



For Sale

Pad	Acres	Price/SF	Price
1	1.41	\$10.00	\$615,990
2	1.14	\$7.00	\$346,822
3	1.03	\$10.00	\$447,650
4	1.14	\$10.00	\$497,880
5	1.13	\$12.00	\$592,020
6	1.09	\$9.00	\$425,781
7	1.28	\$5.00	\$277,905
8	1.28	\$5.00	\$278,030
9	1.28	\$5.00	\$277,870
10	1.28	\$5.00	\$277,870
11	1.28	\$5.00	\$277,870

All lots stubbed with full utilities
Each lot is part of common storm drain system

Vernal Land Pads

1000 South & Highway 40 (SEC) | Naples, Utah 84078

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

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

Alexis Osmond
Associate
+1 801 722 9999
alexis.osmond@colliers.com

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



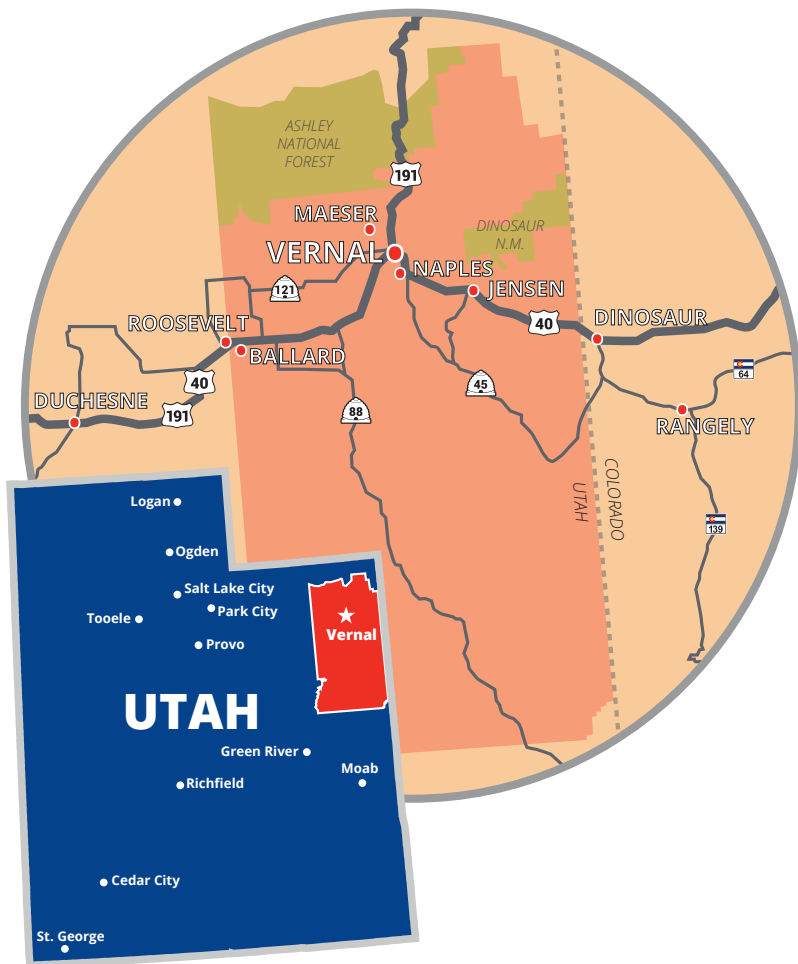
Uintah County, Utah

Located in eastern Utah, Uintah County makes up the Vernal Micropolitan Statistical Area.

Demographics

In 2021 Uintah County had an estimated a population of 36,676 people with a median age of 31.0 and a median household income of \$65,799. In the next 5 years the population is expected to grow by nearly than 1,700 people, a 4.6% increase, or almost 1.0% per year.

The median property value in Uintah County is \$197,000, and the homeownership rate is 75.9%. Most people commute by driving alone, and the average commute time is 18.7 minutes. The average car ownership is 2 cars per household.



Uintah County, Utah



Vernal, Utah



Fantasy Canyon

Demographics

Uintah County, Utah

	2021	2026
Population	36,676	38,365
Households	11,903	12,456
Average Household Size	3.07	3.06
Median Age	31.0	31.0
Median Household Income	\$65,799	\$68,841
Average Household Income	\$81,187	\$87,912
Per Capita Income	\$26,358	\$28,551

Uintah County Workforce

The economy of Uintah County employs 14.9k. The largest industries are Mining, Quarrying, & Oil & Gas Extraction (2,427 people), Retail Trade (2,154 people), and Educational Services (1,464 people).

The highest paying industries are Utilities (\$78,211), Mining, Quarrying, & Oil & Gas Extraction (\$73,005), and Agriculture, Forestry, Fishing & Hunting, & Mining (\$70,466).

Compared to other counties, Uintah County has an unusually high number of residents working as Construction & Extraction Occupations (2.01 times higher than expected), Transportation Occupations (1.64 times), and Installation, Maintenance, & Repair Occupations (1.49 times).

Uintah County Economy

The local economy, once based on agriculture and mining, has diversified, and energy extraction and tourism are now major industries as well. In order to move oil out of the region, a new railroad is proposed to be constructed into the basin.


The extraction of natural resources including oil, natural gas, phosphate, and gilsonite constitute primary economic activity of Uintah County. There is some agriculture in Uintah County, primarily focusing on raising cattle and sheep, and cultivating alfalfa.

