

FOR SALE

TOOELE

special use building

11,400 SF BUILDING
ON 3 ACRES



1784 N AARON DR
TOOELE, UT 84074

CBRE

This special purpose building is well-suited to Non-profit Organizations, Schools, Medical Users, Daycares, Municipalities, Utility Companies and Assisted Living Centers

THE OFFERING

CBRE is pleased to present an opportunity to purchase the St. Barnabas Episcopal Church located in Tooele, Utah. The St. Barnabas' Episcopal Church has served the Tooele Community since its construction in 2004. The approximately 11,400 sq. ft. building continues to support the community with RISE as a tenant.

The property is located within the Tooele City boundary, west of Highway 36 in a residential area, north of the heart of Tooele City. This area has several schools and churches as well as a strong retail and commercial district just south of the property. A medical facility is north of the property. The greater area will see tremendous growth over the coming years, with a masterplanned community being developed around the golf course and LDS temple.

Executive Summary



 Convenient Location

 Close to Rising Developments

 Community Fixture

Property Description

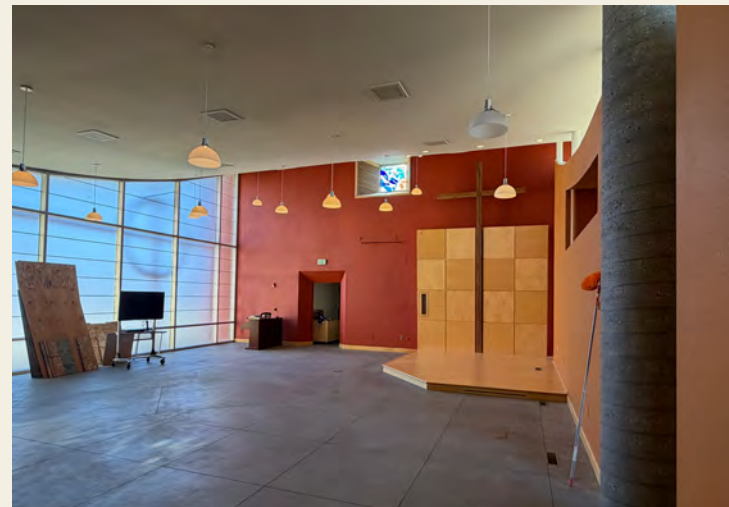
The Tooele special use building is 11,400 Square Feet and sits on 3 acres total, with 1.05 acres unused, excess land. The current zoning is P-Overlake Planned District which designates this land for multiple uses, including residential.

Suitable uses include non-profit organizations, community centers, schools, medical users, daycares, utility companies and has a wide range of special uses. The current tenant, RISE, supports the community with adult education and activities, employment services, youth programs, foster care services, residential services and supported living.

The subject property is located in the P-Overlake area in Tooele City, a rapidly growing, master-planned area located in the northern part of the city, generally situated north of 2400 North and east of SR-36. It is characterized by a mix of high-density residential, single-family developments, and commercial zones.

PROPERTY OVERVIEW

BUILDING SQ. FT.	11,400
PROPERTY ACREAGE	3 (1.05 acres excess)
ASKING PRICE	\$2,250,000
STORIES	1
PARKING	33 spaces (2 ADA)
OCCUPIED	Yes (month to month)
YEAR BUILT	2005
ZONING CODE	P-Overlake
ZONING DESCRIPTION	Mix of high-density residential, single-family and commercial



Property Description

INVESTMENT HIGHLIGHTS



- Located within the Tooele City boundary
- Several schools and churches in the area
- Strong commercial district south of the property
- Mountain West Medical Center to the north
- Masterplanned community being developed around the nearby golf course and Temple
- Minutes from Interstate 80

PROPERTY HIGHLIGHTS

Location

Quiet masterplan residential area with schools, churches and medical centers.

Spacious Bldg

Building has 5 large classrooms, kitchen, lunch room, 4 offices, a conference room and 5 restrooms.

Amenities

Site is minutes from retail, restaurants and shopping.

Access

Property is on Aaron Dr, accessed from 2000 North and Hwy 36.

Neighborhood

Established residential neighborhoods and schools.

Hospital

Mountain West Medical Center only 2 min away.

