

Seller Financing Available



For Sale or Lease

7867 S. 2000 W.

Spanish Fork, UT 84660

SITE

Brandon Goodman
Executive Vice President
+1 801 828 0349
brandon.goodman@colliers.com

Nate Monson
Vice President
+1 925 765 7437
nate.monson@colliers.com

Sage Shepard
Senior Associate
+1 951 893 7415
sage.shepard@colliers.com

Colliers
2100 Pleasant Grove Blvd. | Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

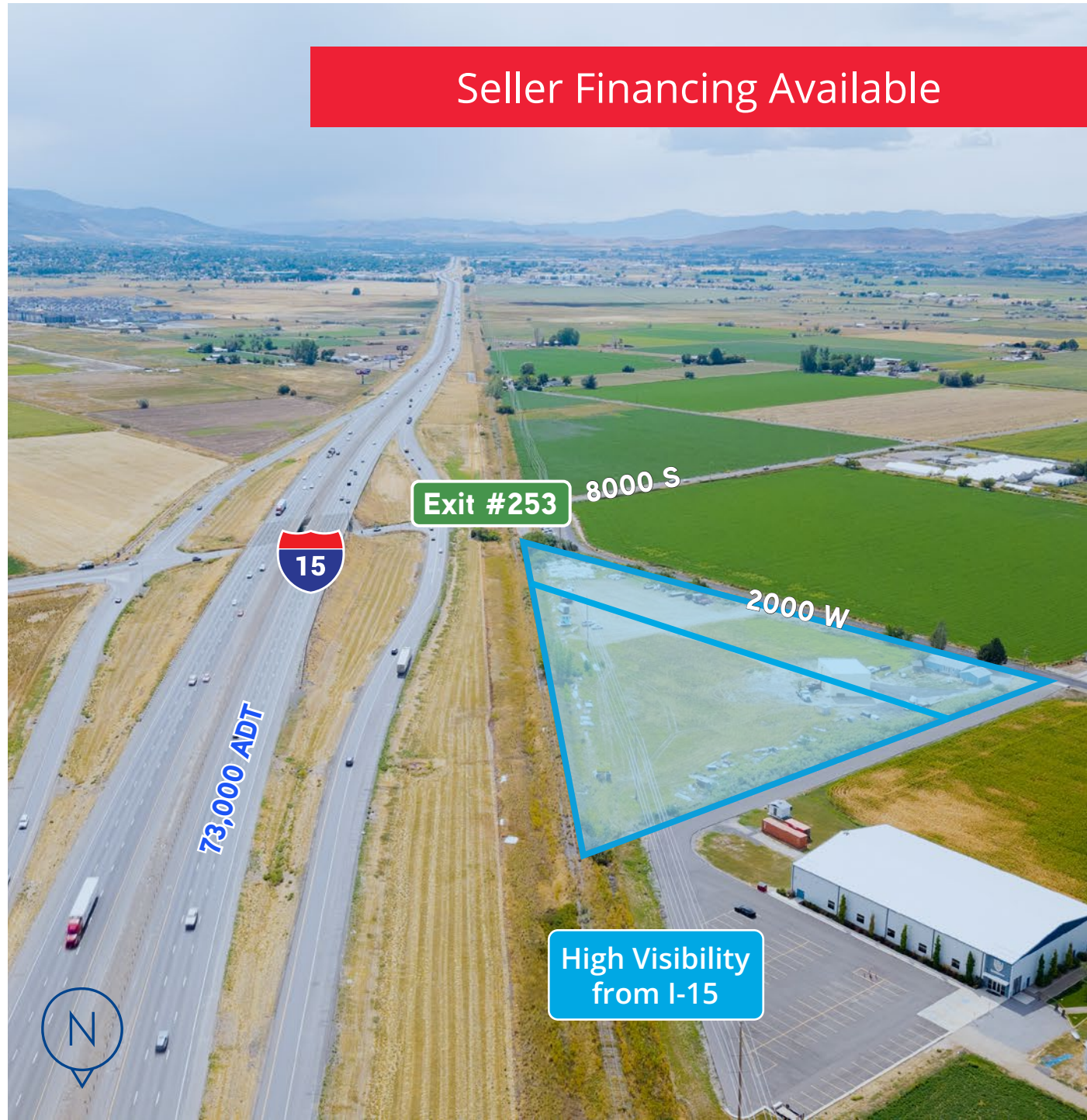


PROPERTY OVERVIEW

Details

Price	\$3,250,000
Price PSF	\$11.60
Lease Rate (Shop/House/ Land)	\$9,500/month

