

**Garden City**

600 W Logan Rd

23 Acres For Sale

# BEAR LAKE COMMERCIAL LAND



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**CBRE**

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# OFFERING



CBRE is pleased to present an opportunity to purchase 23 acres in Garden City, Utah. This land is zoned commercial and is located adjacent to a proposed 250-unit townhome development, that has commenced construction. This area is home to Bear Lake, “the Caribbean of the Rockies” and sees one million visitors each year.

The property is well located to experience all that the Bear Lake community has to offer. It is directly accessed from the city of Logan just 50 min away and provides considerable frontage along Highway 89 as you come into Garden City. The concentration of all retail in the area are located in Garden City, making the site ideal for quick access to lifestyle services. Additionally, The Bear Lake marina is just 5 minutes away for all boating activities.

# Property Details

Acres  
23

Parcels  
41-20-000-0057  
41-20-000-0066

Zoning  
C-3

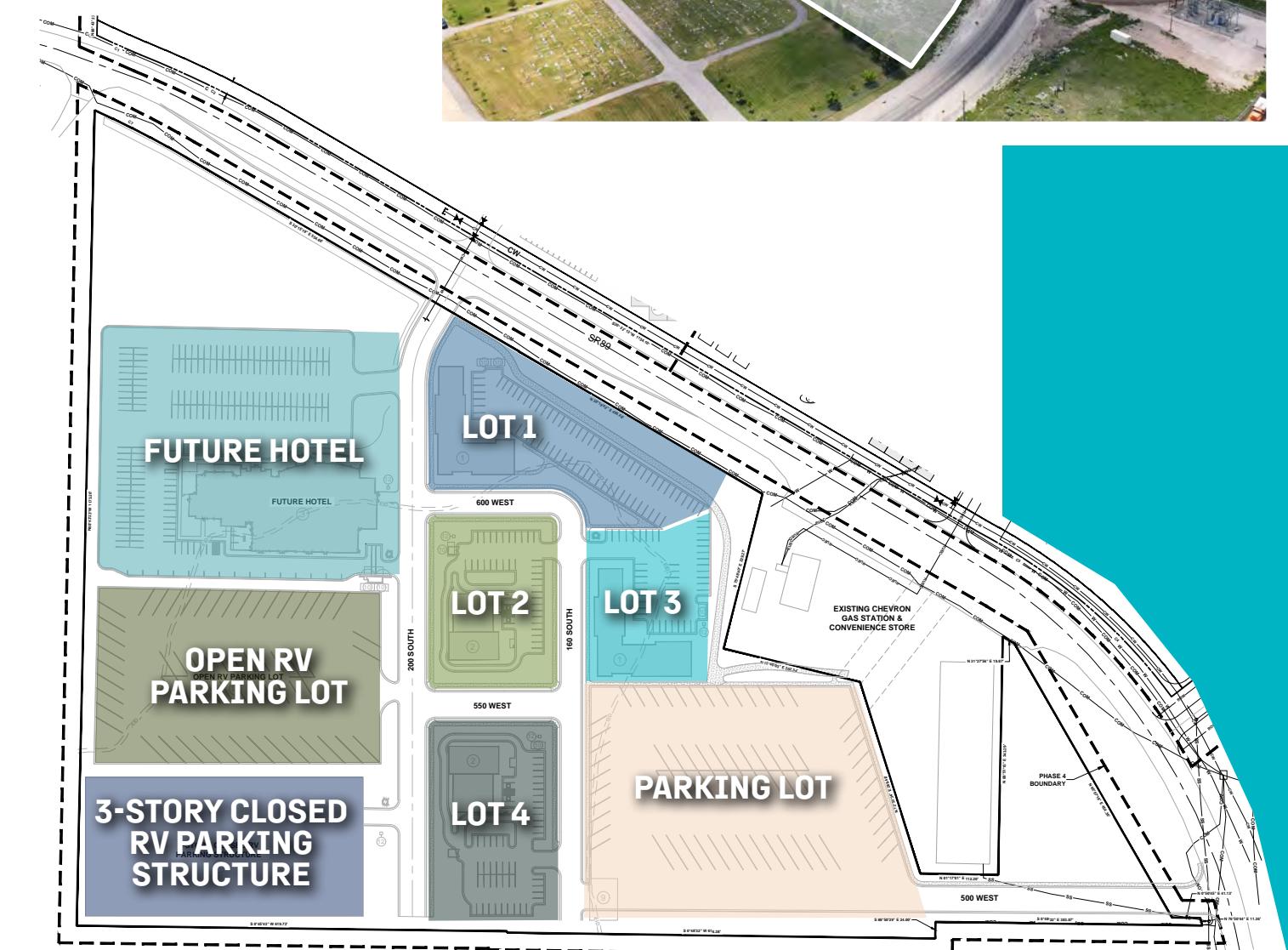
Sale Price  
**\$6,500,000**

Utilities  
In Road



# Concept Plan

Permitted Uses  
Includes all uses  
from C-1 & C-3  
[\\*Click here](#)

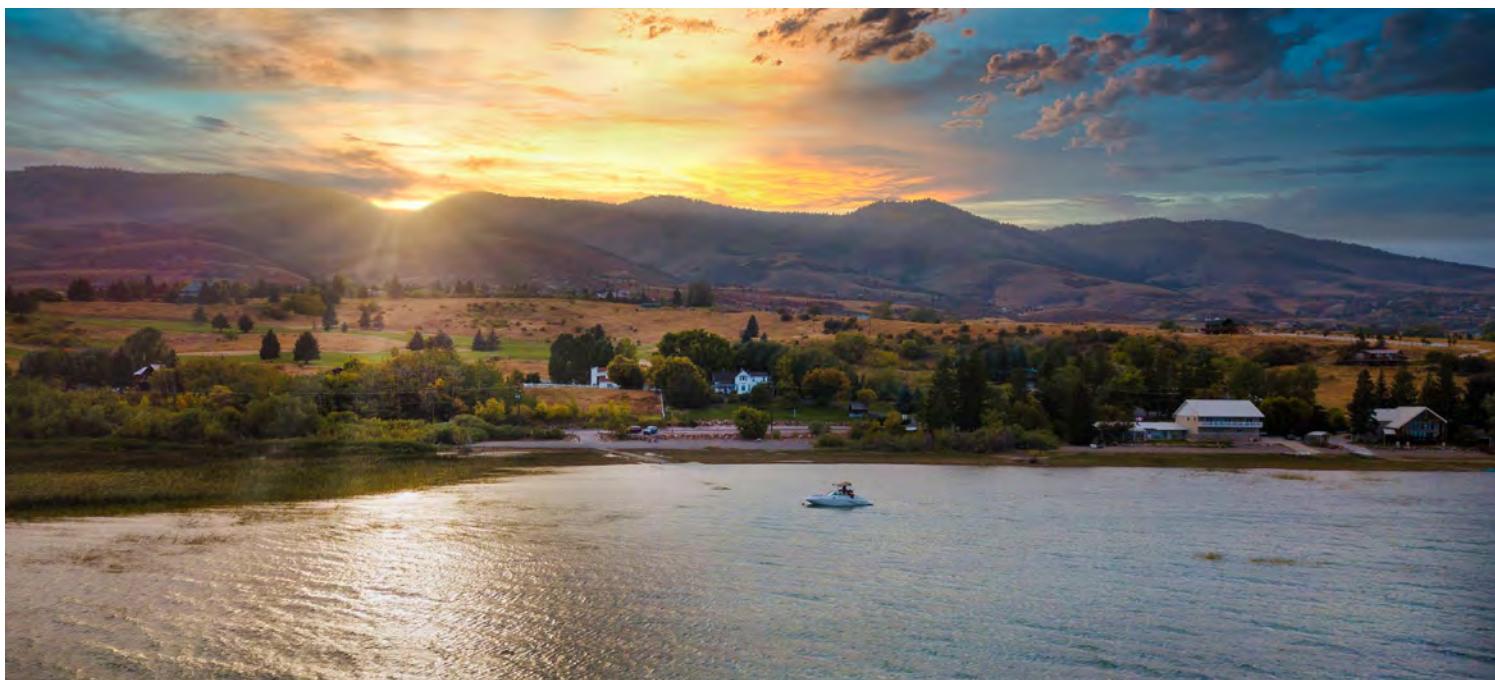


# Location Overview



## “Caribbean of the Rockies”

Nicknamed the “Caribbean of the Rockies,” Bear Lake is a stunning natural gem located on the Utah-Idaho border. Known for its vivid turquoise-blue waters, the lake stretches about 20 miles long and 8 miles wide, offering a wide range of year-round activities and breathtaking scenery.