Recreation

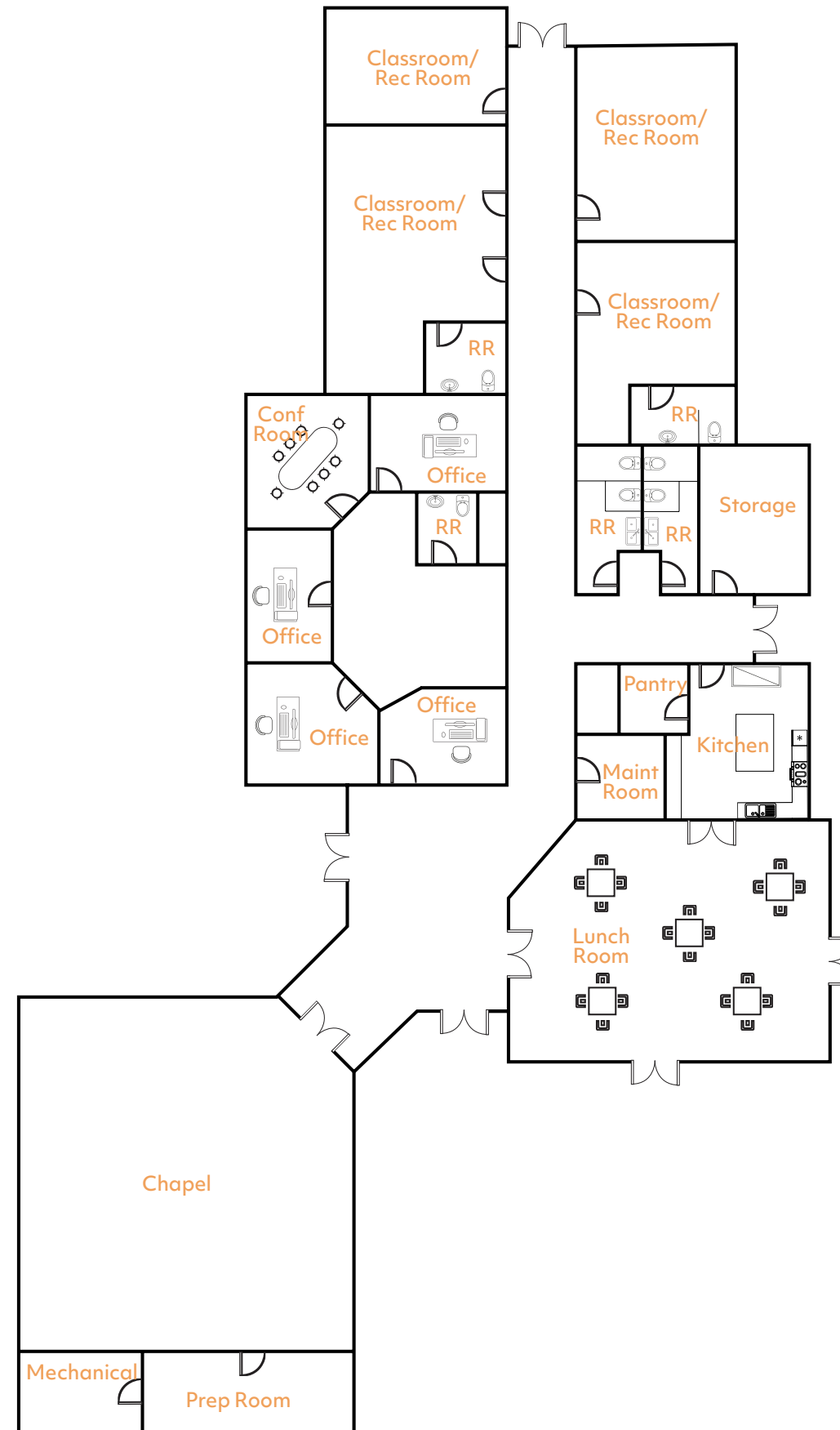
Hiking, biking, camping, fishing, and many other options nearby.

Airport

Salt Lake International Airport is 30 min away.