Land Size	6.43 AC
County	Utah
Parcels	25-036-0042, 25-033-0047
Zoning	Neighborhood Commercial
Topography	Street Grade
Utilities	Water - On-site well Sewer - On-site septic tank Power - Public Gas - Propane

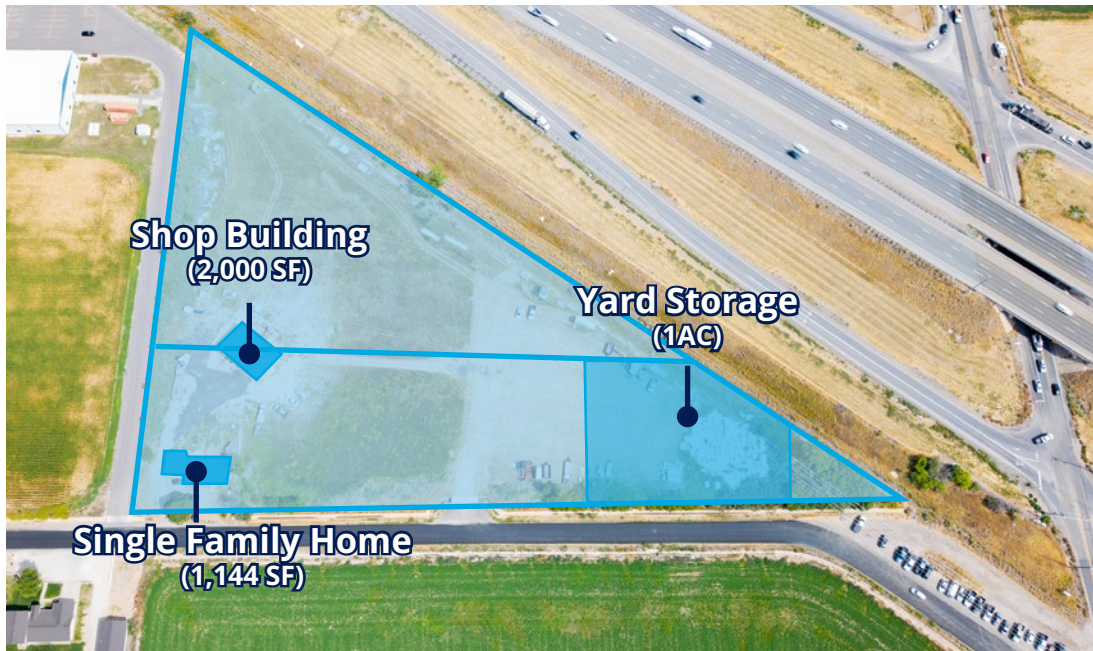


PROPERTY COMES WITH EXISTING INCOME

Type	Existing Rents			
	Size	Term	Monthly Rent	Annual Rent
Yard Storage	1 AC	MTM	\$1,000	\$12,000
Shop Building/ Single-Family Home	3,144 SF	MTM with 60 day notice	\$4,800	\$57,600 (3% Annual Increase)
Total			\$69,600	



(Both tenants are willing to sign a longer lease if the buyer desires.)



