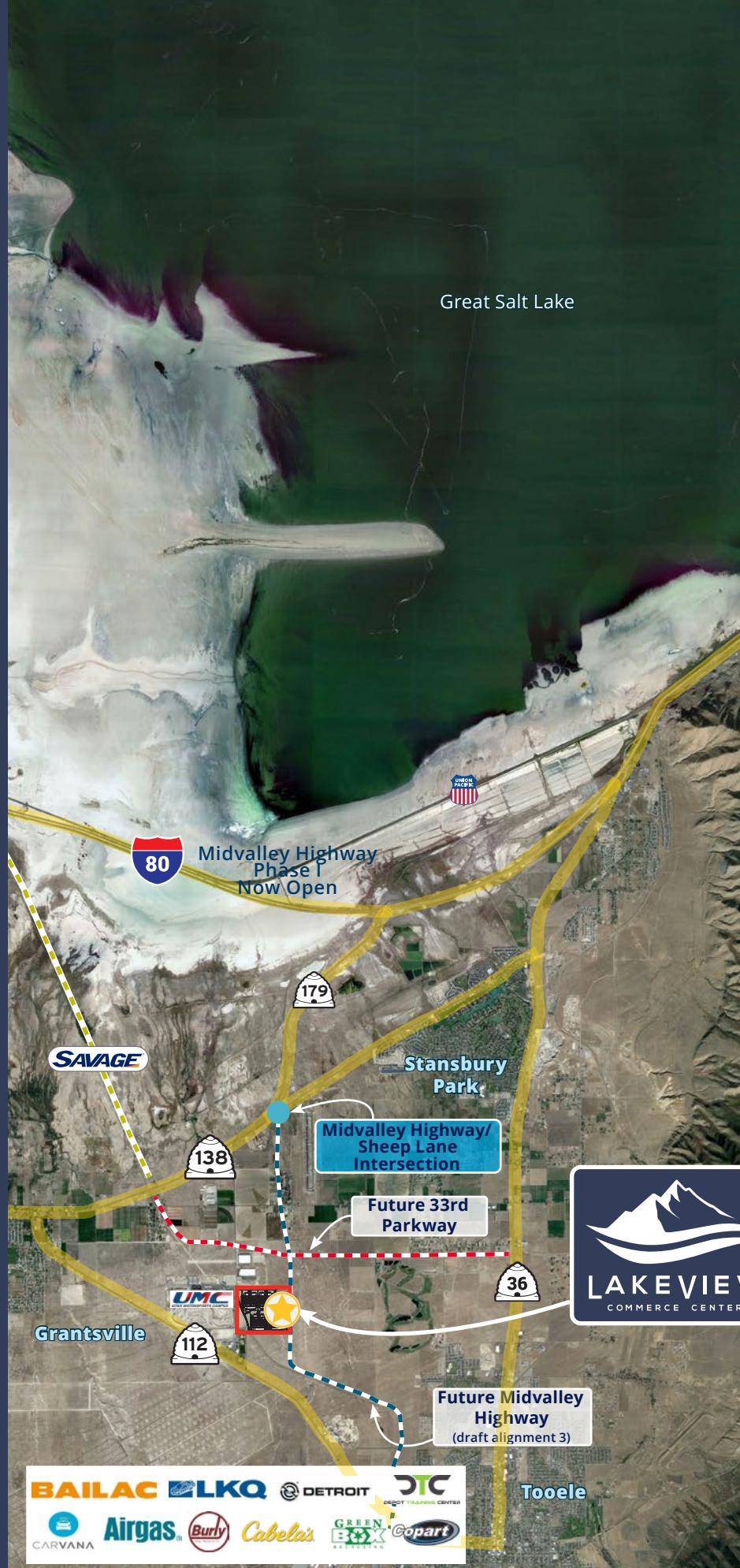
Midvalley Highway Provides

5 minute drive to I-80

20 minute drive to Salt Lake International Airport

20 minute drive to Union Pacific Intermodal Hub

30 minute drive to Salt Lake City's Central Business District (CBD)







Travel Times

Environmental Benefits

- **Each rail car** eliminates about three trucks from the roadway
- **Truck traffic diverted** to SR-36 from I-15 to avoid congestion
- **Shorter travel times** to/from the south via SR-36 (45+ minutes savings vs. I-15)
- **Shorter commutes** to a new major employment center for local residents.



Why Lakeview Commerce Park?

Smart Asset's Most Affordable Places to Live in Utah

| City | Average Closing Costs | Annual Property Tax | Annual Homeowner's Insurance | Avg. Annual Mortgage Payment | Median Income | Affordability Index |
|-------------------------|-----------------------|---------------------|------------------------------|------------------------------|-----------------|---------------------|
| 1 Roy | \$2,795 | \$1,413 | \$399 | \$8,875 | \$68,424 | 47.68 |
| 2 Stansbury Park | \$3,018 | \$1,939 | \$562 | \$12,498 | \$94,750 | 47.58 |
| 3 West Point | \$2,982 | \$1,808 | \$546 | \$12,141 | \$91,330 | 47.40 |
| 4 Sunset | \$2,665 | \$1,205 | \$351 | \$7,803 | \$59,476 | 47.06 |
| 5 Harrisville | \$2,812 | \$1,641 | \$469 | \$10,416 | \$78,618 | 47.01 |
| 6 Nibley | \$2,992 | \$1,391 | \$551 | \$12,243 | \$87,807 | 46.44 |
| 7 Hyrum | \$2,789 | \$1,139 | \$397 | \$8,824 | \$61,802 | 44.05 |
| 8 Farr West | \$3,135 | \$1,983 | \$616 | \$13,687 | \$95,077 | 43.71 |
| 9 West Bountiful | \$3,218 | \$2,014 | \$654 | \$14,529 | \$99,444 | 43.31 |
| 10 Clinton | \$2,911 | \$1,544 | \$514 | \$11,416 | \$78,141 | 43.18 |

Census Bureau shows Tooele County as fastest growing county in Utah

April 12, 2023

- 4.2% growth July 2021 to July 2022
- Tooele County was the fastest growing county in Utah in 2022, according to data released recently by the U.S. Census Bureau.
- Tooele County's population grew by 3,200 people from 76,734 to 79,934 as of July 1 of 2021 and 2022. That's a growth rate of 4.2%, which made Tooele County the fastest growing county by percent, according to the Census Bureau's data.

Demographics

| | 5 Mile | 10 Mile | 15 Mile |
|---------------------------|-----------|----------|----------|
| Population | | | |
| 2022 Total Population | 34,530 | 73,102 | 75,446 |
| 2027 Total Population | 39,030 | 80,203 | 82,619 |
| Households | | | |
| 2022 Households | 9,923 | 22,043 | 22,662 |
| 2027 Households | 11,238 | 24,185 | 24,825 |
| 2022 Median HH Income | \$86,900 | \$84,731 | \$84,993 |
| 2022 Average HH Income | \$100,611 | \$98,355 | \$98,548 |
| 2022 Per Capita HH Income | \$28,940 | \$29,612 | \$29,620 |

Tooele County Facts



7th fastest growing county in the U.S.



76% of the local workforce commutes daily from Tooele County to Salt Lake County for employment.



Tooele County homes are estimated to be \$60K - \$70K cheaper when compared to Salt Lake County



State Legislature approved \$25 million expansion of Tooele Technical College, the fastest growing college in the Utah Higher Education Program.

Industrial Land For Sale



67.80 Acres | Grantsville, Utah



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