FLOOR PLAN



AREA INFO

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION			
2024 Population	8,365	31,574	47,702
2029 Population - Projection	9,716	35,108	54,116
Population Growth - Projection	16.2%	11.2%	13.4%
HOUSEHOLDS			
Households 2024	2,524	10,261	14,792
Households 2029 - Projection	2,937	11,408	16,727
Household Growth - Projection	16.4%	11.2%	13.1%
HOUSEHOLD INCOME			
Average Household Income	\$99,432	\$102,629	\$111,429
Median Household Income	\$89,189	\$88,500	\$95,401
HOUSING VALUE			
Average Home Value	\$343,699	\$332,765	\$356,166
Median Home Value	\$317,773	\$287,407	\$296,936
HOUSING UNITS			
Owner-Occupied Housing	1,887	7,803	11,838
Renter-Occupied Housing	637	2,458	2,954

DRIVE TIMES	TIME	MILES
ROADS		
Highway 35	1 min	0.3 mile
Interstate 80	13 min	9 miles
Interstate 215	29 min	28 miles
Interstate 15	31 min	30 miles
CITIES		
Tooele City Center	5 min	2 miles
Stansbury Park	10 min	5 miles
Salt Lake City	36 min	32 miles
PLACES		
Mtn West Medical Center	1 min	0.3 mile
Retail & Restaurants	3 min	1 miles
Overlake Golf Course	9 min	4 miles
Oquirrh Hills Golf Course	9 min	4 miles
Utah Motorsports Campus	12 min	6 miles
Great Salt Lake State Park	22 min	17 miles
Salt Lake International Airport	31 min	28 miles
Dugway Geode Beds	2 hr 12 min	83 miles



TOOELE COUNTY

Tooele is Utah's second largest county, and currently the 7th fastest growing county in the U.S. Residents benefit from the most affordable homes in Utah. Currently, about 75% of the local workforce commutes outside of Tooele County, making this area prime for development that brings local employment. With year-round recreational opportunities, Tooele County is a haven for outdoor enthusiasts and those seeking a vibrant, yet tranquil, community.



Just 34 miles southwest of Salt Lake City, Tooele is one of the best base camps for Utah's West Desert and Bonneville Salt Flats. The area boasts top ATV trails (check out the Prospector Trail Complex), hiking trails and great gaming and hunting. Top human-made attractions include Deseret Peak Complex and Utah Motorsports Campus. If you're looking to stay in the town, consider driving or hiking to the Bingham Mine Overlook or attending a weekend star party at the Stansbury Park Observatory.

87K

2025
Population

\$111K

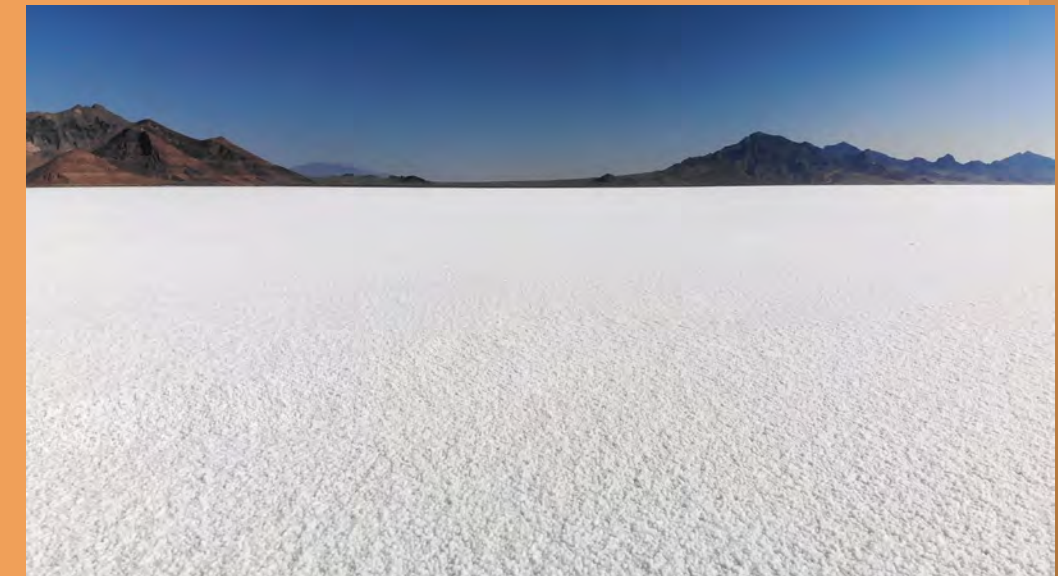
2025 Median
Household Income

32

2025
Median Age

3%

Population
Growth





TOOELE

special use building

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