Recreational attractions bring many visitors to the area, some of those include Dinosaur National Monument, Starvation Reservoir State Park, Flaming Gorge National Recreation Area, Raven Ridge and Fantasy Canyon.

A significant portion of west Uintah County is taken up by the Uintah and Ouray Indian Reservation. The Ute Tribe's headquarters is in Fort Duchesne. Much of the rest of the county is land managed by the Ashley National Forest and the Bureau of Land Management. There is relatively little private land in Uintah County.



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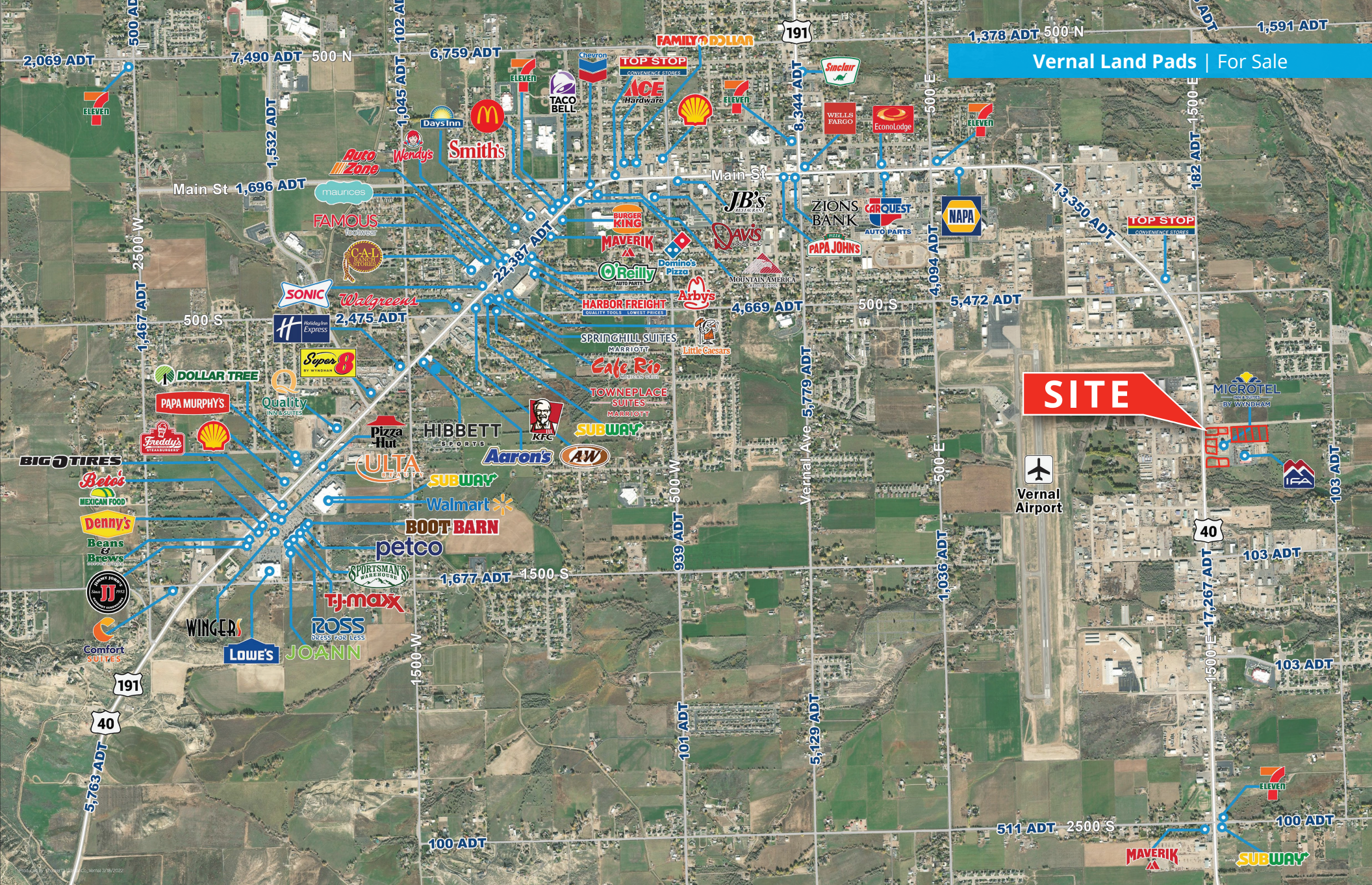


Uintah County Oilfields

Uintah County's Top Employers (2020)

Rank	Company	Industry	Avg. Annual Employment
1	Uintah School District	Public Education	500-999
2	Ute Indian Tribe	Local Government	500-999
3	Wal-Mart	General Merchandise Stores	250-499
4	Uintah County	Other General Government	250-499
5	United States Government	Federal Government	250-499
6	State of Utah	State Government	250-499
7	Ash Valley Medical Center	Hospitals	100-249
8	BHI	Specialty Trade Contractors	100-249
9	Uintah Recreation District	Amusement and Recreation	100-249
10	Simplot Phosphates	Mining	100-249
11	Lowe's Home Centers	Building Material and Garden Supply	100-249
12	Smiths Food and Drug	Food and Beverage Stores	100-249
13	Uintah Care Center	Nursing and Residential Care Facilities	100-249
14	North Eastern Services	Nursing and Residential Care Facilities	100-249
15	Deseret Generation and Transmission	Utilities	100-249

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