



RENDERING

OFFERING MEMORANDUM

FLEX DEVELOPMENT

ROY (OGDEN MSA), UT



HG MANORTM
REAL ESTATE GROUP

FLEX DEVELOPMENT

3440 W 4800 S, ROY, UT 84067

CONTACT BROKER **2.68±** **49,690**
PRICING **AC · LOT** **SF · BLDGS**

INVESTMENT HIGHLIGHTS

- ▶ Two buildings of flexible space & retail · 48,000 SF total
- ▶ Shadow to Winegar's Shopping Center (~600K Visitors/Yr)
- ▶ High Traffic Intersection of S 3500, S 4800, and Midland Drive (76,500 VPD combined)
- ▶ Easy access to I-15 (127,000 VPD), downtown Ogden, UT and Salt Lake City
- ▶ Solid Demographics · Population of 15,741 & Average Household Income of \$96,253 in one mile radius.
- ▶ North Building - 19,440 sqft divisible by 1,620 SF
- ▶ South Building - 30,250 sqft divisible by 1,512 SF
- ▶ North building will be 18K SF. The south building will be 30K SF total.

DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
👤 POPULATION (2023 Proj.)	15,741	81,567	145,917
🏠 AVG. HOUSEHOLD INCOME	\$96,253	\$93,130	\$91,950
📈 POPULATION GROWTH (2023-2028)	9.91%	7.36%	8.69%



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SITE RENDERING



NORTH BUILDING

19,440 SF

DIVISIBLE BY 1,620 SF
12 units total (10 with glass doors)
Unit dimensions - 27' W X 60" D
3 Phase Power, 1200 amp

SOUTH BUILDING

30,250 SF

DIVISIBLE BY 1,512 SF
20 units total (10 south facing & 10 north facing). Each space is 27.6 W X 55' D (Retail focused)
3 Phase Power 2000 amp



NEWGATE MALL 2.7 M VISITS/YR

Dillard's Burlington HOT TOPIC
KAY JEWELERS Bath & Body Works SHOE DEPT. ENCORE Foot Locker

WEBER STATE UNIVERSITY
30,536 STUDENTS

MOUNTAIN STAR
Ogden Regional Medical Center
238-BEDS HOSPITAL

U.S. ARMY
HILL AIR FORCE BASE
\$11 B ECONOMIC IMPACT

Sun Hills Golf Course
Hubbard Golf Course

FRESENIUS MEDICAL CARE
MANUFACTURER

US FOODS

Ogden-Hinckley Airport

15 127,000 VPD

Roy HS
1,834 students

HARMONS

Schneider's Riverside Golf

Smith's

TSC TRACTOR SUPPLY CO

NOVOLEX
MANUFACTURER

Winegars
599.2K VISITS/YEAR

FLEX DEVELOPMENT

WinCo FOODS

LOWE'S

Walmart

Kanesville ES
750 students

Midland Dr
29,000 VPD

S 3500 W
31,500 VPD

S 4800 W
16,000 VPD

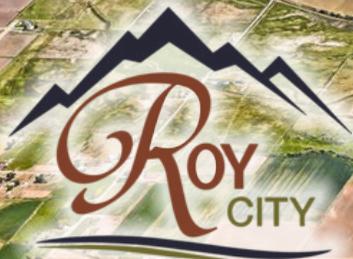
PAPA JOHN'S PHILLIPS 66 BURGER KING
Beans & Brews COFFEE HOUSE MIDLAND PHARMACY
MEYER FAMILY DENTAL FVZ UOC ROXBERRY JUICE CO.
UTAH ORTHODONTIC CARE

West Haven ES
358 students

KENT'S MARKET

KOHL'S ROSS petco O'Reilly
JOANN DRESS FOR LESS ZAXBY'S STARBUCKS WENDY'S 7
BIG 5 SPORTING GOODS

Rocky Mountain Jr HS
1,225 students



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West Haven ES
358 students

Midland ES
568 students

UTAH Physical Therapy Inc.

