

HELPER LAND

FOR SALE



PROPERTY DETAILS

Highway 6 (Across the Street From Camping World in Helper, Helper, UT 84526)

- Purchase Price: \$2,100,000
- ±9.06 Acres Available
- Zoning: General Commercial (C-2)
- Located on Highway 6, Across the Street from Camping World
- Highway 6: 16,132 ADT
- Additional Traffic of 345 Trucks Per Day with Nearby Oil Expansion

NEARBY TENANTS



2025 DEMOS



EST. POPULATION

1 MILE » 755
3 MILE » 3,848
5 MILE » 7,405



EST. HOUSEHOLDS

1 MILE » 313
3 MILE » 1,600
5 MILE » 2,961



EST. AVERAGE HH INCOME

1 MILE » \$75,959
3 MILE » \$75,260
5 MILE » \$82,841

NEWMARK

MOUNTAIN WEST

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HELPER LAND

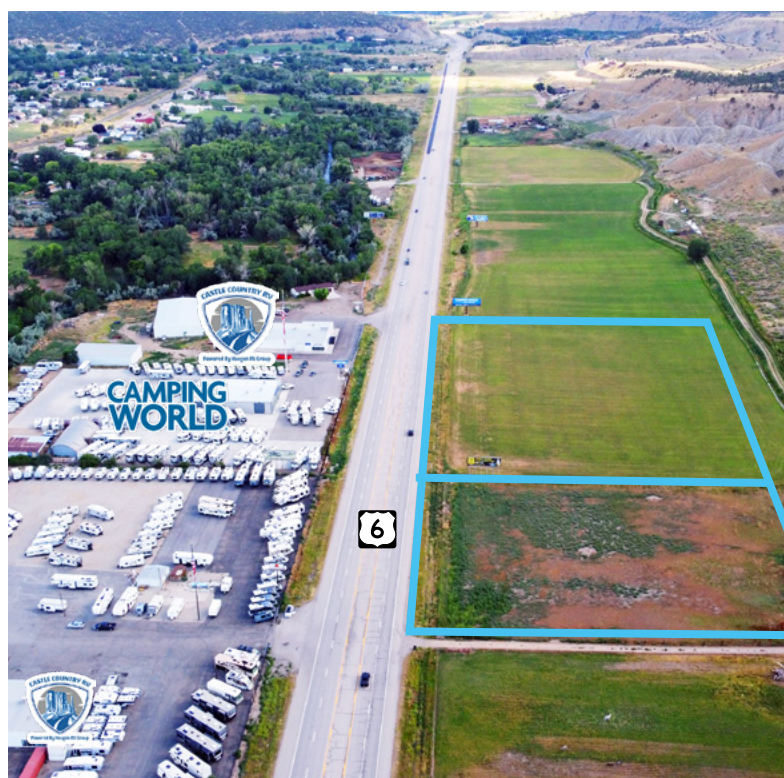
Enhanced Commercial Opportunity: Increased Truck Traffic Fuels Nearby Land Value

The expansion of an oil trans-loading facility in Carbon County will lead to an additional 345 oil tanker truck deliveries per day to the facility, adding to the existing traffic. This is a substantial increase from the current estimated 77 truck deliveries daily.

Increased Demand for Supporting Services:

- **Trucking Infrastructure:** With 345 more trucks per day, there will be a direct demand for services catering to these vehicles and their drivers. This could include:
 - » Truck stops: Offering fuel, parking, showers, laundry, and food services.
 - » Truck repair and maintenance shops: Essential for keeping a large fleet operational.
 - » Tire shops: High truck traffic means more wear and tear on tires.
 - » Parts suppliers: For truck components and related equipment.
- **Logistics and Warehousing:** The facility is a transloading point, meaning goods are transferred. This often creates a need for:
 - » Warehousing and storage facilities: For temporary storage of oil-related equipment, supplies, or even other goods moving through the same transportation corridor.
 - » Logistics offices: Companies managing the transportation of the oil might need local administrative space.
- **Worker Support:** The expanded facility and the increase in truck traffic will likely lead to more jobs, both directly at the facility and indirectly in supporting industries. This creates demand for:
 - » Restaurants and convenience stores: To serve truck drivers and facility workers.
 - » Hotels/motels: For drivers needing overnight stays or for personnel involved in facility operations.
 - » Retail businesses: General retail to serve the increased local population and workforce.





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#02-0342-0000

16,132 ADT



HWY 6

#02-0339-0000

SPRING GLEN RD
2,757 ADT



CAMPING WORLD



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