

Seller Financing Available



6.43 AC Commercial Land For Sale

7867 S. 2000 W.

Spanish Fork, UT 84660

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PROPERTY OVERVIEW

Details

Price	\$3,487,000
Price PSF	\$12.45
Land Size	6.43 AC
County	Utah
Parcels	25-036-0042, 25-033-0047
Zoning	Neighborhood Commercial
Topography	Street Grade
Utilities	Water - On-site well Sewer - On-site septic tank Power - Public Gas - Propane
Water Rights	6.96 acre-feet of culinary water
Access	2 approved access driveways off of 2000 W



PROPERTY COMES WITH EXISTING INCOME

Existing Rents				
Type	Size	Term	Monthly Rent	Annual Rent
Yard Storage	1 AC	MTM	\$1,000	\$12,000
Shop Building/ Single-Family Home	3,144 SF	MTM with 60 day notice	\$4,429	\$53,148
Total				\$65,148

(Both tenants are willing to sign a longer lease if the buyer desires.)





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NORTH EAST VIEW



Payson

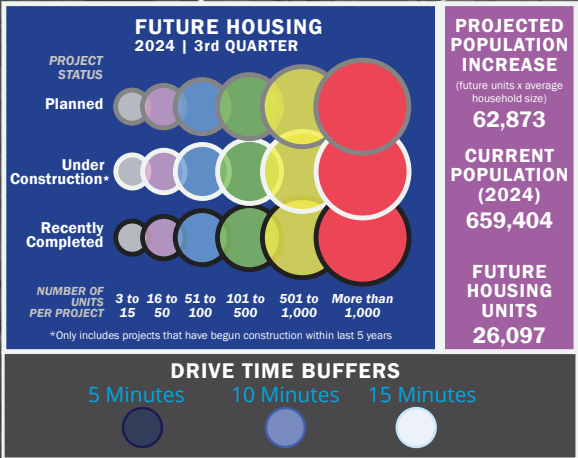
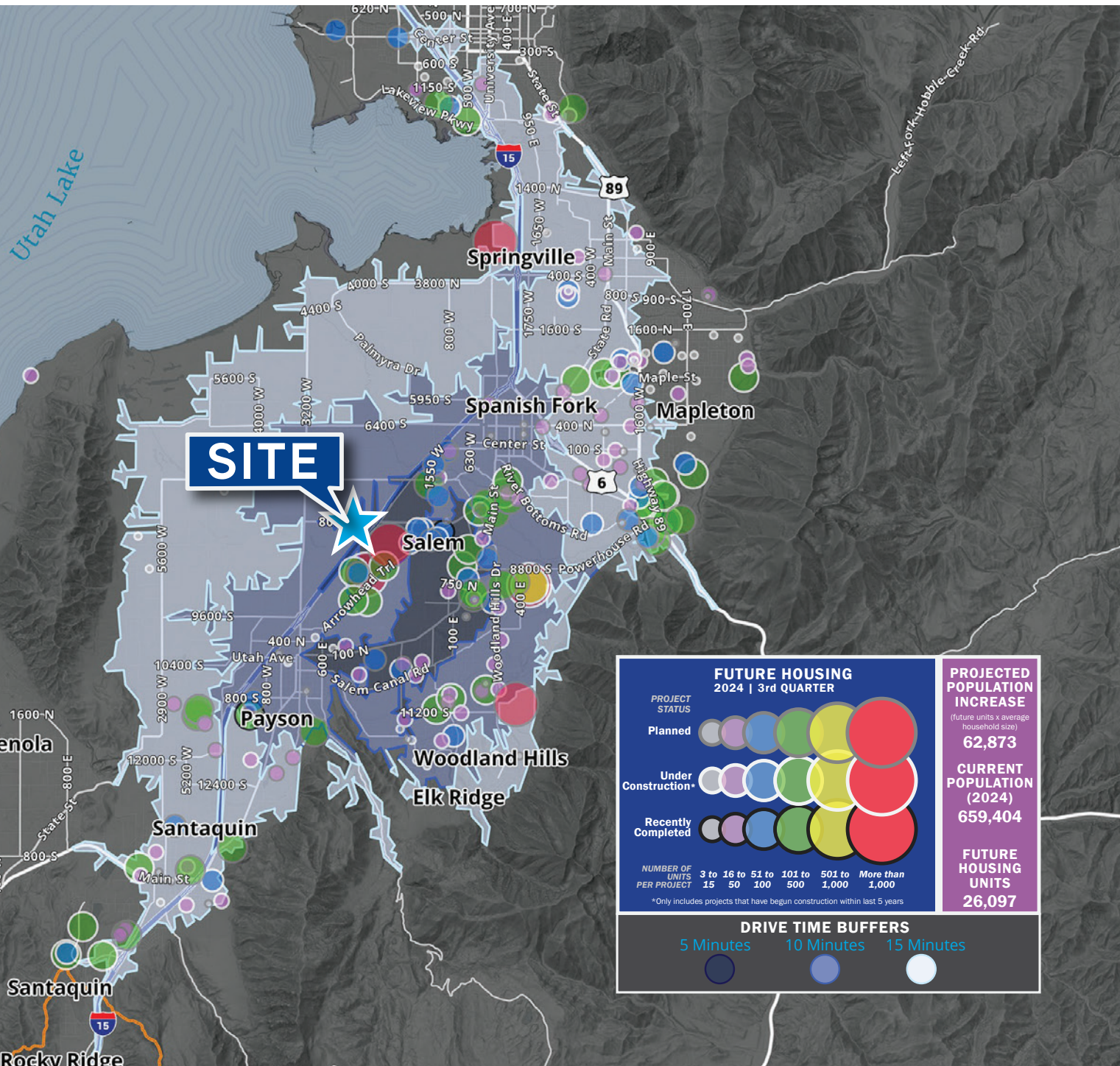
Santaquin