Spanish Fork

Seller Financing Available



NORTH EAST VIEW





Payson

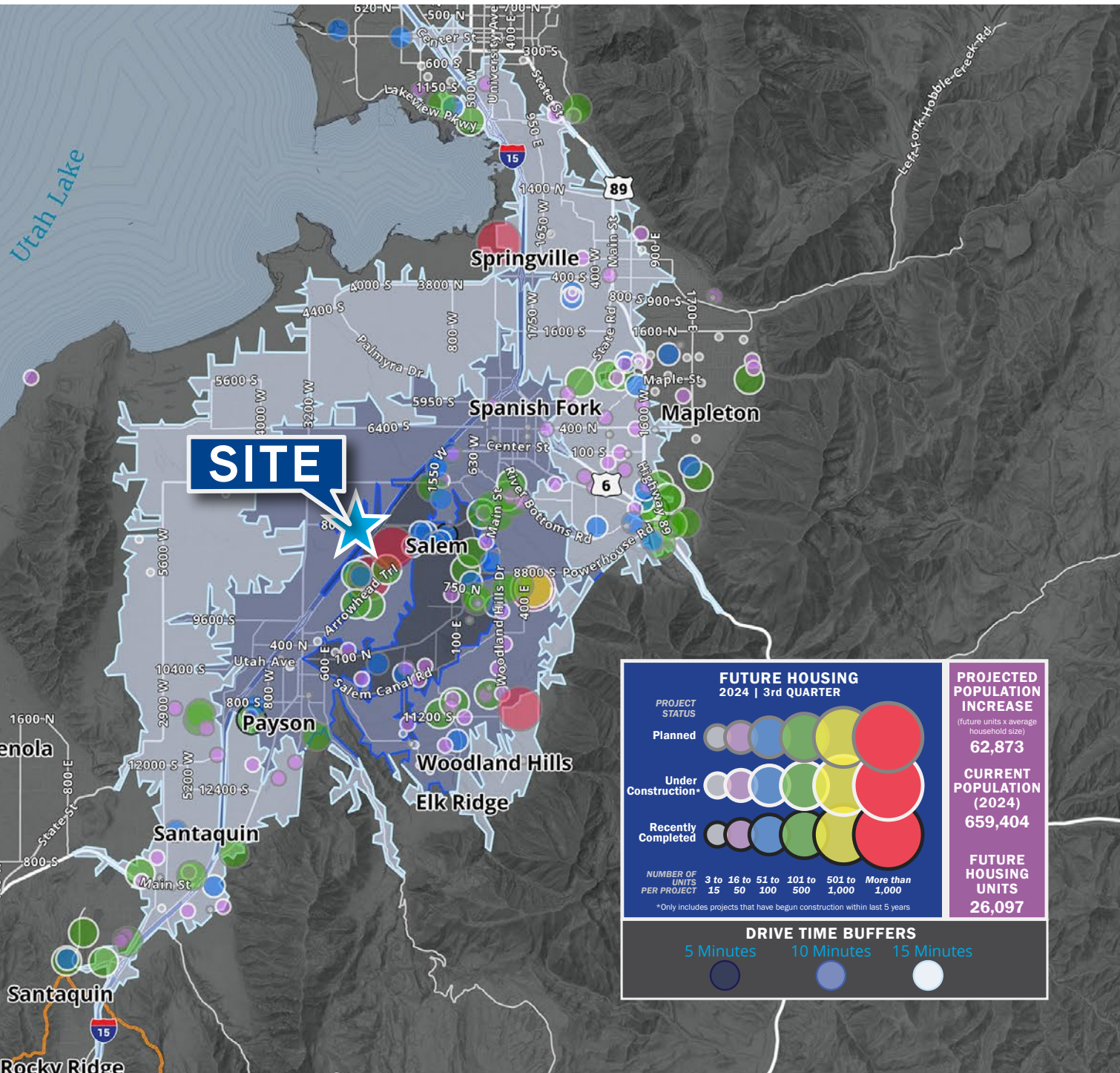
Santaquin

New Salem
1,900 New Homes Planned

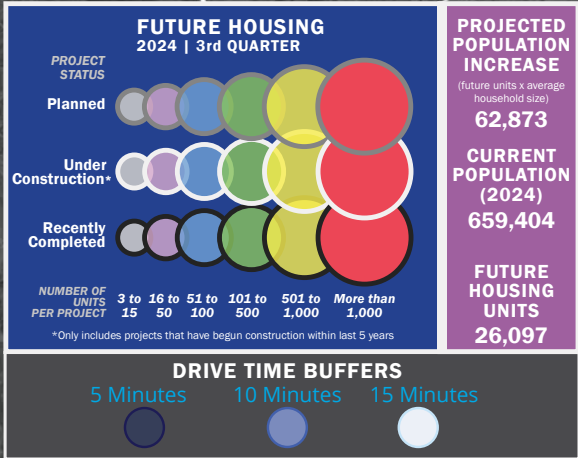


SOUTH VIEW

FUTURE HOUSING & DEMOGRAPHICS



SITE



2025



Population

1 Mile	154
3 Miles	18,106
5 Miles	77,473

2030 Projected Population

1 Mile	170
3 Miles	20,071
5 Miles	83,763



Median Household Income

1 Mile	\$113,719
3 Miles	\$104,159
5 Miles	\$105,121

Average Household Income

1 Mile	\$133,195
3 Miles	\$127,722
5 Miles	\$126,100



Median Home Value

1 Mile	\$781,250
3 Miles	\$597,649
5 Miles	\$580,384

Households

1 Mile	49
3 Miles	5,393
5 Miles	22,030



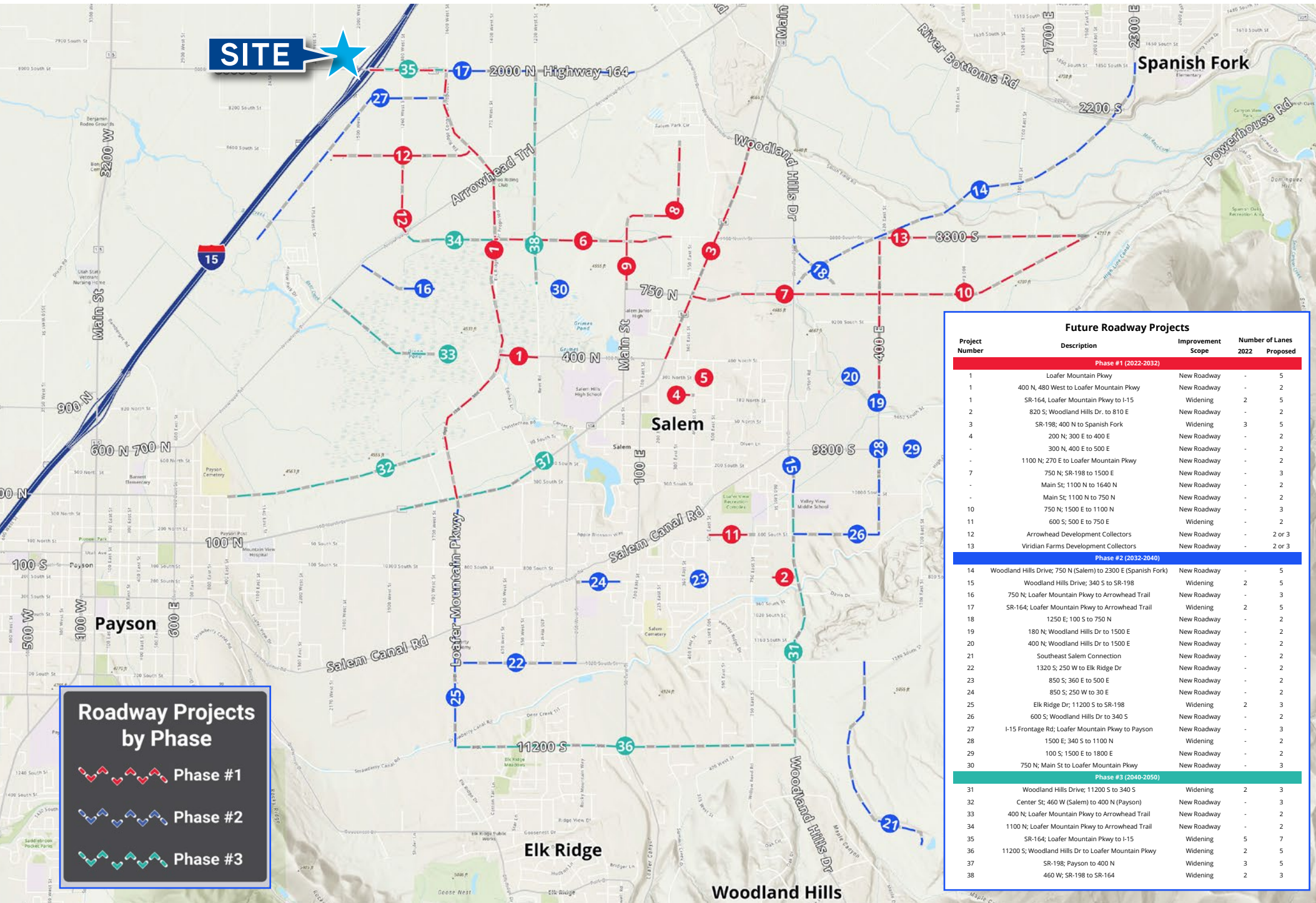
Median Age

1 Mile	35.3
3 Miles	30.6
5 Miles	30.2

Associate+ Degree

1 Mile	44.9%
3 Miles	72.3%
5 Miles	33.1%

FUTURE ROADWAY PROJECTS