## Tourist Destination

Garden City and Bear Lake see about 1 million visitors each year. Visitors come to enjoy water sports, beaches, cycling, fishing and biking in the summer. In the fall, Logan Canyon National Scenic byway was named one of the top scenic byways to see fall colors in the changing leaves. Visitors enjoy snowmobiling, cross-country skiing and cabin getaways in the winter.

## “Gateway to Bear Lake”

Nestled on the shores of Bear Lake, Garden City, Utah is a charming lakeside town known for its stunning views, outdoor recreation, and small-town hospitality. Often called the “Gateway to Bear Lake,” Garden City is a popular destination for boating, fishing, and beachside relaxation in the summer, and snowmobiling and skiing in the winter. Logan is the closest city with major retail options a 50 minute drive away. Ogden is an hour and 45 minute drive from Garden City. Beaver Mountain Ski Resort is only 20 minutes from Garden City so visitors can enjoy winter activities at the lake and be on the slopes all in one day.



# Drive Times

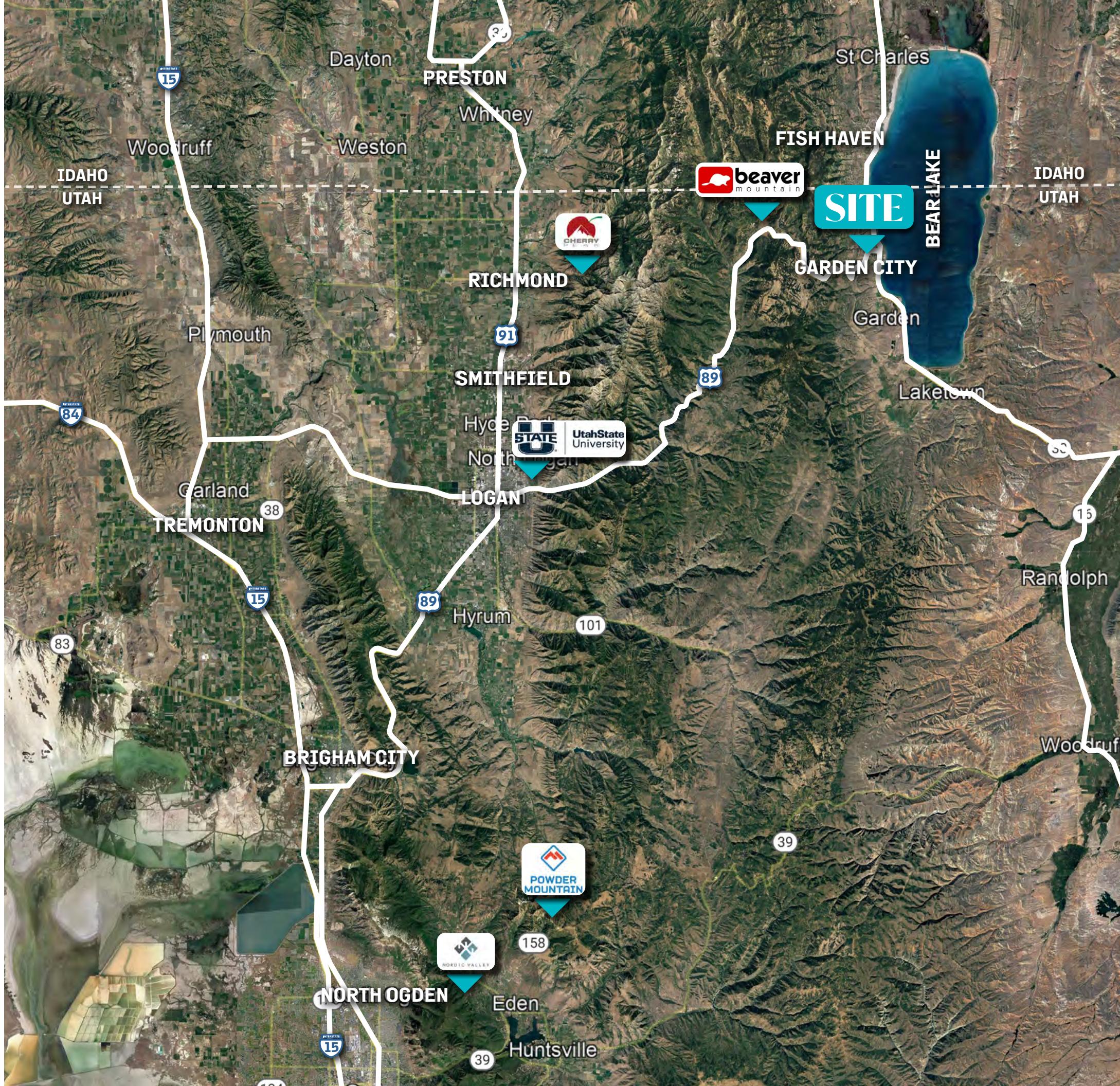
	MILES	TIME
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## CITIES

