

2025

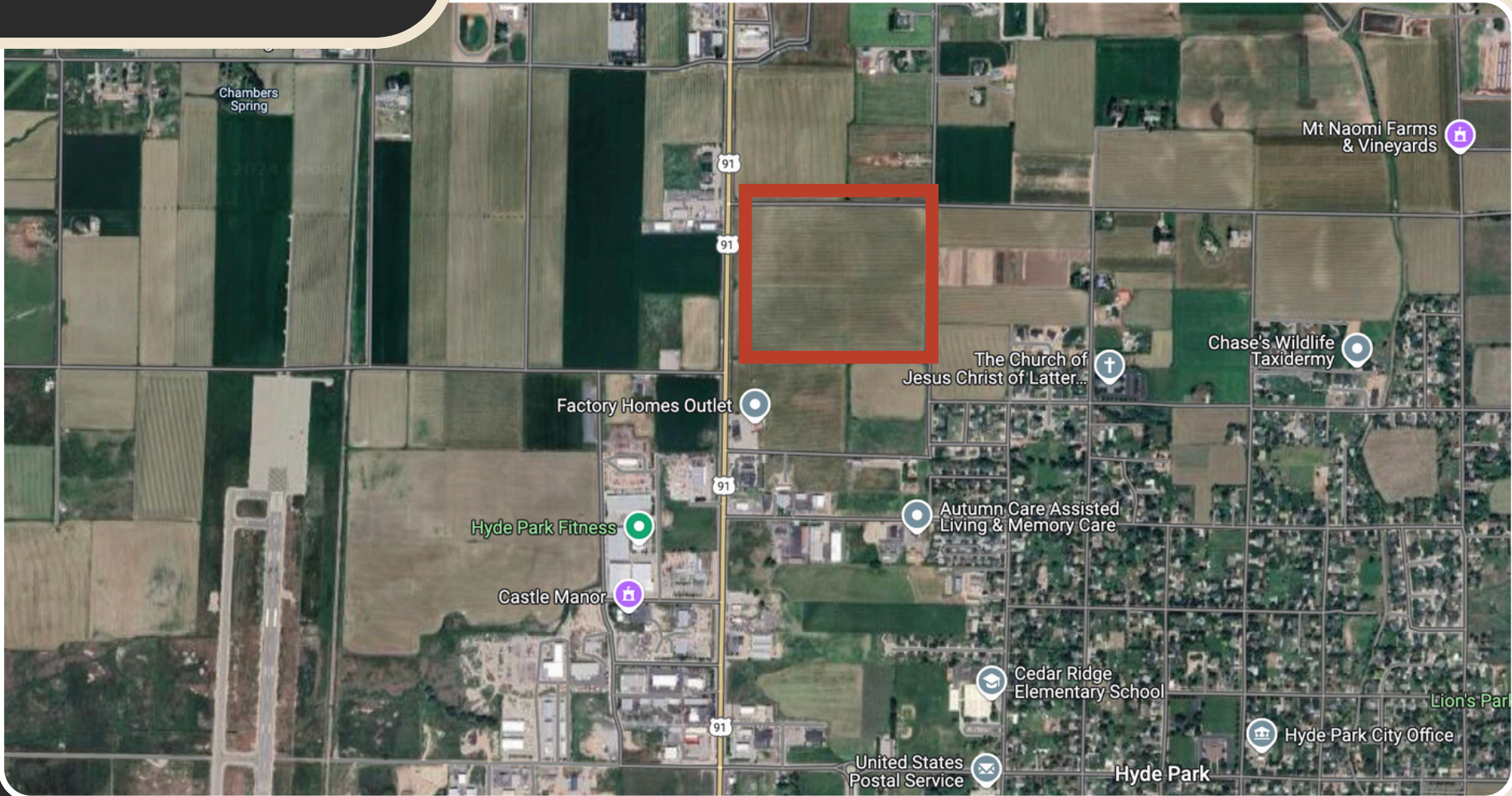
BRINGHURST  
VILLAGE

on Main Street

OFFERING SUMMARY	
FULLY ENTITLED, 60-UNIT, “FOR RENT” MIXED-USE DEVELOPMENT	
ASKING PRICE:	\$1,500,000
UNIT COMPOSITION:	1- bedroom (24 units) 2-bedroom (24 units) Office/Retail (12 units)
ACREAGE:	1.75 acres
PARKING STALLS:	163 total parking spaces