HAVEN CREEK ASSISTED LIVING
MEYER FAMILY DENTAL
McFarland
FVZ DRINKS
ROXBERRY JUICE CO.

Midland Dr
29,000 VPD

Beans & Brews
COFFEE HOUSE

Animal Care
Veterinary Hospitals

BURT BROTHERS
TIRE & SERVICE

Winegars
599.2K VISITS/YEAR

FLEX
DEVELOPMENT

Storage Star
Self-Storage

Cliff's
CAR WASH

S 4800 W
16,000 VPD

PHILLIPS 66

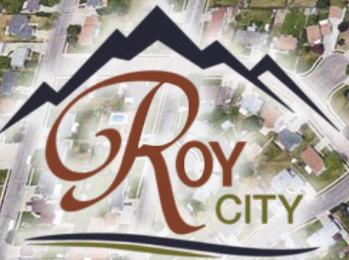
BURGER KING

SUBWAY
PAPA JOHN'S

MIDLAND PHARMACY
PACKARD DENTAL PC

anderson pediatric
Dental & Orthodontics INC.
USA VEIN CLINICS
UOC
UTAH ORTHODONTIC CARE

S 3500 W
31,500 VPD



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PROPERTY

Winegars

STORE HOURS MON.-SAT 8AM-11PM SUNDAYS 9AM-5PM

DELI

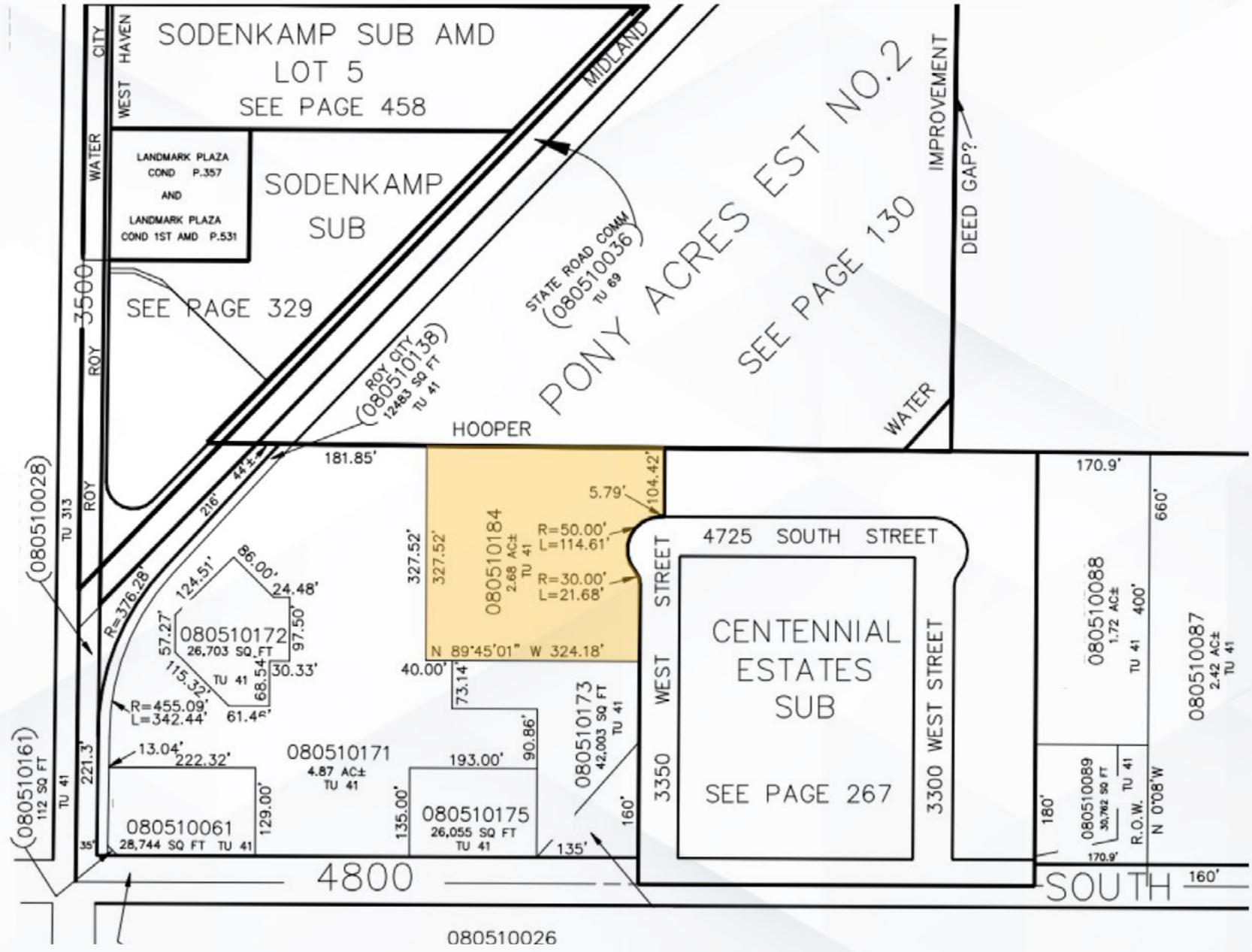
BAKERY

FLEX
DEVELOPMENT

2.68± AC



SITE PLAN



PROPERTY RENDERINGS



PROPERTY RENDERINGS



OGDEN

METROPOLITAN AREA

Roy, UT is located in the Ogden—Clearfield, Utah Metropolitan Area, north of Salt Lake City. Ogden, a vibrant city nestled at the foot of the Wasatch Mountains in Utah, is known for its rich history, outdoor adventures, and rapidly expanding high-tech sector. The city is part of the Ogden-Clearfield metro area, which is among the fastest-growing high-tech sectors in the U.S., with a remarkable 28% growth from 2015 to 2020, adding over 3,000 jobs. The average annual pay in this industry is an impressive \$142,561, nearly three times the metro area average. Electronic instrument manufacturing, in particular, has seen explosive growth, with a 109.9% increase. Ogden offers year-round recreational opportunities, from skiing and snowboarding in the winter to hiking, biking, and water sports in the summer, and Forbes has rated the Ogden-Clearfield MSA as the 6th best place to raise a family.