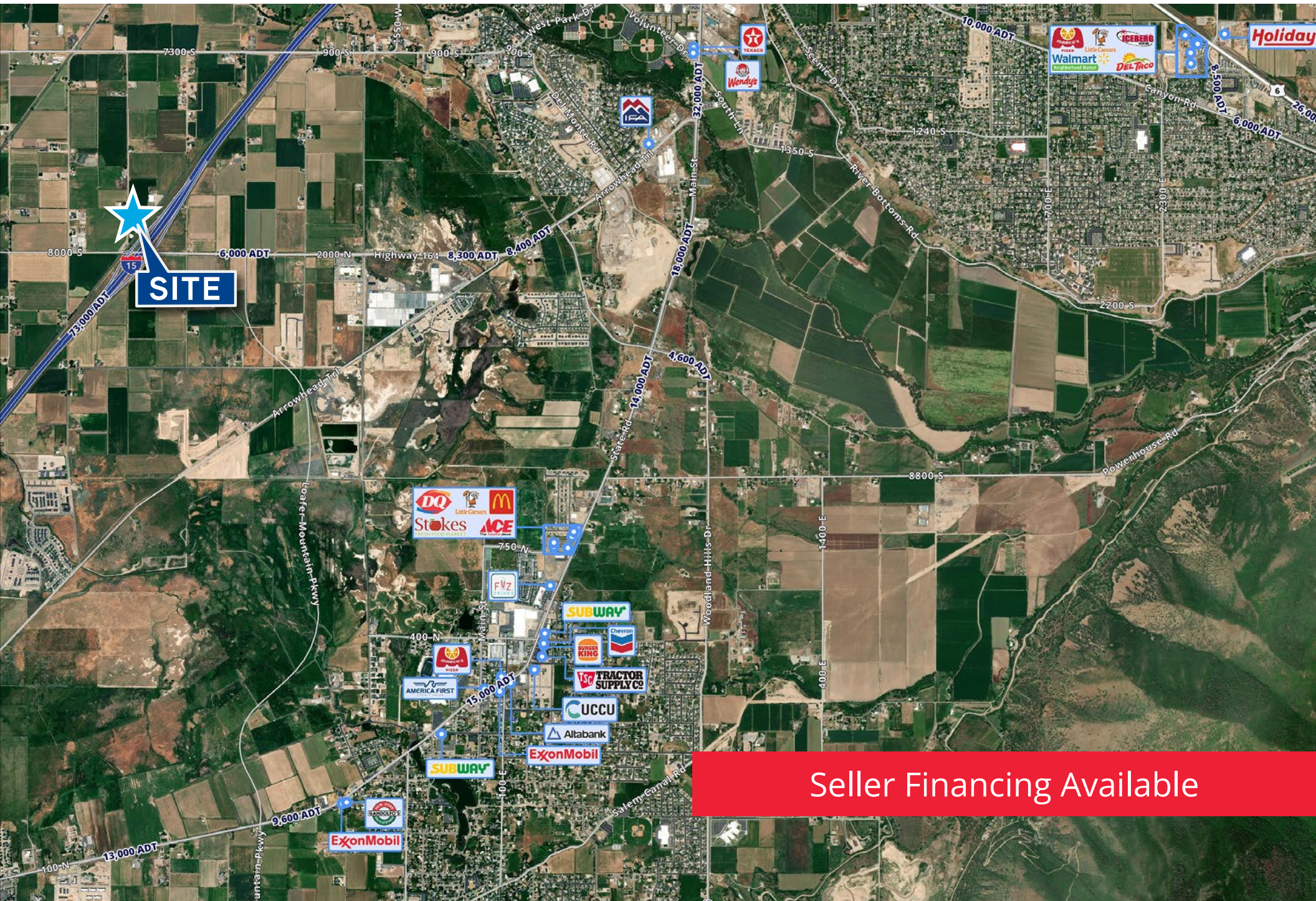


Roadway Projects by Phase

- Phase #1
- Phase #2
- Phase #3

Future Roadway Projects				
Project Number	Description	Improvement Scope	Number of Lanes 2022	Proposed
Phase #1 (2022-2032)				
1	Loafer Mountain Pkwy	New Roadway	-	5
1	400 N, 480 West to Loafer Mountain Pkwy	New Roadway	-	2
1	SR-164, Loafer Mountain Pkwy to I-15	Widening	2	5
2	820 S; Woodland Hills Dr. to 810 E	New Roadway	-	2
3	SR-198; 400 N to Spanish Fork	Widening	3	5
4	200 N; 300 E to 400 E	New Roadway	-	2
4	300 N, 400 E to 500 E	New Roadway	-	2
-	1100 N; 270 E to Loafer Mountain Pkwy	New Roadway	-	2
7	750 N; SR-198 to 1500 E	New Roadway	-	3
-	Main St; 1100 N to 1640 N	New Roadway	-	2
-	Main St; 1100 N to 750 N	New Roadway	-	2
10	750 N; 1500 E to 1100 N	New Roadway	-	3
11	600 S; 500 E to 750 E	Widening	-	2
12	Arrowhead Development Collectors	New Roadway	-	2 or 3