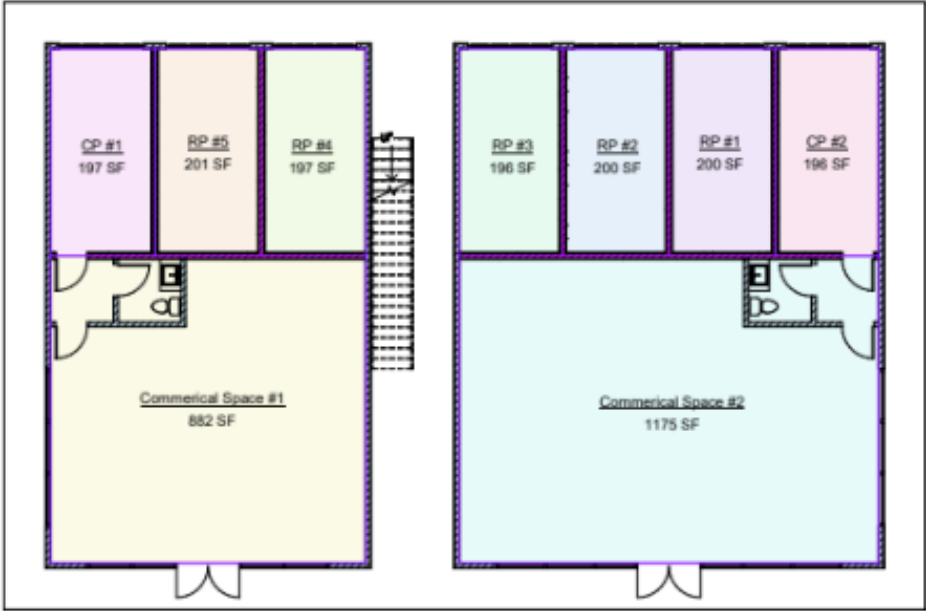


LOCATION

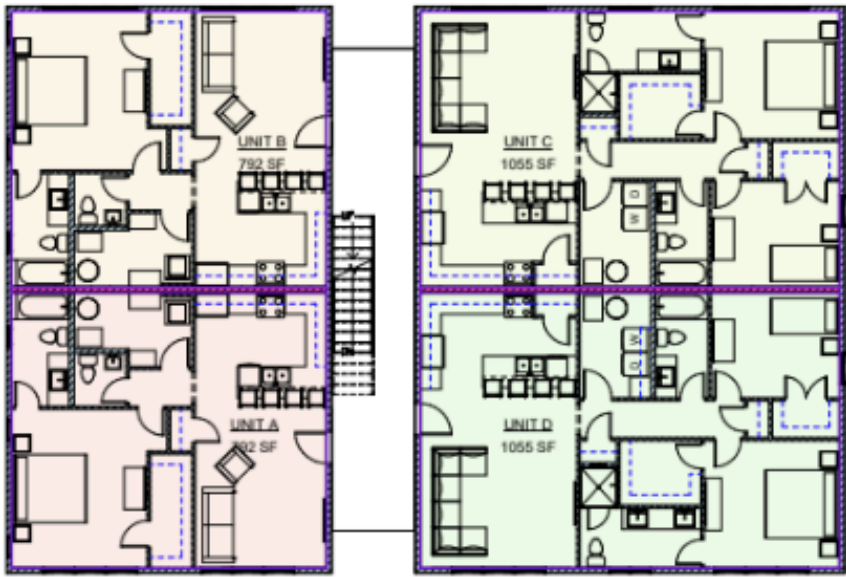




# FLOORPLAN - KENT



② GROUND RENTAL SPACE  
SCALE: 1/8"=1'-0"



④ MAIN LEVEL AREA  
SCALE: 1/8"=1'-0"

Number of Units: 60

SQ FT Per Unit:

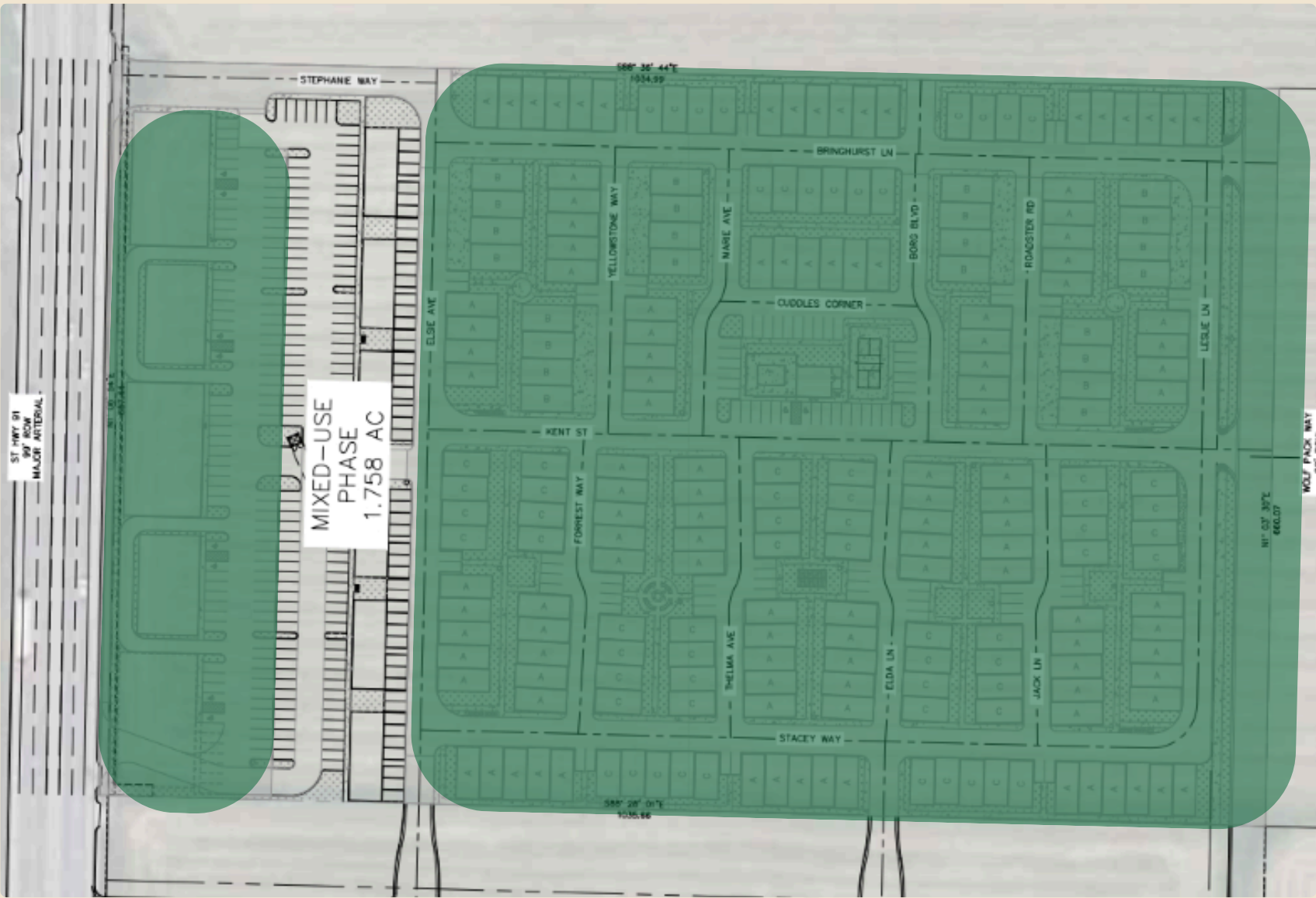
1-bedrooms (837 sq ft)

2 bedrooms (1,107 sq ft)

Total SQ FT:

42,822 sq ft.

# SITE PLAN





- **Population:** 5,584 (as of the 2024 Census) (2.89% 1-Year Growth)
- **Median Income:** \$93,306
- **Home Ownership Rate:** 86.5%
- **Largest Industries:** Manufacturing, Educational Services, Retail, Healthcare

Major Employers

- Utah State University
  - As of Fall 2024, the total enrollment reached 28,900 students, a 3.4% increase from 2022.
- Icon Health & Fitness
  - As of Oct. 2024, they have approximately 1,400 employees in Cache County.
- Conservice
  - By 2022, Conservice has grown to over 4,000 employees.
- Thermo Fisher Scientific
  - The Logan facility employs nearly 1,500 people. Since 2014, the company revenues have grown from \$10.6 billion to \$42.86 billion in 2023.

Housing Inventory and Demand in Cache County

In November 2024, there were 513 homes for sale, an 18.2% increase from the previous month, indicating growing inventory to meet demand. However, homes are selling faster, with the average days on market decreasing, reflecting strong buyer interest.

Rental Market Strength in Cache County

The average rent in Cache County was \$1,523 as of November 2024, representing a 5.9% year-over-year increase. This upward trend in rental prices indicates a strong rental market, beneficial for investment properties.

Main Street Traffic

- Located on Main Street, the project enjoys visibility and accessibility.
- Our traffic study shows over **40,000 daily commuters** past the location, adding to the commercial appeal of the development.
- **The parcel is located in the middle of a 3-mile stretch of Main Street with zero access to food or retail services.**

