



# Lakeview

BUSINESS PARK

## State Of The Art Business Park Development

Permitted Uses Include  
Manufacturing, Warehouse/  
Distribution, Research &  
Development, Data Center

800 Acres Rail Served

Build-To-Suit

Speculative Development

Land For Sale

THE  
**ROMNEY GROUP**



## 1,700 Acres Business Park Grantsville, Utah

Salt Lake City metro area's newest 1,700-acre business park located in Grantsville, a suburb of Salt Lake City, Utah. Grantsville offers a high-quality local labor force expanding into the west side of Salt Lake City, with a reverse commute. Our business park provides the local community an opportunity for quality employment much closer to home.

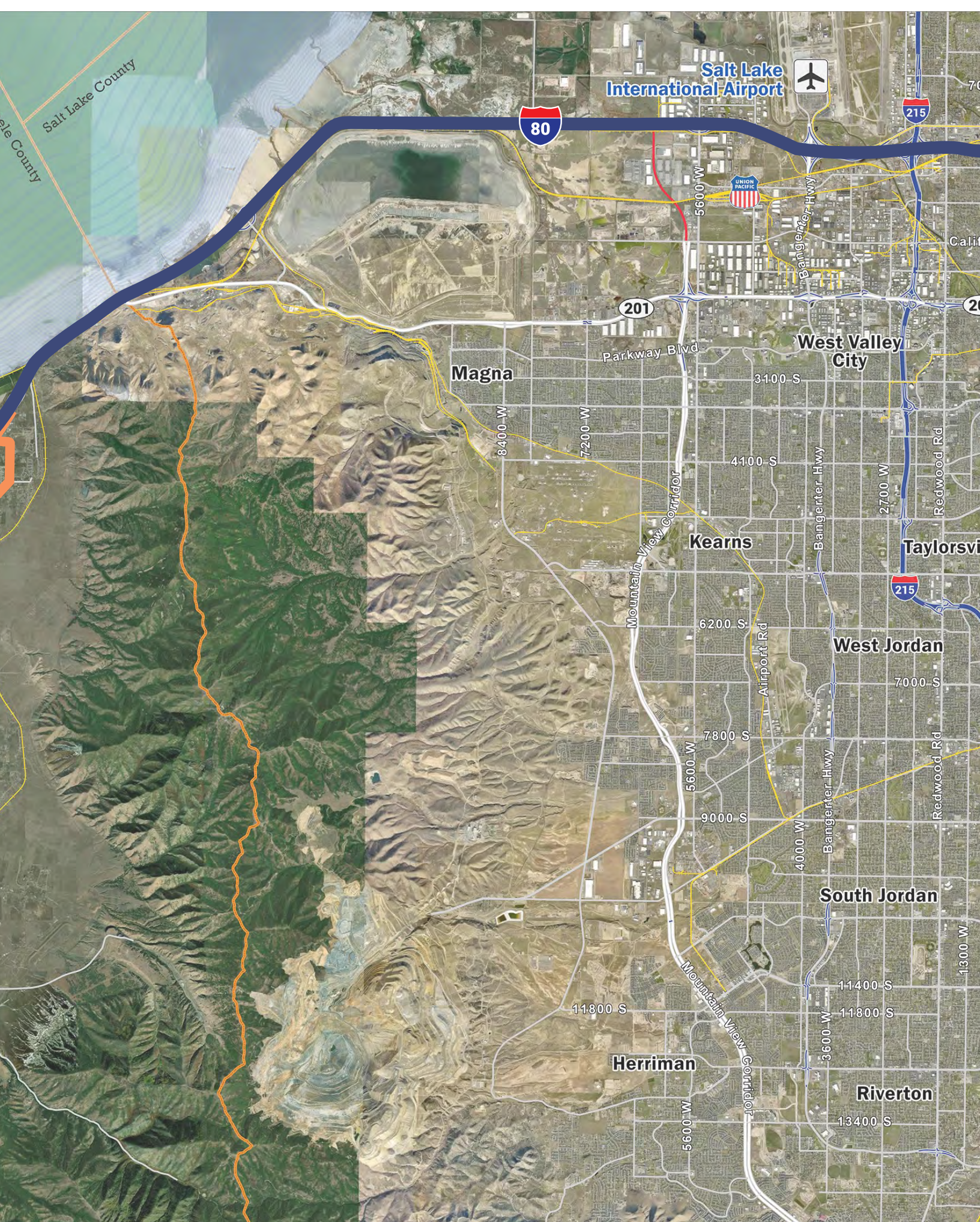
# Development Location

- **Direct access** to I-80 via Midvalley Highway and nonstop access to I-15 via I-80.
- **Located adjacent** to the Utah Motorsports Campus, Tooele Fairgrounds, and Deseret Peak Complex
- **Strong local workforce with nearly 80% commuting daily** to Salt Lake Valley who would have the opportunity to work closer to home
- **Business Minded, Value Driven** community who values community partnerships

