



SUBJECT PROPERTY

OFFERING MEMORANDUM

HYRUM FLEX

HYRUM (LOGAN MSA), UT



HYRUM FLEX

1810 ANVIL BLVD. HYRUM, UT 84319

CONTACT BROKER

TBD±

TBD

PRICING

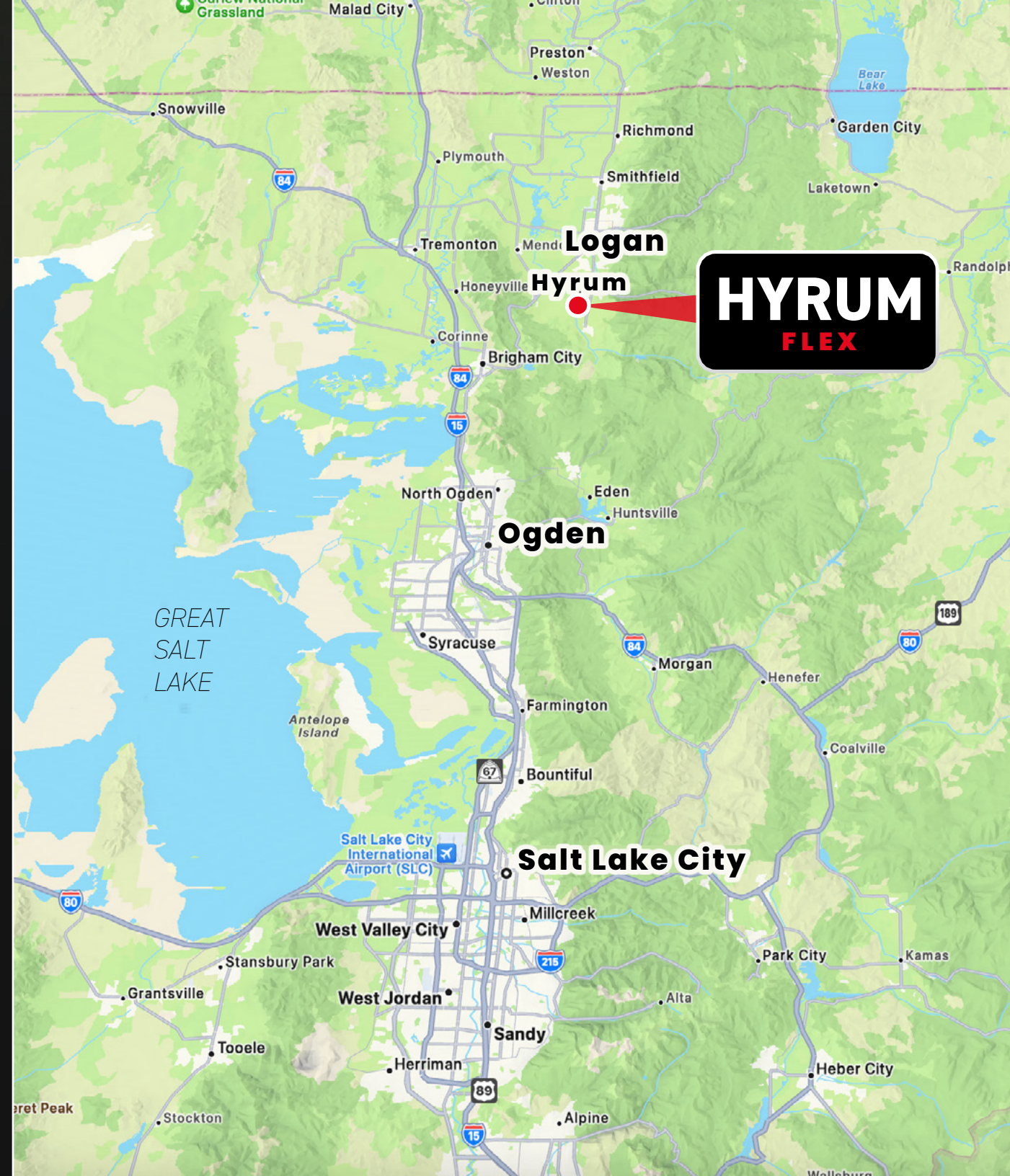
AC · LOT

SF · 2 BLDGS

INVESTMENT HIGHLIGHTS

- ▶ Two buildings of flexible space near Highway 101
- ▶ Divisible from 1,560 SF, 3,120 SF, & 4,680 SF
- ▶ Great visability from Highway 101
- ▶ Easy access to Downtown Hyrum and Logan
- ▶ Solid Demographics · Population of 24,925 & Average Household Income of \$94,531 in five mile radius.
- ▶ Building A - PLACEKEEPING FOR STATS
- ▶ Building B - PLACEKEEPING FOR STATS
- ▶ Abundant Parking on site

DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
👤 POPULATION (2023 Proj.)	2,406	9,549	24,925
🏠 AVG. HOUSEHOLD INCOME	\$79,394	\$86,242	\$94,531
📈 POPULATION GROWTH (2023-2028)	16.00%	12.75%	11.07%



Bear Lake Golf Course

Rendezvous Beach

UtahStateUniversity®
 \$538.4 Million Endowment
 28,063 students

Richards Hollow Trailhead

Millville Face Wildlife Management Area

THE HOME DEPOT **TJ-maxx** **PETSMART** **Buckle** **JCPenney**
OLD NAVY **ULTA BEAUTY** **AT&T** **SHOE DEPT. ENCORE**
MATTRESS FIRM **Auto Zone** **Arby's** **IHOP** **Olive Garden** **TEXAS ROADHOUSE** **Denny's**
Krispy Kreme **FIVE GUYS** **FIREHOUSE SUBS** **Carls Jr.** **jiffylube**

Smith's **DOLLAR TREE** **ULTA BEAUTY** **five BELOW** **SHERWIN WILLIAMS**
HomeGoods **Hampton Inn & Suites BY HILTON** **LINCOLN** **NISSAN** **Ford**
BW | Best Western. **Hotels & Resorts**

HYRUM FLEX

Walmart **LOWE'S** **SPORTSMANS WAREHOUSE**
HARBOR FREIGHT **KOHL'S** **SUBWAY**
TACO BELL **BUFFALO WILD WINGS** **STARBUCKS** **TOYOTA** **HONDA** **CHEVROLET GMC**

Walmart **maceys** **BIG 5 SPORTING GOODS**
planet fitness **Auto Zone** **O'Reilly** **verizon** **SPRINGHILL SUITES Marriott**
TACO BELL **Arby's** **Wendy's** **CHIPOTLE** **tropical SMOOTHIE CAFE** **STARBUCKS** **Jenny Holm** **Carls Jr.** **SUBWAY** **LA QUINTA**

Ridley's FAMILY MARKETS **O'Reilly** **PIZZA + PLUS**
MCDONALD'S

BRIDGERLANC TECHNICAL COLLEGE
 507 STUDENTS

Logan Regional Hospital

Hwy 165
 4,500 VPD

Mountain Crest HS
 1,538 students

W 300 N
 7,600 VPD

Logan-Cache Airport

Logan River Golf Course

Heritage ES
 737 students

Thomas Edison Charter School
 739 students

(JBS)
 BEEF PLANT

Hyrum Reservoir

COSTCO WHOLESALE

IFIT

HERITAGE ANIMAL HOSPITAL

89 39,500 VPD

HYRUM CITY
 Established 1860

sam's club **SIERRA**
HOBBY LOBBY **BEST BUY** **BIG LOTS!** **ROSS** **ZURCHERS**
STAPLES **verizon** **Advance! Auto Parts!**
Chick-fil& **chili's** **Hungry Howies** **Wendy's** **PAPA JOHNS** **Comfort INN** **ELEVEN**

LOGAN CITY

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ELK RIDGE NEIGHBORHOOD
\$400K - \$650K HOMES