New Salem
1,900 New Homes Planned



SOUTH VIEW

FUTURE HOUSING & DEMOGRAPHICS



2025



Population

1 Mile	154
3 Miles	18,106
5 Miles	77,473



2030 Projected Population

1 Mile	170
3 Miles	20,071
5 Miles	83,763



Median Household Income

1 Mile	\$113,719
3 Miles	\$104,159
5 Miles	\$105,121



Average Household Income

1 Mile	\$133,195
3 Miles	\$127,722
5 Miles	\$126,100



Median Home Value

1 Mile	\$781,250
3 Miles	\$597,649
5 Miles	\$580,384



Households

1 Mile	49
3 Miles	5,393
5 Miles	22,030



Median Age

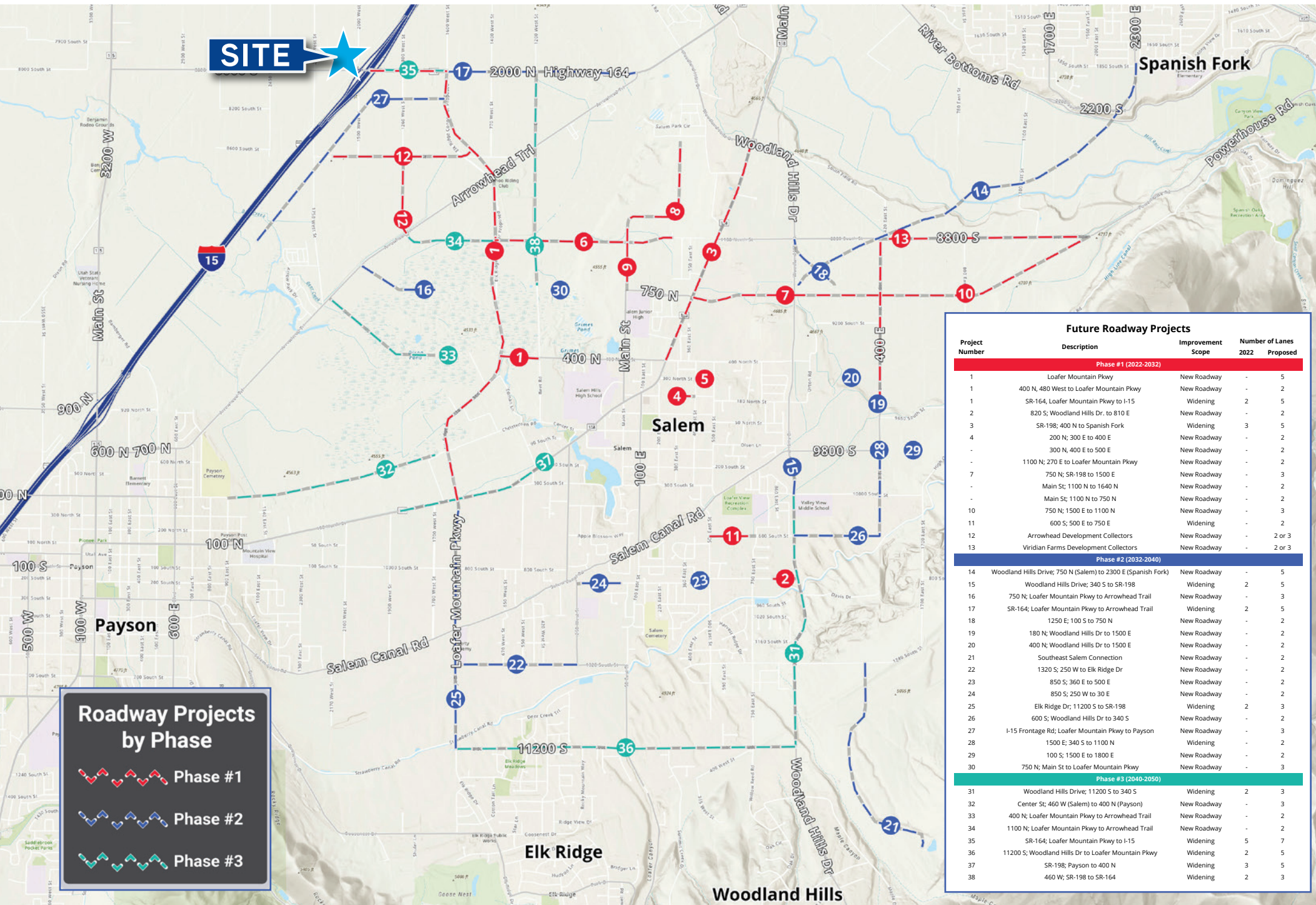
1 Mile	35.3
3 Miles	30.6
5 Miles	30.2



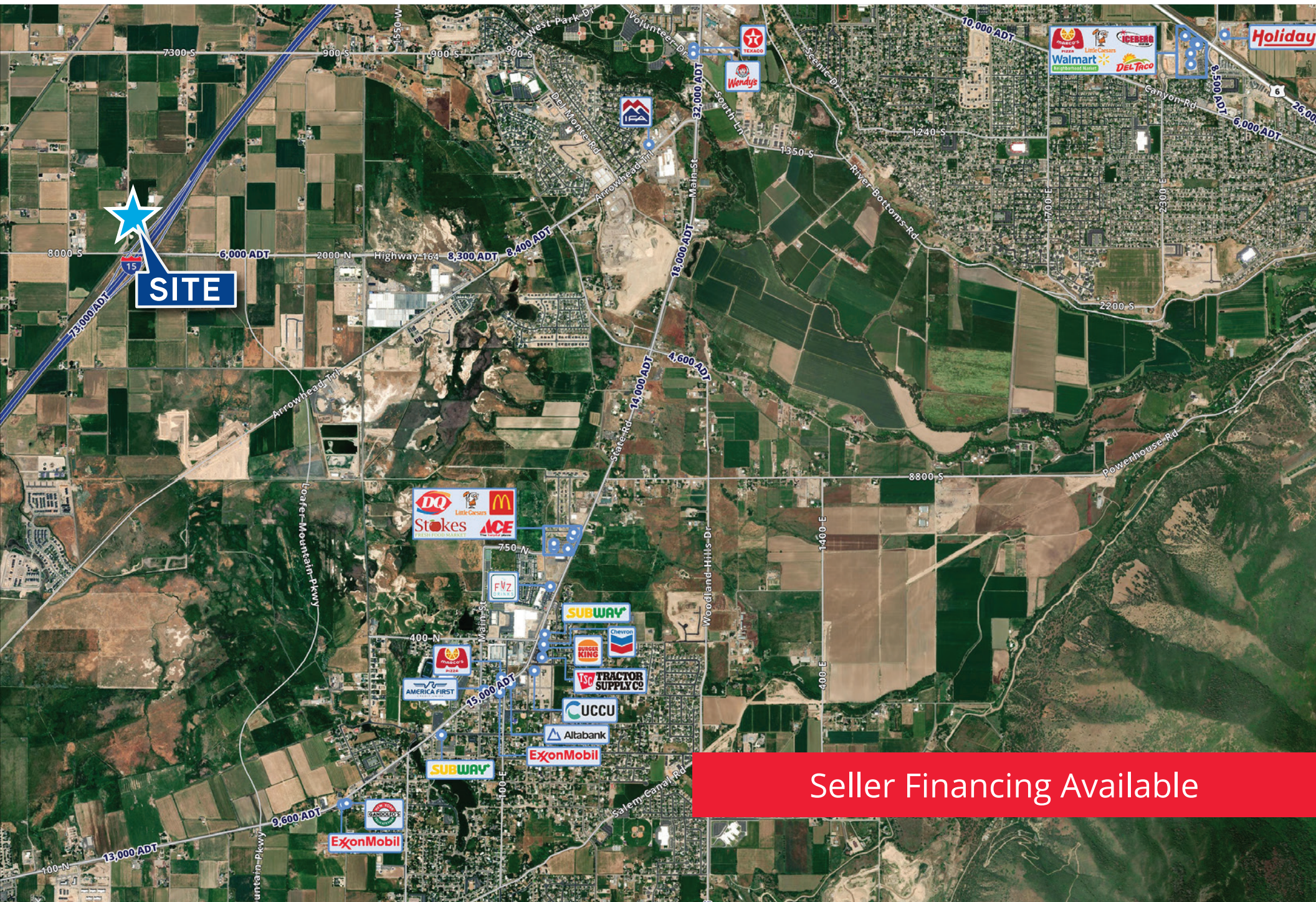
Associate+ Degree

1 Mile	44.9%
3 Miles	72.3%
5 Miles	33.1%

FUTURE ROADWAY PROJECTS



AREA RETAIL



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12.32 NC-1 NEIGHBORHOOD COMMERCIAL ZONE

Declaration of Legislative Intent: The NC-1 Neighborhood Commercial Zone is found in unincorporated residential communities or agricultural areas which have increased in residential use.

It is anticipated that commercial needs not met in this zone are met in the commercial districts of incorporated municipalities where supporting services provide the base for a complete range of commercial establishments.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the NC-1 Neighborhood Commercial Zone are:

- a. To take advantage of the powers and more fully implement the basic purposes for planning and zoning set forth in Utah Code, as amended.
- b. To provide locations in outlying areas where commercial services are available to meet the day-to-day shopping needs of the residents.