## Midvalley Highway Provides

- **5 minute drive** to I-80
- **20 minute drive** to Salt Lake International Airport
- **20 minute drive** to Union Pacific Intermodal Hub
- **30 minute drive** to Salt Lake City's Central Business District (CBD)
- **32 minute drive** to Eagle Mountain





Salt Lake International Airport

80

215

UNION PACIFIC

201

Magna

West Valley City

Parkway Blvd

8400 W

7200 W

3100 S

4100 S

Kearns

Mountain View Corridor

6200 S

7800 S

9000 S

West Jordan

5600 W

4000 W

5600 W

9000 S

South Jordan

11800 S

Herriman

5600 W







Riverton

13400 S

1300 W



**LEGEND**

-  Rail Served Industrial Park
-  Conventional Industrial Park
-  Existing Roads
-  Newly Constructed Roads
-  Future 33rd Parkway
-  Future Midvalley Highway
-  Rail Line Served By Savage
-  Rail Line Served Union Pacific

**Future Midvalley Highway**  
(draft alignment 3)



# Lakeview

## BUSINESS PARK



Great Salt Lake

Midvalley Highway/  
Sheep Lane  
Intersection

Erda Way

Future 33rd  
Parkway

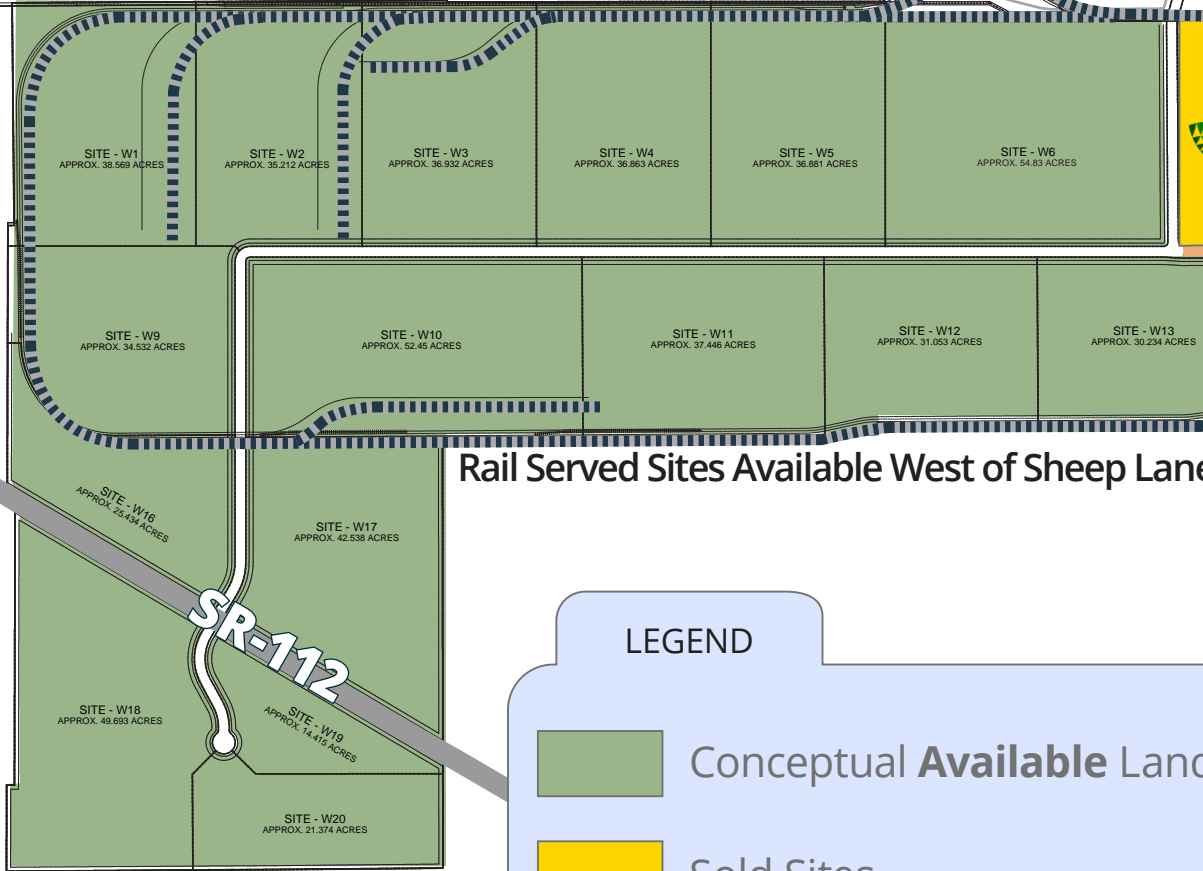
## Master Planned Development

- **State-of-the-Art**  
Design and Construction
- **Manufacturing**, Distribution,  
Research and Development
- **Dedicated Power Substation**  
underway
- **Zoned M-G**  
(General Manufacturing)
- **Union Pacific** Conceptually  
Approved Rail Plan
- **Rail Service** by Union Pacific  
- type 1 provider Savage  
Industries short line provider
- **CC&R's** in place





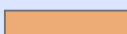



Savage



Rail Served Sites Available West of Sheep Lane

LEGEND

-  Conceptual **Available** Land
-  Sold Sites
-  Existing Roads
-  Newly Constructed Roads
-  Rail Lines Serviced by Savage



