

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)

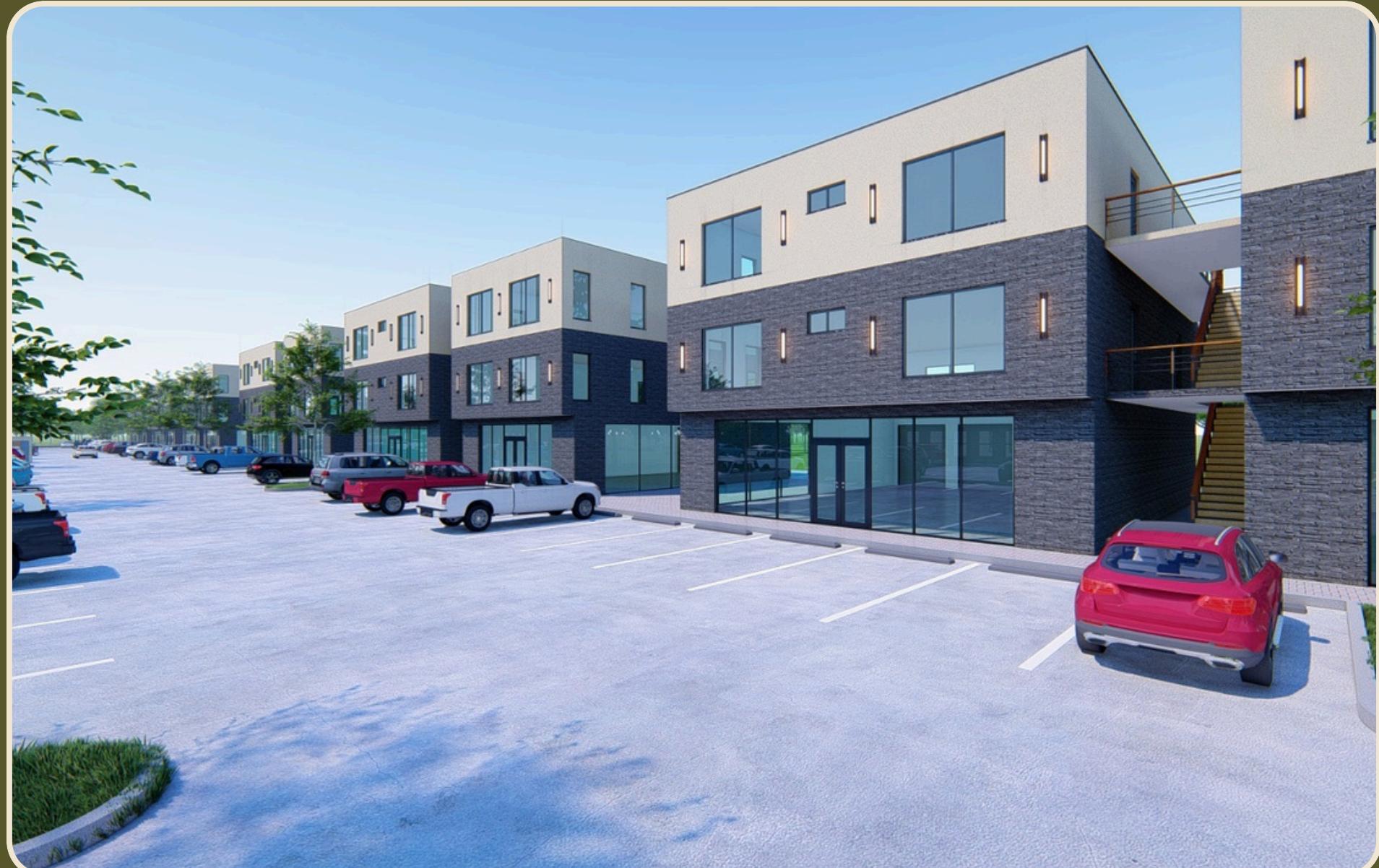
Office/Retail (12 units)

ACREAGE:

