

BRIGHAM CITY LAND

OFFERING MEMORANDUM

1200 West Forest Street (SWC), Brigham City, UT 84032



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple
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INVESTMENT SUMMARY



LISTING PRICE

\$4,500,000

LISTING PRICE/SF

\$3.02

ACRES

34.20

- 550' of frontage on Forest Street
- 0.5 miles from Interstate 15-84 (off exit 363)
- Near Highway 89 for alternate routes
- Zoning: M-D (Manufacturing - Distribution District)
- Access to the Union Pacific railroad line
- Part of the Wasatch Front economic corridor

PROPERTY SUMMARY



LOCATION:

1200 West Forest Street (SWC)
Brigham City, UT 84032

LAND AREA:

Site consists of one (1) parcel totaling approximately
34.2 acres or 1,489,752 SF of land area

TRAFFIC COUNTS:

Forest Street – 6,160 ADT

ZONING:

Manufacturing - Distribution District



LAND OVERVIEW

APN #	ACRES	SF
031120035	34.2	1,489,752

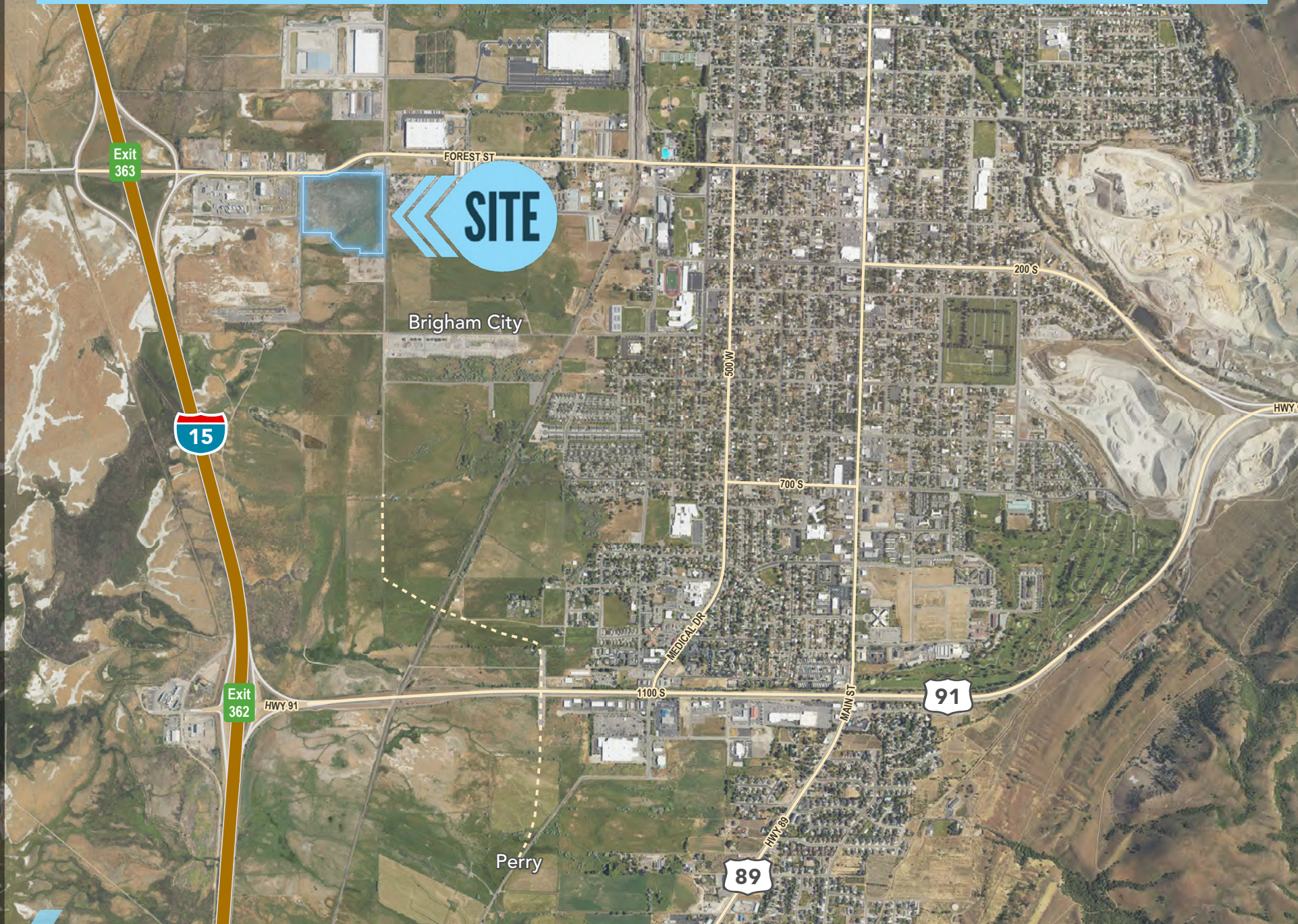
PARCEL MAP



30 ADT



LOCATION



AERIAL VIEW




BRIGHAM CITY, UT

Brigham City offers a high quality of life with a small-town feel, scenic views of the Wellsville Mountains, and year-round outdoor recreation. Conveniently located at the crossroads of key interstates and highways, it provides easy access across the West.


The local economy benefits from a diverse mix of industries, with an unemployment rate of 2.6% and a median household income of \$62,000. Rail service by Union Pacific and public transit by UTA connect the city to major destinations.




20,397
Population


\$64,930
Median Household
Income


\$87,938
Average Household
Income


0.7%
Projected Annual
Growth Rate


581
Total Businesses


5,789
Total Employees



why

MOUNTAIN WEST COMMERCIAL REAL ESTATE!



12,630

TRANSACTIONS COMPLETED



\$14 BILLION

TRANSACTIONS COMPLETED



25

STATES WITH
COMPLETED TRANSACTIONS



70.3 MILLION

SF TRANSACTED



\$4.8 BILLION

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.

MW

CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 1200 West Forest Street (SWC), Brigham City, UT 84032. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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SITE

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