13	Viridian Farms Development Collectors	New Roadway	-	2 or 3
Phase #2 (2032-2040)				
14	Woodland Hills Drive; 750 N (Salem) to 2300 E (Spanish Fork)	New Roadway	-	5
15	Woodland Hills Drive; 340 S to SR-198	Widening	2	5
16	750 N; Loafer Mountain Pkwy to Arrowhead Trail	New Roadway	-	3
17	SR-164; Loafer Mountain Pkwy to Arrowhead Trail	Widening	2	5
18	1250 E; 100 S to 750 N	New Roadway	-	2
19	180 N; Woodland Hills Dr to 1500 E	New Roadway	-	2
20	400 N; Woodland Hills Dr to 1500 E	New Roadway	-	2
21	Southeast Salem Connection	New Roadway	-	2
22	1320 S; 250 W to Elk Ridge Dr	New Roadway	-	2
23	850 S; 360 E to 500 E	New Roadway	-	2
24	850 S; 250 W to 30 E	New Roadway	-	2
25	Elk Ridge Dr; 11200 S to SR-198	Widening	2	3
26	600 S; Woodland Hills Dr to 340 S	New Roadway	-	2
27	I-15 Frontage Rd; Loafer Mountain Pkwy to Payson	New Roadway	-	3
28	1500 E; 340 S to 1100 N	Widening	-	2
29	100 S; 1500 E to 1800 E	New Roadway	-	2
30	750 N; Main St to Loafer Mountain Pkwy	New Roadway	-	3
Phase #3 (2040-2050)				
31	Woodland Hills Drive; 11200 S to 340 S	Widening	2	3
32	Center St; 460 W (Salem) to 400 N (Payson)	New Roadway	-	3
33	400 N; Loafer Mountain Pkwy to Arrowhead Trail	New Roadway	-	2
34	1100 N; Loafer Mountain Pkwy to Arrowhead Trail	New Roadway	-	2
35	SR-164; Loafer Mountain Pkwy to I-15	Widening	5	7
36	11200 S; Woodland Hills Dr to Loafer Mountain Pkwy	Widening	2	5
37	SR-198; Payson to 400 N	Widening	3	5
38	460 W; SR-198 to SR-164	Widening	2	3

AREA RETAIL



Seller Financing Available

12.32 NC-1 NEIGHBORHOOD COMMERCIAL ZONE

Declaration of Legislative Intent: The NC-1 Neighborhood Commercial Zone is found in unincorporated residential communities or agricultural areas which have increased in residential use.