658,133

METRO POP.

TOP 10

**CITIES WITH FASTEST
GROWING HIGH TECH
SECTORS**

Wall Street 24/7

TOP 100

**BEST PLACES TO LIVE
IN THE
UNITED STATES**

Liveability.com



SALT LAKE CITY

METROPOLITAN AREA

Roy, UT is located just north of the Salt Lake City MSA, the capital and most populous city of Utah. As the commercial center of the metropolis and the scenic Intermountain West, Salt Lake City is a hub for travelers, with 70% of America's national parks and monuments within a day's drive. The city boasts a young, highly educated workforce, bolstered by institutions like the University of Utah. Known as the "Crossroads of the West," its economy thrives on service-oriented businesses, government, trade, transportation, utilities, professional services, and a growing alternative energy sector. Major transportation corridors, such as Interstates 15 and 80, along with the Salt Lake City International Airport, cement its role as a global distribution hub. Principal employers include Salt Lake County, University Hospital, Amazon SLC1, Delta Airlines, and Primary Children's Medical Center.

Salt Lake City is home to a vibrant, creative population supported by a community that values the arts in all forms. The Salt Lake City Arts Council hosts major events like the Twilight Concerts and the Living Traditions Festival. The Delta Center Arena, home to the NBA's Utah Jazz, along with venues like the Eccles Theater, Abravanel Hall, and the Pioneer Memorial Theater, offers residents and visitors a rich cultural and entertainment scene.

1.2 MILLION

METRO POP.

TOP 3

BEST US CITY
TO STAR CAREER





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