# Conceptual Master Plan

## Land Site Plan

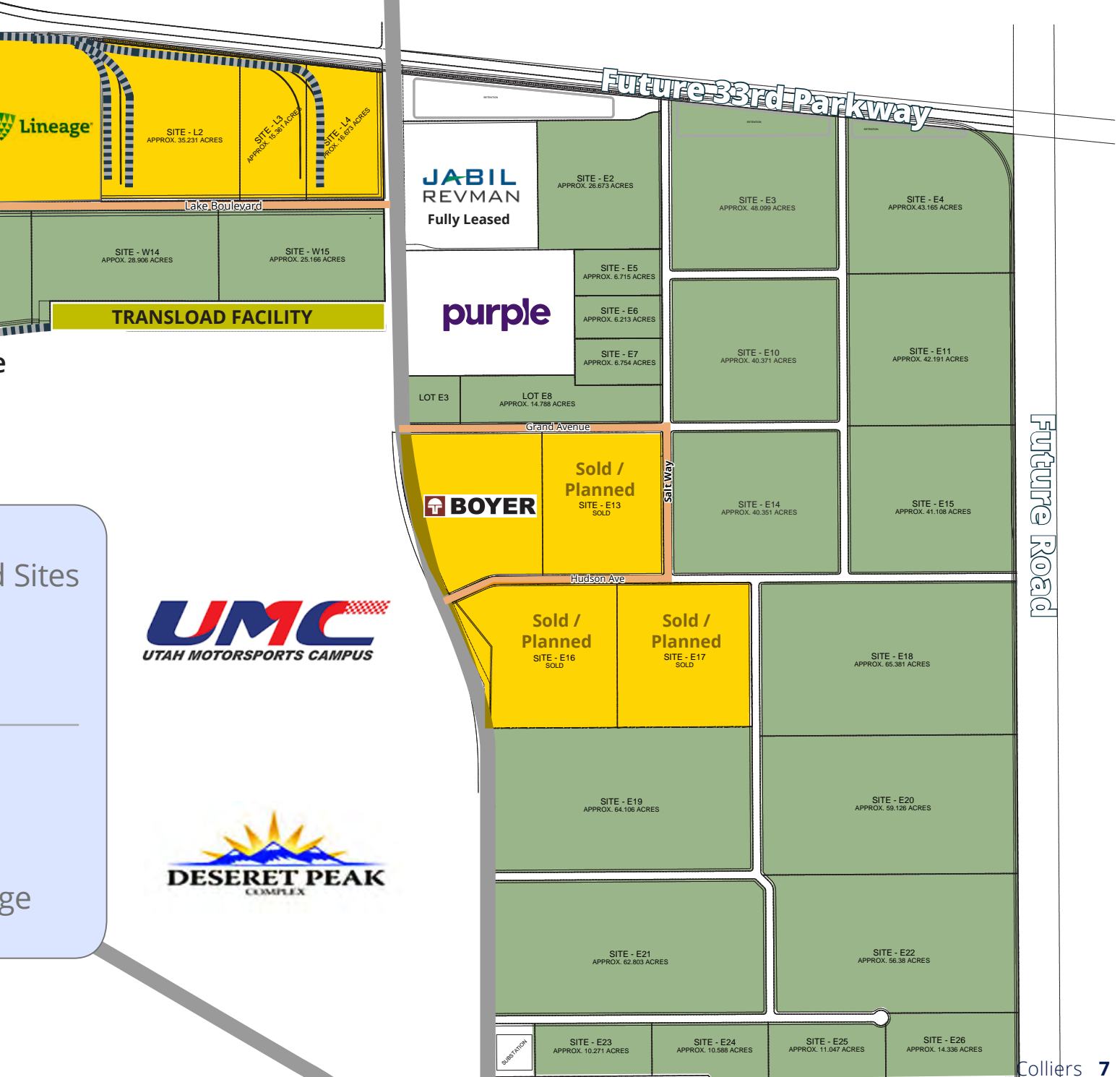
# THE ROMNEY GROUP



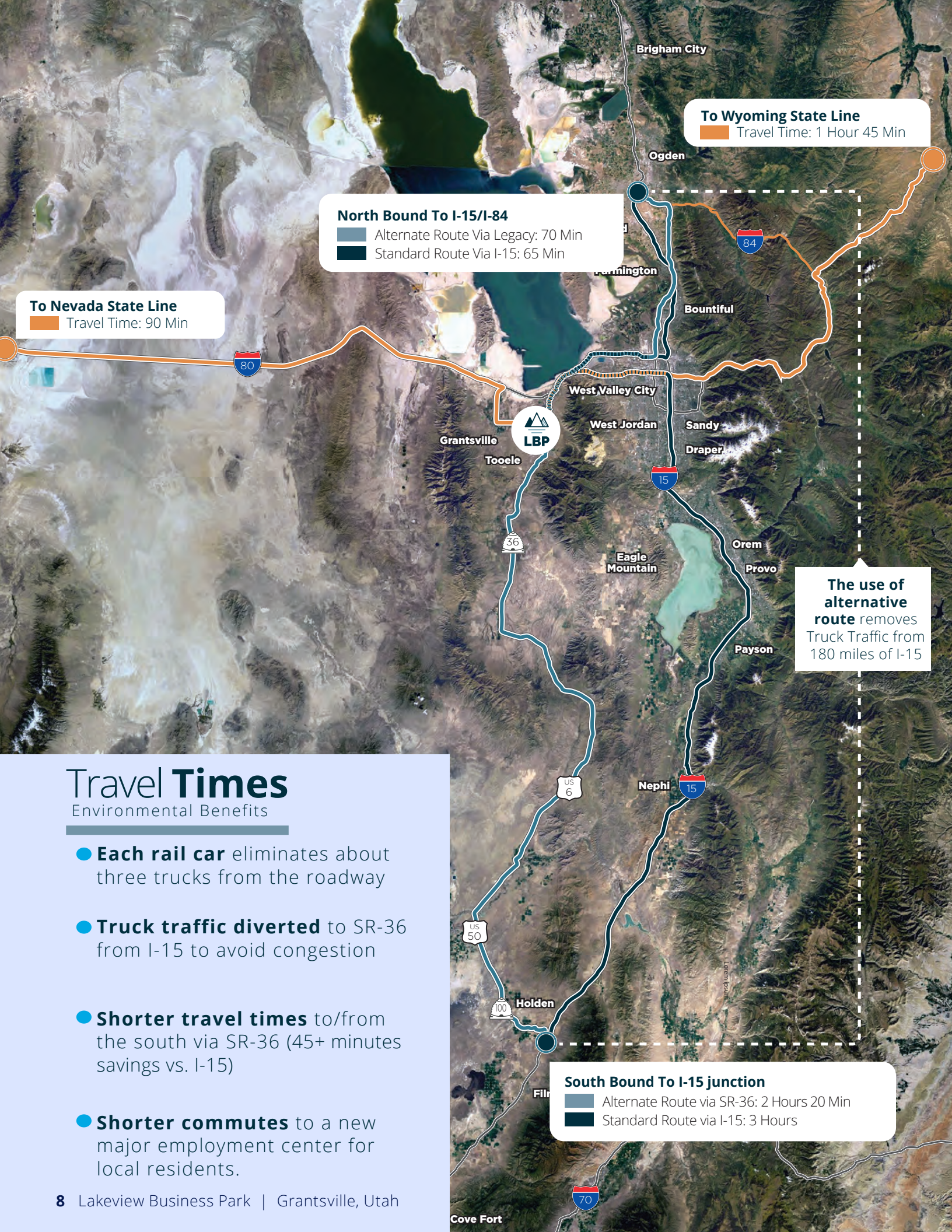
Erda Way

Sheep Lane

Future 33rd Parkway



Future Road



**To Wyoming State Line**  
Travel Time: 1 Hour 45 Min

**North Bound To I-15/I-84**  
Alternate Route Via Legacy: 70 Min  
Standard Route Via I-15: 65 Min

**To Nevada State Line**  
Travel Time: 90 Min

The use of alternative route removes Truck Traffic from 180 miles of I-15

# Travel Times

Environmental Benefits

- Each rail car eliminates about three trucks from the roadway
- Truck traffic diverted to SR-36 from I-15 to avoid congestion
- Shorter travel times to/from the south via SR-36 (45+ minutes savings vs. I-15)
- Shorter commutes to a new major employment center for local residents.

**South Bound To I-15 junction**  
Alternate Route via SR-36: 2 Hours 20 Min  
Standard Route via I-15: 3 Hours



# Why Lakeview Business Park?

*Smart Asset's Most Affordable Places to Live in Utah*

City	Average Closing Costs	Annual Property Tax	Annual Homeowner's Insurance	Avg. Annual Mortgage Payment	Median Income	Affordability Index
1 Roy	\$2,795	\$1,413	\$399	\$8,875	\$68,424	47.68
