

# SANTAQUIN LAND SALE

## RE-DEVELOPMENT OPPORTUNITY

365 East Main Street, Santaquin, UT 84655



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

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# PROPERTY SUMMARY

## LISTING PRICE

\$1,500,000 (\$36.6/SF)

### LOCATION:

365 East Main Street  
Santaquin, UT 84655

### LAND AREA:

1 Parcel. 0.94 Acres

### TRAFFIC COUNTS:

Main Street - 16,000 Cars/Day

### ZONING:

Main Street Commercial (MSC)

[Link to Municipal Code](#)

## LAND OVERVIEW

APN #	ACRES	SF
090920003	0.94	40,946.4





# INVESTMENT HIGHLIGHTS

Discover a rare opportunity to invest in 0.94 acres of strategically located commercial land in the heart of Santaquin, Utah. This property, boasting Main Street commercial zoning, presents a lucrative chance for entrepreneurs, developers, and investors alike to capitalize on the burgeoning growth and economic vitality of the region.

## LOCATION

Situated prominently on Main Street, this parcel enjoys unparalleled visibility and accessibility, making it ideal for a wide array of commercial ventures. Santaquin, known for its friendly community atmosphere and robust economic climate, provides an ideal backdrop for establishing a thriving business or development project.

## PROPERTY HIGHLIGHTS

**SIZE:** Spanning 0.94 acres, this expansive lot offers ample space for various development possibilities.

**ZONING:** Main Street commercial zoning ensures flexibility for retail, dining, office spaces, or mixed-use projects, catering to diverse business needs.

**ACCESSIBILITY:** Conveniently located near major transportation arteries, ensuring easy access for customers and clients.

## INVESTMENT POTENTIAL

With Santaquin experiencing rapid growth and development, this property represents more than just a real estate investment—it's an opportunity to become a cornerstone of the community's commercial landscape.

## COMMUNITY AND LIFESTYLE

Santaquin blends small-town charm with modern amenities, offering residents and businesses a high quality of life in a picturesque setting. The community's strong economic indicators and supportive local government further enhance the appeal of investing in commercial real estate in this vibrant locale.



[CLICK TO VIEW DRONE VIDEO](#)





# SURROUNDING RETAIL



SITE

16,000 ADT



# NORTHEAST FACING



**SITE**



**MAIN STREET - 16,000 ADT**

**06**

**MWCRE | Santaquin Land Sale**

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



# PROPERTY PHOTOS





# 2023 DEMOGRAPHICS



		<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>EST. POPULATION</b>		6,907	16,877	34,379
<b>2029 EST. POPULATION</b>		7,920	19,348	37,905
<b>EST. HOUSEHOLDS</b>		1,868	4,528	9,413
<b>EST. AVERAGE HOUSEHOLD INCOME</b>		\$120,948	\$100,116	\$103,111
<b>EST. MEDIAN HOUSEHOLD INCOME</b>		\$97,923	\$98,710	\$96,554



# SANTAQUIN, UT

Located in picturesque Utah County, Santaquin maintains the charm of small-town living while experiencing significant growth and development. Nestled against the backdrop of the Wasatch Mountains, Santaquin offers residents and businesses alike a blend of scenic beauty and modern amenities. The community's population has been steadily growing, reflecting its appeal as a desirable place to live and work. With a strategic location along the I-15 corridor and close proximity to major cities like Provo and Salt Lake City, Santaquin enjoys easy access to regional markets and transportation networks, making it an attractive hub for both residential expansion and commercial opportunities.

In recent years, Santaquin has seen notable advancements in infrastructure, education, and community services to accommodate its expanding population. This growth has been supported by a robust local economy and a welcoming atmosphere that fosters entrepreneurial spirit and community engagement. As the community continues to evolve, Santaquin remains committed to preserving its small-town character while embracing new opportunities for sustainable development and prosperity.





why

# MOUNTAIN WEST COMMERCIAL REAL ESTATE!



11,675+

TRANSACTIONS COMPLETED



\$13 BILLION

TRANSACTIONS COMPLETED



67 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.5 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.





# CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 365 East Main Street, Santaquin, UT 84655. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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