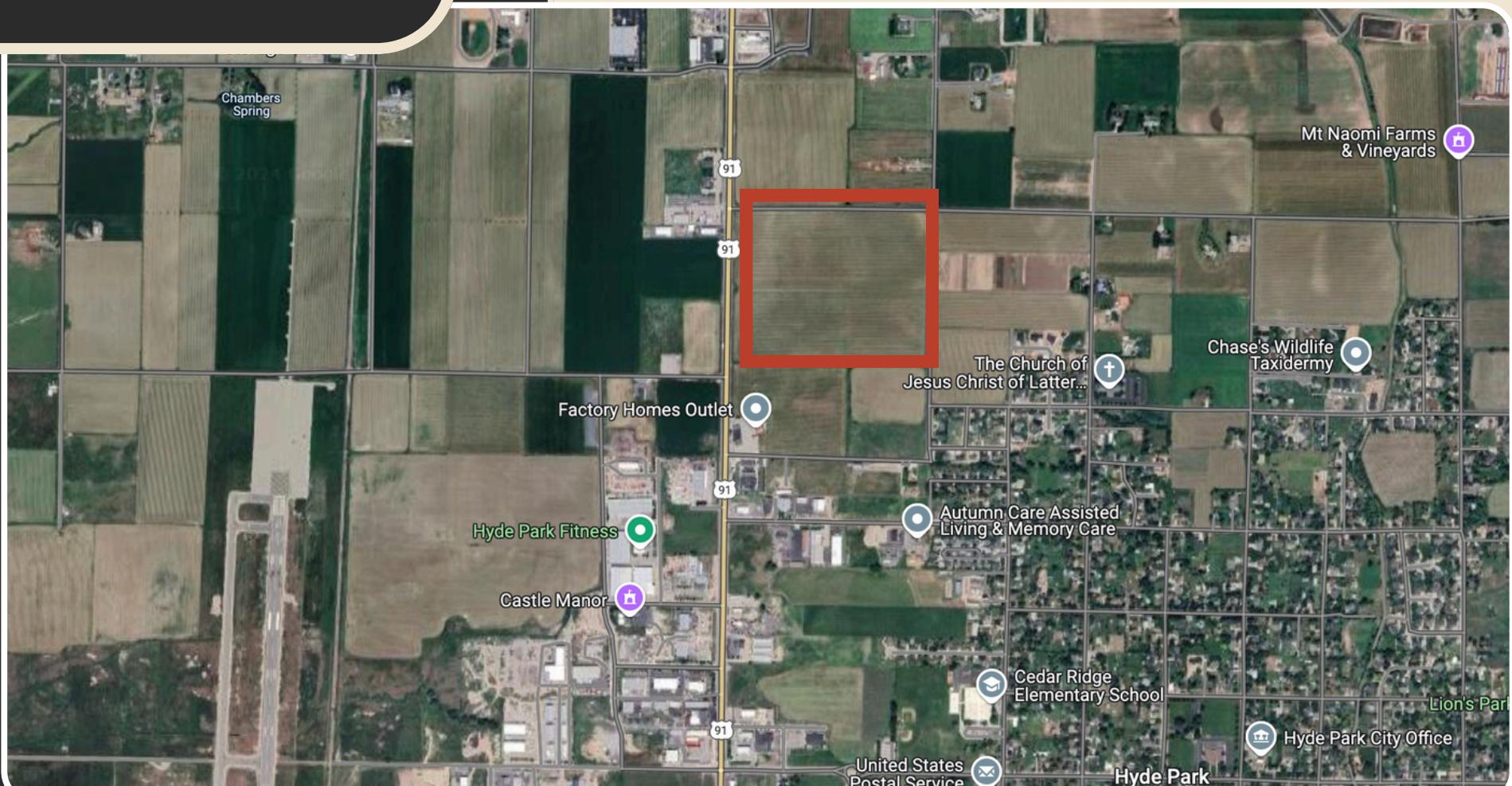
1.75 acres

PARKING STALLS:

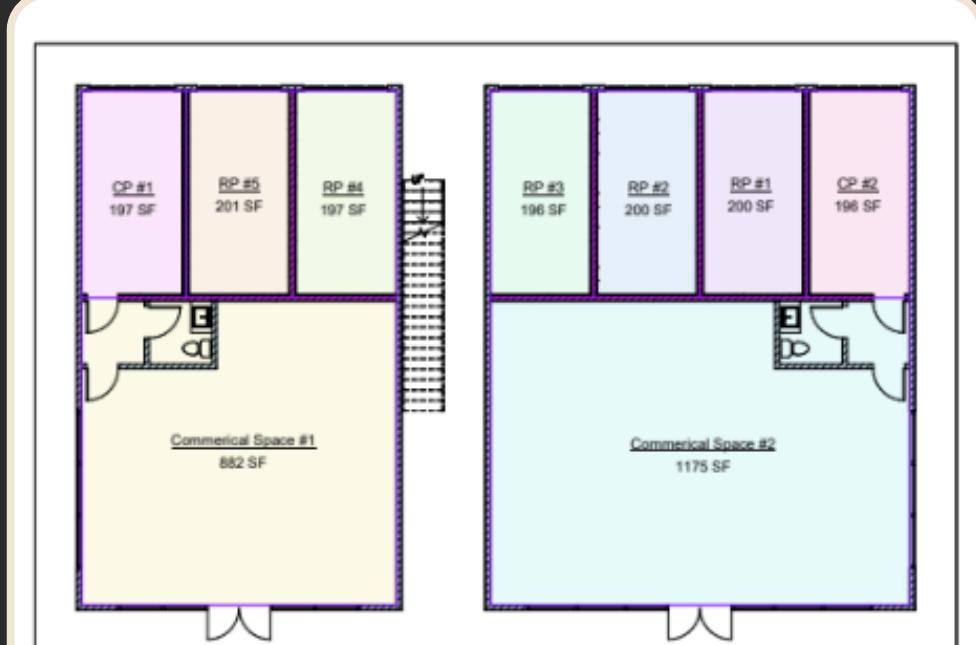
163 total parking spaces



## LOCATION



# FLOORPLAN - KENT



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

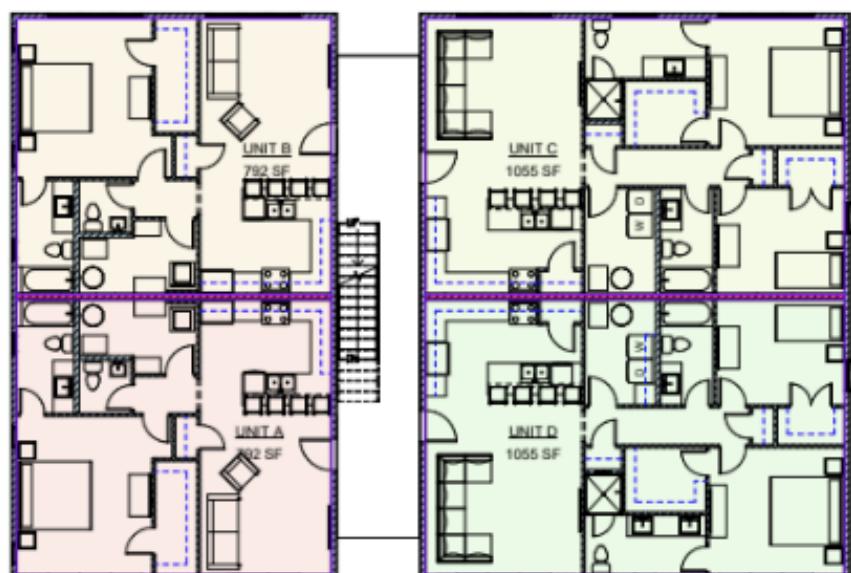
**Number of Units: 60**

**SQ FT Per Unit:**

1-bedrooms (837 sq ft)  
2 bedrooms (1,107 sq ft)