<b>2 Stansbury Park</b>	<b>\$3,018</b>	<b>\$1,939</b>	<b>\$562</b>	<b>\$12,498</b>	<b>\$94,750</b>	<b>47.58</b>
3 West Point	\$2,982	\$1,808	\$546	\$12,141	\$91,330	47.40
4 Sunset	\$2,665	\$1,205	\$351	\$7,803	\$59,476	47.06
5 Harrisville	\$2,812	\$1,641	\$469	\$10,416	\$78,618	47.01
6 Nibley	\$2,992	\$1,391	\$551	\$12,243	\$87,807	46.44
7 Hyrum	\$2,789	\$1,139	\$397	\$8,824	\$61,802	44.05
8 Farr West	\$3,135	\$1,983	\$616	\$13,687	\$95,077	43.71
9 West Bountiful	\$3,218	\$2,014	\$654	\$14,529	\$99,444	43.31
10 Clinton	\$2,911	\$1,544	\$514	\$11,416	\$78,141	43.18

## Census Bureau shows Tooele County as fastest growing county in Utah

April 12, 2023

- 4.2% growth July 2021 to July 2022
- Tooele County was the fastest growing county in Utah in 2022, according to data released recently by the U.S. Census Bureau.
- Tooele County's population grew by 3,200 people from 76,734 to 79,934 as of July 1 of 2021 and 2022. That's a growth rate of 4.2%, which made Tooele County the fastest growing county by percent, according to the Census Bureau's data.

## Demographics

	5 Mile	10 Mile	15 Mile
<b>Population</b>			
2022 Total Population	34,530	73,102	75,446
2027 Total Population	39,030	80,203	82,619
<b>Households</b>			
2022 Households	9,923	22,043	22,662
2027 Households	11,238	24,185	24,825
2022 Median HH Income	\$86,900	\$84,731	\$84,993
2022 Average HH Income	\$100,611	\$98,355	\$98,548
2022 Per Capita HH Income	\$28,940	\$29,612	\$29,620

## Tooele County Facts



**7th fastest growing county** in the U.S.



**76% of the local workforce commutes daily** from Tooele County to Salt Lake County for employment.



**Tooele County homes** are estimated to be \$60K - \$70K cheaper when compared to Salt Lake County



**State Legislature approved \$25 million expansion of Tooele Technical College**, the fastest growing college in the Utah Higher Education Program. [Click here for more info.](#)



## Tooele County, Utah

Located west of Salt Lake City, Tooele County is included as part of the Salt Lake City Metropolitan Statistical Area.

### Demographics

In 2023 Tooele County had an estimated a population of 79,760 people with a median age of 31.3 and a median household income of \$96,323. Between 20203 and 2028 the population is expected to grow by nearly 11,500 people, a 24.25% increase, or 4.85% per year.

The median property value in Tooele County is \$236,600, and the homeownership rate is 80.7%. Most people commute by driving alone, and the average commute time is 29 minutes. The average car ownership is 2 cars per household.