Mountain Crest HS
1,538 students

SOUTH RIDGE ACRES NEIGHBORHOOD
\$400K - \$700K HOMES

ELK RIDGE SUBDIVISION

Canyon Elementary
752 students

Blacksmith Fork Park

HYRUM FLEX

Hyrum Self Storage

1600 E

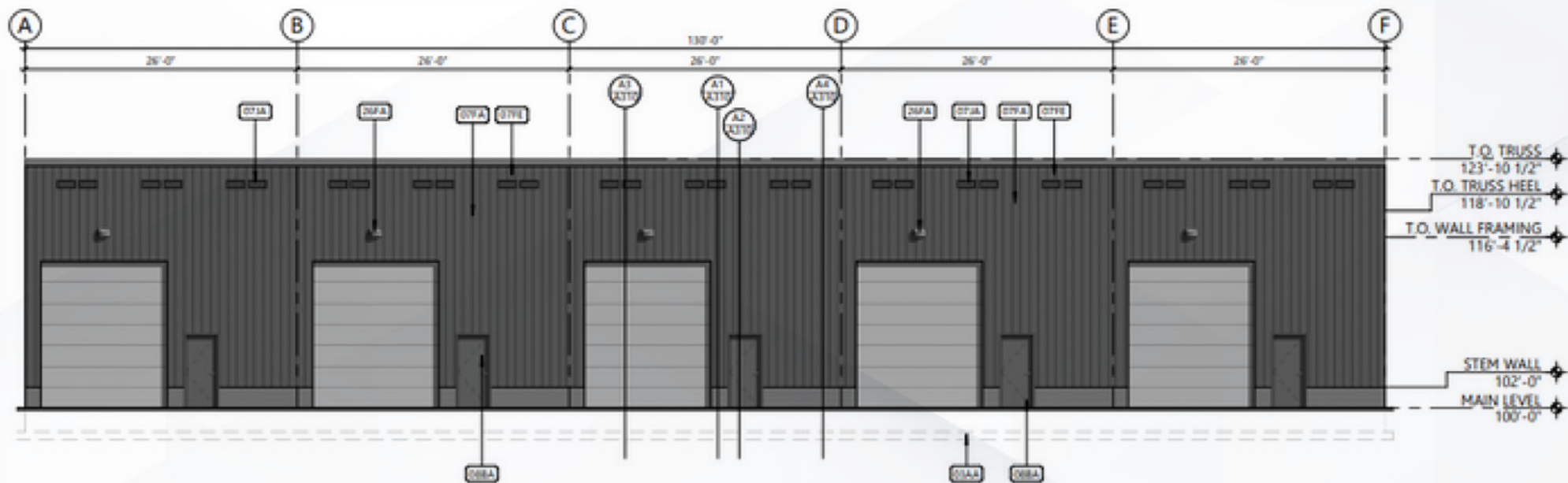
101

HIGHWAY 101

ANVIL BLVD

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ELEVATIONS



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

HYRUM | LOGAN MSA

METROPOLITAN AREA

Hyrum is located in the Logan MSA in thriving Cache County. Cache County is ranked among the top five fastest-growing counties in Utah, which has topped the nation for its booming population and business growth over the past decade. Development is on the rise, including the announcement of a new Target, downtown revitalization, and a mixed-use development in Logan's old fire station. Additionally, Enel of North America recently announced plans to build a solar-plus-battery-storage energy facility on 1,300 acres of leased agricultural land in Cache Valley, west of Logan. Residential development continues, with population projections upwards of 10% for the next five years, fueled by increased migration to Utah — a top 10 state for population growth. Area amenities and Cache County's rich recreational opportunities contribute to the appeal, with Beaver Mountain and Cherry Peak ski resorts, along with plenty of hiking and biking trails, being a big draw.

157,887

**METRO
POPULATION**

TOP 5

**FASTEST GROWING
COUNTY IN AMERICA**

TOP 5

**LOGAN RANKED BEST
SMALL CITY IN THE US
BY MILKEN INSTITUTE**

#1

**BEST PERFORMING
SMALL CITY IN THE
COUNTRY**

\$538.4 M

**ENDOWMENT
UTAH STATE
UNIVERSITY**

28,063

**STUDENT ENROLLMENT
UTAH STATE
UNIVERSITY**

UtahStateUniversity®

IFIT >



Space Dynamics
LABORATORY
Utah State University Research Foundation





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RYAN FLINT, SIOR

PRESIDENT & CEO, HG MANOR REAL ESTATE

Ryan Flint, SIOR, is a businessman and the President and Chief Executive Officer at HG Manors Real Estate Group, a full-service commercial real estate firm representing entrepreneurs, business owners and companies in the acquisition, disposition, and leasing of commercial real estate properties. For more than a decade, he has brokered on some of the largest and most complex commercial real estate transactions locally, regionally, and nationally.

CONTACT ME FOR MORE DETAILS

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Hunter Murray is a real estate expert with a decade of experience in land acquisition, development, and sales. Holding a Master's Degree in Real Estate Development from the University of Utah, Hunter excels at finding the best solutions for each project, ensuring successful outcomes through strategic approaches. Hunter specializes in off-market land opportunities for national home builders, national commercial groups, and local flex space developments.

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