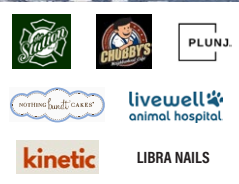


# FOR SALE OR GROUND LEASE

## MIDAS CROSSING

12600 South & Mountain View Corridor (NWC) | Herriman, Utah 84096



MILLER CROSSING

HERRIMAN AUTO ROW

MOUNTAIN VIEW CORRIDOR  
40,000 ADT

MYLER CROSSING

HERRIMAN MAIN ST

12600 SOUTH 29,000 ADT

### Property Highlights

- 0.85 to 14.8 Acre Lots
- 3,200 SF Lot Available for ATM, Billboard or Cell Tower
- Sale Price: Contact Agents
- Ground Lease: Contact Agents
- Easy Access from Mountain View Corridor
- High-Growth Area
- Approved Uses Include: Hotels, New/Used Auto Dealers, Boats, RV's and ATV's

GARAGE  
GRILL

PROPOSED

Jack  
in the box

java  
express

Beto's  
MEXICAN FOOD

Quer chit!

GOOD2GO

Quick, Quick  
CAR WASH

ZIONS  
BANK

DISCOUNT  
TIRE

GOOD2GO

GARAGE  
GRILL

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PARTNER XTEAM  
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	18,452	123,859	203,585
2030 PROJECTED POPULATION	18,777	126,090	206,319
2025 HOUSEHOLDS	5,596	36,870	60,495
2025 AVG HH INCOME	\$135,527	\$159,975	\$159,742
2025 BUSINESSES	256	2,541	5,203
2025 DAYTIME POPULATION	1,366	15,731	37,130



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