### Highlights

- Ranked the #1 Fastest Growing County in Utah (2023)
- Projected population growth of Tooele County is 24.25% over the next 5 years (2023-2028)
- 91,000+ will people live in Tooele County by 2028

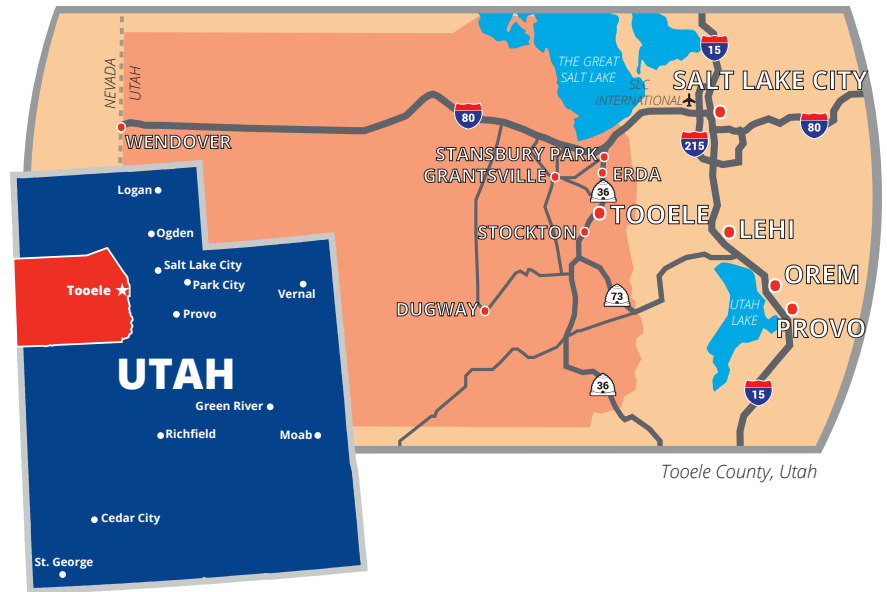
# Tooele County

## Tooele County Workforce

The economy of Tooele County employs 32.9k people. The largest industries are Retail Trade (4,908 people), Manufacturing (4,137 people), and Educational Services (3,225 people).

The most common jobs held by residents of Tooele County by number of employees, are Office & Administrative Support Occupations (4,224 people), Sales & Related Occupations (3,035 people), and Management Occupations (2,866 people).