Garden City, UT	1	2 min
Fish Haven, ID	7	10 min
Logan, UT	38	50 min
Tremonton, UT	62	1 hr 23 min
Brigham City, UT	63	1 hr 24 min
Evanston, WY	63	1 hr 8 min
Preston, ID	64	1 hr 13 min
Lava Hot Springs	82	1 hr 30 min
Ogden, UT	87	1 hr 50 min
Pocatello, ID	117	2 hr 6 min
Salt Lake City, UT	121	2 hr 18 min
Jackson, WY	147	2 hr 45 min

## PLACES

Bear Lake	1	2 min
Bear Lake Golf Course	5	10 min
Beaver Mtn Ski Resort	12	18 min
Utah State University	37	46 min
Logan Airport	42	60 min
Cherry Peak Ski Resort	54	1 hr 18 min
Interstate 15	58	1 hr 18 min
Crystal Hot Springs	62	1 hr 21 min
Lava Hot Springs	82	1 hr 30 min
Salt Lake Int'l Airport	124	2 hr 21 min
Grand Teton National Park	152	2 hr 57 min
Yellowstone National Park	204	4 hr 1 min



# Area Overview



## Utah's Economic Accolades

**#1** **BEST STATE OVERALL**  
U.S. News, 2025

**BEST ECONOMIC OUTLOOK**  
RichStatesPoorStates.org, 2025

**BEST BUSINESS CLIMATE**  
Schweitzer Engineering Labs, 2024

**MOST INDEPENDENT STATE**  
WalletHub, 2025

Utah offers a compelling mix of advantages for living and starting a business. The state boasts a high quality of life with stunning natural landscapes, including national parks and ski resorts, making it an excellent place for outdoor enthusiasts. It also has a robust education system with reputable universities like the University of Utah and Brigham Young University. It is known for its low crime rates, contributing to a safe and family-friendly environment.

Utah has a robust and fast-growing economy for businesses, often ranking high in economic performance. The state offers a friendly regulatory framework, attractive tax incentives, and a pool of talented and educated workers from its many colleges and universities. Additionally, Utah is recognized as a top destination for innovation and entrepreneurship. Whether you are looking for a vibrant place to live or a supportive environment to grow your business, Utah has much to offer.



## 5 National Parks

Arches National Park  
Bryce Canyon National Park  
Canyonlands National Park  
Capitol Reef National Park  
Zion National Park

## 46 State Parks

**NOTABLE STATE PARKS**  
Great Salt Lake State Park  
Sand Hollow State Park  
Antelope Island State Park  
Bear Lake State Park  
Snow Canyon State Park



## Home Base for Recreation

The state offers various activities, from cultural diversity to breathtaking outdoor views. In a few hours' drive, visitors and residents alike can hike, snowshoe, ice fish, fly fish, water ski, snow ski, golf, or go rockhounding.

Over the past several years, Utah has made the list as one of the best places to live and start a business. In fact, according to the Gallup-Healthways Wellbeing Index, Utah is the #1 state to live in the future. Utah has five national parks, countless state and national monuments, and the "Greatest Snow on Earth".



**15** **MAJOR SKI RESORTS**

**5** **NATIONAL PARKS**

**7** **NATIONAL MONUMENTS**

**5** **NATIONAL FORESTS**

**46** **STATE PARKS**



# BEAR LAKE COMMERCIAL LAND



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