- c. To ensure the Development of adequate public facilities to match private Development. The specific regulations necessary for the accomplishment of the purposes outlined above are hereinafter set forth.

Permitted Uses: The following shall be permitted in the NC-1 zone upon compliance with the standards and requirements as set forth in this ordinance:

- a. Restaurants, and Retail food stores.
- b. Grocery Stores.
- c. Stores for Retail sales of goods and materials; but does not include automobile sales, recreational vehicles sales, vehicle parts sales, trailer or Agricultural Equipment sales, or wholesale establishments.
- d. Convenience Establishments and other personal

or pet services.

- e. Professional health care offices.
- f. Preschools.
- g. Commercial day care centers.
- h. Gasoline service stations; automobile repair facilities; and car wash establishments.
- i. Churches and other Structures for religious worship, and churches with a parsonage.
- j. Parking facilities, subject to the provisions of UCLUO 4.60 and UCLUO 4.64.
- k. Signs, subject to the provisions of UCLUO 8.24.
- l. Accessory Structures when appurtenant to Buildings and uses permitted in the zone.
- m. Public parks, public park facilities and public historical monuments.
- n. Landscape Parks.
- o. Fences, walls, and landscaping, subject to the provisions set forth in UCLUO 4.76.
- p. Covered water storage tanks which do not extend over twenty (20) feet, measured from average natural Grade to the highest point of the Structure including any object mounted or attached to the water tank; water wells and appurtenant pipelines, pumps and pump houses.
- q. Buildings and appurtenant grounds and facilities, when such are owned and occupied by a governmental agency and used for one or more of the following:
 - Fire and police stations, plus Buildings housing ambulance and similar emergency service vehicles and equipment.
 - Buildings and Yards for the storage and upkeep of vehicles and equipment required

for the maintenance and operation of roads, utility systems and other functions of the governmental entity.

Office Buildings housing the administrative and governmental activities of the agency; group assembly rooms; and post offices.

- r. Commercial storage units.
- s. Business Offices.
- t. The pasturing of domestic Livestock and the keeping of fowl for personal use, and the barns sheds, pens and coops connected with pasturing of said domestic Livestock and fowl and the requirement that the total Floor Area of such Structures shall not exceed 1,000 square feet per lot, unless the lot exceeds one (1) acre in area, which would allow a maximum cumulative Floor Area of 2,000 square feet per lot.
- u. A one-Family caretaker Dwelling or Dwelling unit subject to the provisions of UCLUO 8.24.
- v. Greenhouses for the growing of plants and nursery stock which comply with the definition of "agricultural use" and "not for human occupancy" and which such Structures qualify for the exemption from permit requirements of Utah Code § 15A.
- w. Agricultural Structures for the storage and keeping of farm products and farm machinery which comply with the definition of "agricultural use" and "not for human occupancy" and which such Structures qualify for the exemption from permit requirements of Utah Code § 15A.
- x. Temporary uses and Structures subject to the provisions of UCLUO 8.16.
- y. A planned nonresidential subdivision which has been approved according to the provisions of UCLUO 14.



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