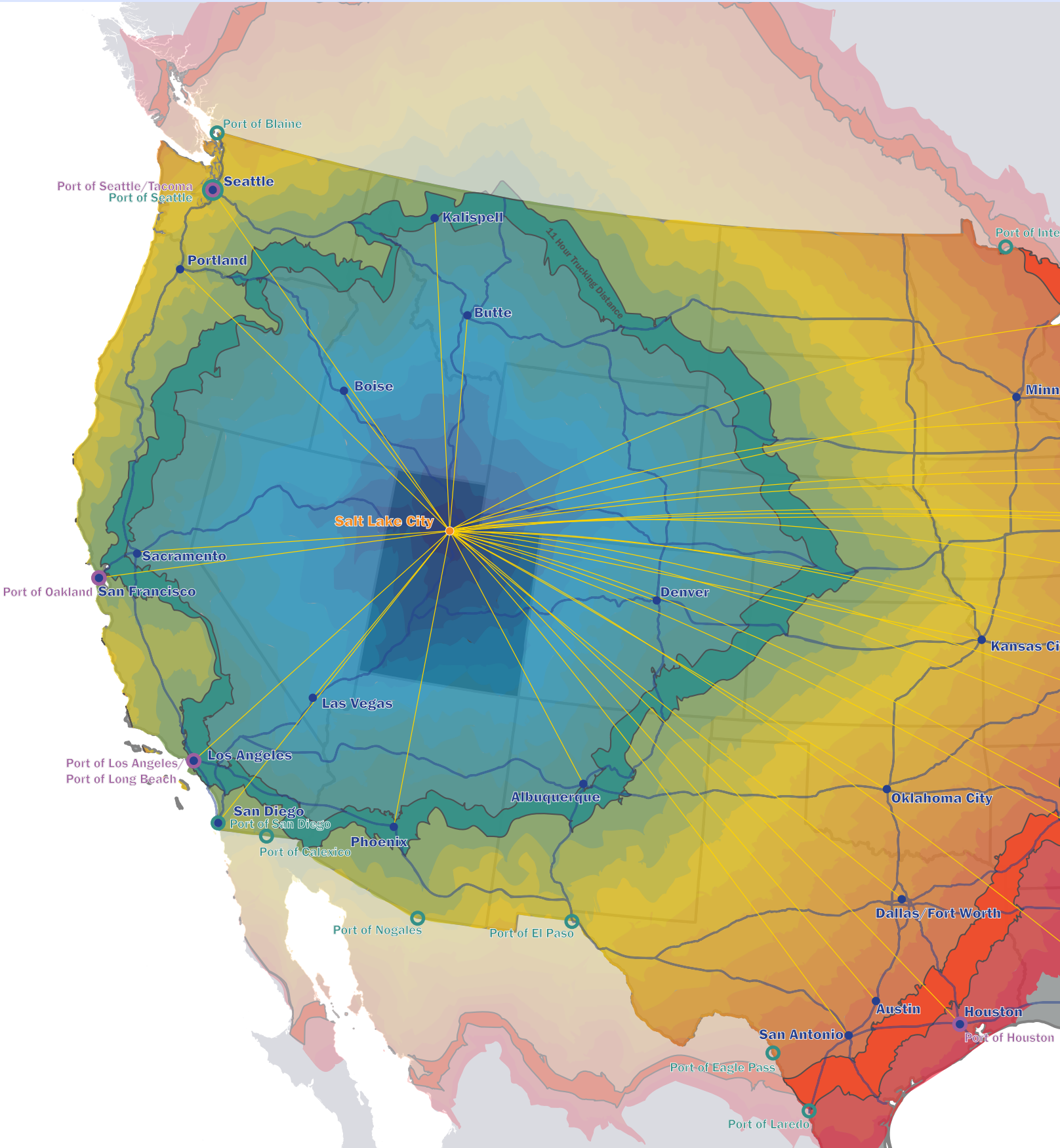
Compared to other counties, Tooele County has an unusually high number of residents working as Installation, Maintenance, & Repair Occupations (1.83 times higher than expected), Material Moving Occupations (1.56 times), and Production Occupations (1.39 times).



