

PRICE REDUCTION



# Mixed-Use Development Land

2988 Four Mile Rd. | Nephi, UT 84648

## Property Highlights

- 37.2 Acres
- **Price: \$6,000,000 Now \$5,700,000**
- Parcel #XA00-2588-123
- HC-1 Zoning (High-density commercial/multifamily)
- Hwy 28/Main Street frontage
- Less than one mile from I-15
- Utilities located in Main Street
- Located in high-growth area



Accelerating success.

# Mixed-Use Development Land

NEPHI, UTAH

At the foot of Mt. Nebo and the mouth of the Nebo Loop National Scenic Byway. Within 30 minutes to some of Utah’s favorite recreational areas and 3.5 hours or less to Utah’s Mighty 5 National Parks.

Destination	Time In Minutes	Distance In Miles
Mona Reservoir	16	11 mi
Mt Nebo	25	14 mi
Maple Canyon	32	24 mi
Yuba State Park	26	27 mi
Little Sahara	32	29 mi
Spanish Fork	30	32 mi
Provo	36	40 mi
Salt Lake City	75	87 mi



# NEPHI, UTAH



## ABOUT

Nephi is located at the base of Mount Nebo, about an hour south of Salt Lake City. It is rapidly growing in population and commercial development, with an annual rate of 2.18 percent, and a 16 percent increase since the 2020 census. Area growth is driven by its proximity to neighboring high-growth Utah County.

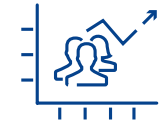
The city is a crossroads city for its central Utah location, at the edge of the wilderness and the state's largest cities. It is the first city travelers see heading north as they approach the Utah and Salt Lake Valleys on I-15, and it offers residents access to abundant recreation in some of Utah's best wilderness areas.

The largest industries are Health Care and Social Assistance, Manufacturing, and Retail as a retail hub for surrounding areas. Since 2018, the employment rate grew by over five percent, and according to an economic diversity study by Kem C. Gardner Institute, Nephi has the 10th highest score in the state. The growing city is currently focused on attracting and supporting businesses, specifically in retail, light industrial and tourism/recreation.



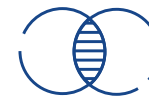
Population

**7,984**



2029 Projected Population

**8,895**



Median Age

**32.6**



Average Household Size

**3.22**



Median Household Income

**\$88,605**



Average Household Income

**\$97,492**



For more information, contact:

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