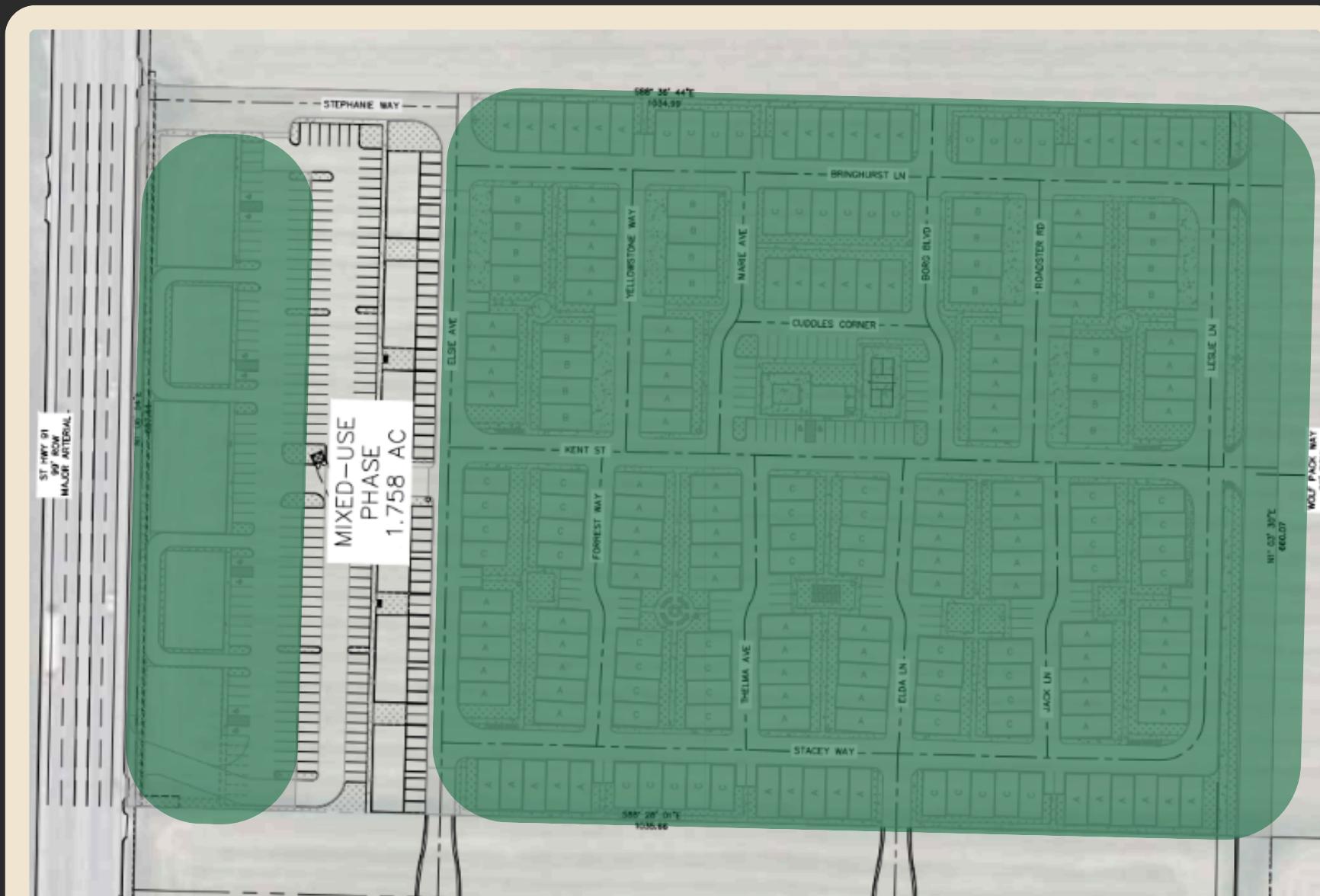
**Total SQ FT:**

42,822 sq ft.



④ MAIN LEVEL AREA  
SCALE: 1/8"=1'-0"

# SITE PLAN



# FOOD DESERT STATISTICS

- **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.**