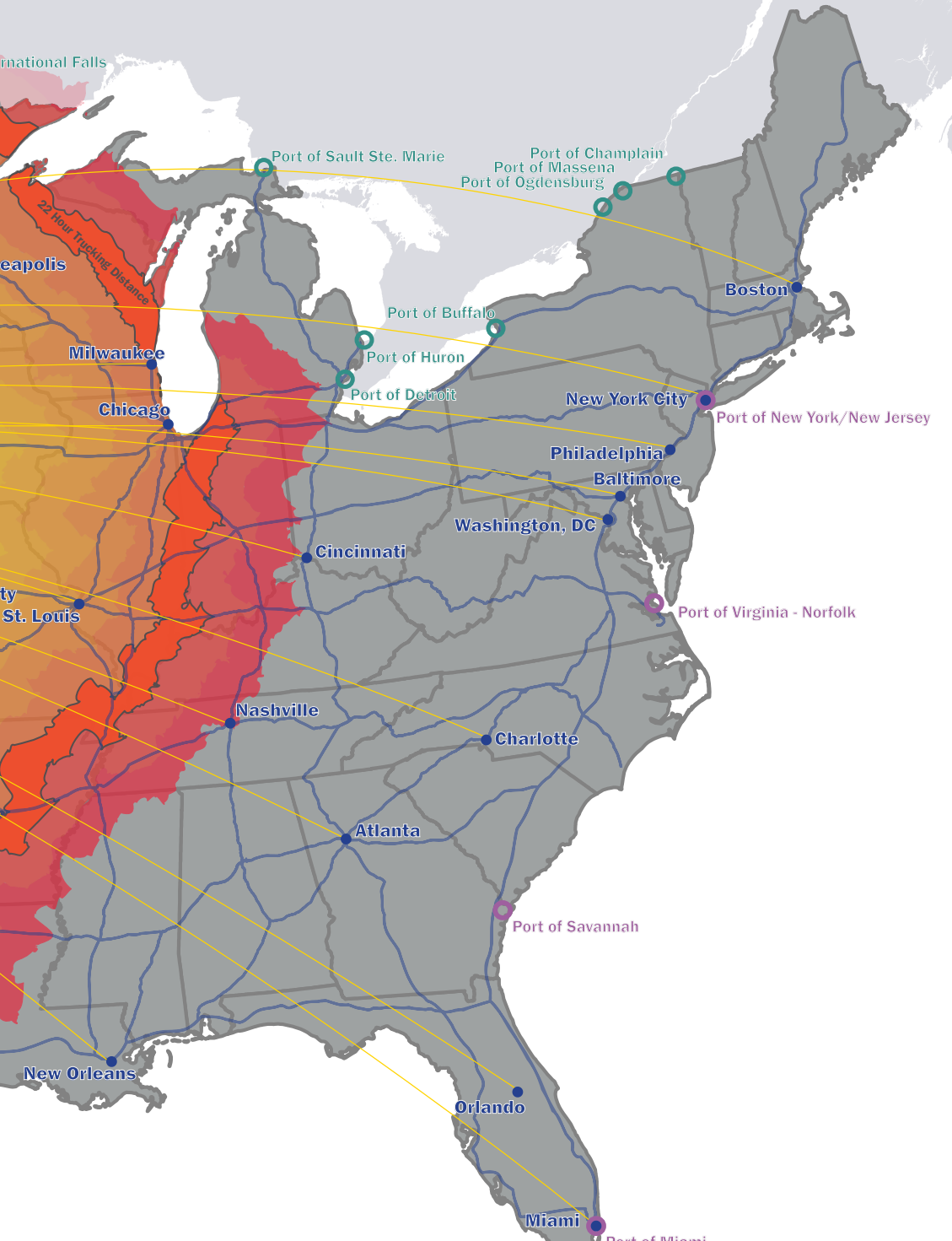
Tooele, Utah

# Connectivity

## Regional Drive Times



Centered around Salt Lake City, this map illustrates the Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.



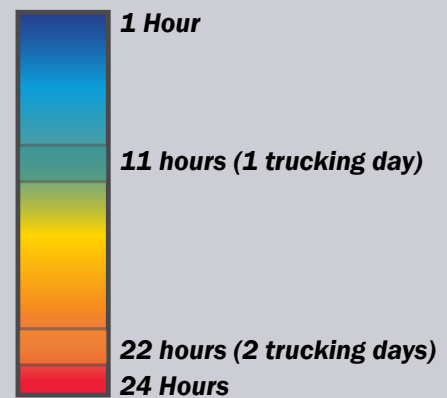
## TRANSPORTATION

-  Interstates
-  Direct Daily Domestic Flights

## POINTS

-  Major Cities
-  Major Seaports
-  Major Nearshore Ports

## TRUCKING DRIVE BUFFERS



# Connectivity Rail



# Yes, Utah!

## Forbes

### #1

**Best State for  
GDP Growth  
August 2021**

The Utah economy has been a powerhouse in recent decades, hence the reason why it takes the No. 1 spot. Over the last five years, Utah's GDP grew by an excellent 19.1%, the second-highest growth rate for that period out of all 50 states. Going back to 2010, real GDP in Utah expanded by more than a third (36.6%), from approximately \$123.47 billion in 2010, to an annual average of \$168.62 billion in 2020 (with 2020 including the pandemic's most severe impact). And the growth in Utah's economy over the last 20 years is even more astounding: 82%, from an annual real GDP of \$92.62 billion in 2000, to nearly \$169 billion in 2020.

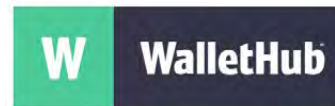


### #3

**Top State for  
Business  
July 2021**

Utah's No. 3 finish was earned with the third-best economy in the U.S., which proved to be resilient amid the pandemic in 2020, contracting less than any other state amid the shutdowns, and booming back in the fourth quarter.

As companies emerge from the pandemic, state finances and solid economies are a key factor in site selection and expansion plans. Among the economic factors the annual CNBC study evaluates are economic growth and job growth in the past year, credit ratings and outlook, and the states overall budget picture including spending, revenue and reserves, as well as pension obligations.



### #1

**Best State Economy - June 2021  
Most Independent State - June 2020**



### #1

**Utah ranked No. 1 for the 15th year in a row  
Rich States Poor States — April 2022**

## THE WALL STREET JOURNAL.

### #1

**State for COVID-19 Performance  
For its combined ranking of economy,  
education, and mortality  
The Wall Street Journal — April 2022**

## Distribution In Utah



**1,400 Miles**  
of railroad track



**695 Million**  
pounds of air cargo  
& freight annually



**43,155 Miles**  
of highways  
and roads



# Lakeview

BUSINESS PARK

THE

## ROMNEY GROUP



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