It is anticipated that commercial needs not met in this zone are met in the commercial districts of incorporated municipalities where supporting services provide the base for a complete range of commercial establishments.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the NC-1 Neighborhood Commercial Zone are:

- a. To take advantage of the powers and more fully implement the basic purposes for planning and zoning set forth in Utah Code, as amended.
- b. To provide locations in outlying areas where commercial services are available to meet the day-to-day shopping needs of the residents.
- c. To ensure the Development of adequate public facilities to match private Development. The specific regulations necessary for the accomplishment of the purposes outlined above are hereinafter set forth.

Permitted Uses: The following shall be permitted in the NC-1 zone upon compliance with the standards and requirements as set forth in this ordinance:

- a. Restaurants, and Retail food stores.
- b. Grocery Stores.
- c. Stores for Retail sales of goods and materials; but does not include automobile sales, recreational vehicles sales, vehicle parts sales, trailer or Agricultural Equipment sales, or wholesale establishments.
- d. Convenience Establishments and other personal

or pet services.

- e. Professional health care offices.
- f. Preschools.
- g. Commercial day care centers.
- h. Gasoline service stations; automobile repair facilities; and car wash establishments.
- i. Churches and other Structures for religious worship, and churches with a parsonage.
- j. Parking facilities, subject to the provisions of UCLUO 4.60 and UCLUO 4.64.
- k. Signs, subject to the provisions of UCLUO 8.24.
- l. Accessory Structures when appurtenant to Buildings and uses permitted in the zone.
- m. Public parks, public park facilities and public historical monuments.
- n. Landscape Parks.
- o. Fences, walls, and landscaping, subject to the provisions set forth in UCLUO 4.76.
- p. Covered water storage tanks which do not extend over twenty (20) feet, measured from average natural Grade to the highest point of the Structure including any object mounted or attached to the water tank; water wells and appurtenant pipelines, pumps and pump houses.
- q. Buildings and appurtenant grounds and facilities, when such are owned and occupied by a governmental agency and used for one or more of the following:
 - Fire and police stations, plus Buildings housing ambulance and similar emergency service vehicles and equipment.
 - Buildings and Yards for the storage and upkeep of vehicles and equipment required

for the maintenance and operation of roads, utility systems and other functions of the governmental entity.

Office Buildings housing the administrative and governmental activities of the agency; group assembly rooms; and post offices.

- r. Commercial storage units.
- s. Business Offices.
- t. The pasturing of domestic Livestock and the keeping of fowl for personal use, and the barns sheds, pens and coops connected with pasturing of said domestic Livestock and fowl and the requirement that the total Floor Area of such Structures shall not exceed 1,000 square feet per lot, unless the lot exceeds one (1) acre in area, which would allow a maximum cumulative Floor Area of 2,000 square feet per lot.
- u. A one-Family caretaker Dwelling or Dwelling unit subject to the provisions of UCLUO 8.24.
- v. Greenhouses for the growing of plants and nursery stock which comply with the definition of "agricultural use" and "not for human occupancy" and which such Structures qualify for the exemption from permit requirements of Utah Code § 15A.
- w. Agricultural Structures for the storage and keeping of farm products and farm machinery which comply with the definition of "agricultural use" and "not for human occupancy" and which such Structures qualify for the exemption from permit requirements of Utah Code § 15A.
- x. Temporary uses and Structures subject to the provisions of UCLUO 8.16.
- y. A planned nonresidential subdivision which has been approved according to the provisions of UCLUO 14.

Complete Comprehensive Zoning Ordinance can be viewed here:
[Utah County Codes](#)

Seller Financing Available



Exit #253

Brandon Goodman

Executive Vice President
+1 801 828 0349
brandon.goodman@colliers.com

Nate Monson

Vice President
+1 925 765 7437
nate.monson@colliers.com

Sage Shepard

Senior Associate
+1 951 893 7415
sage.shepard@colliers.com



Colliers

2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

2000 W

7867 S. 2000



73,000 ADT



2000 W

