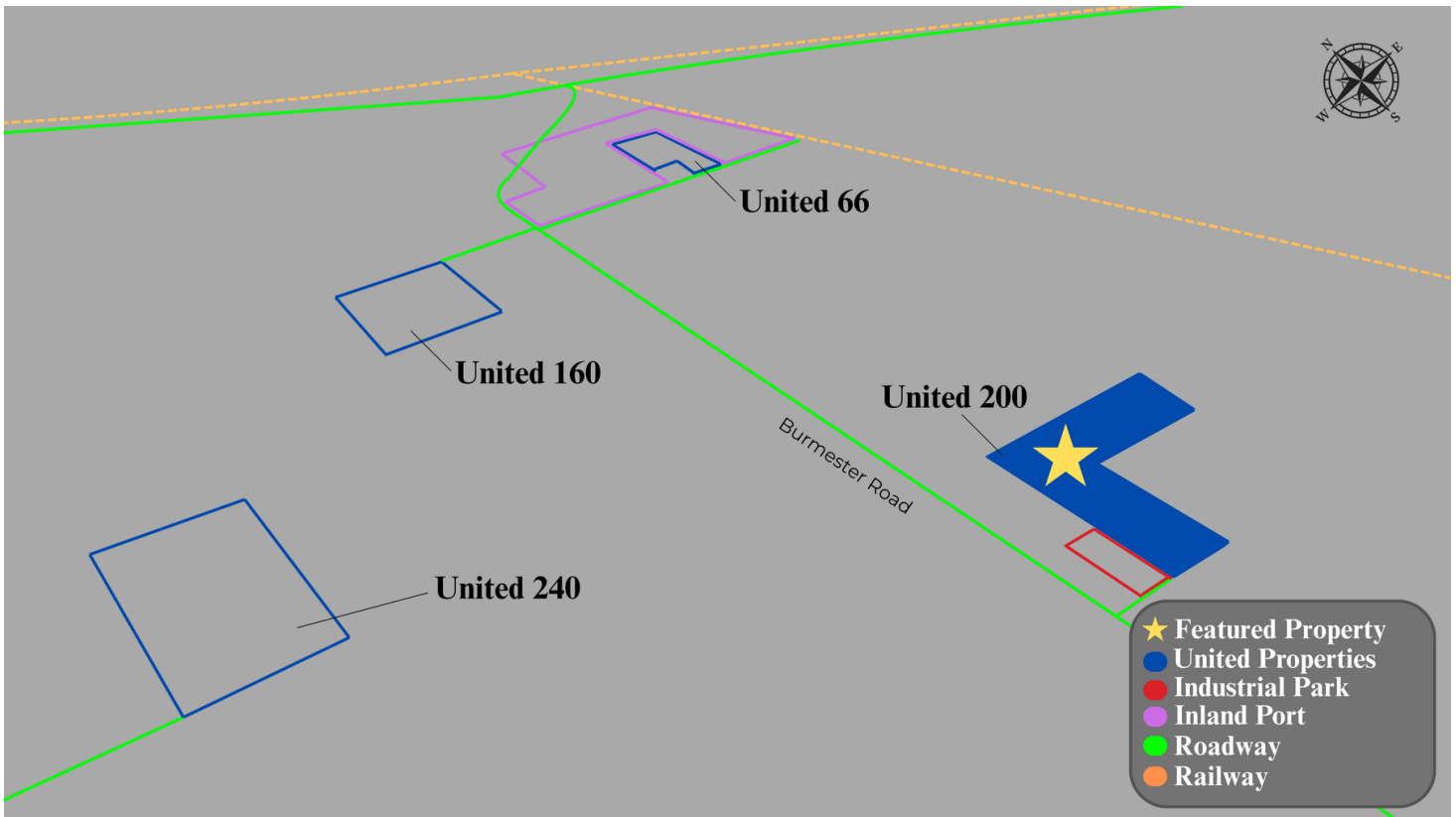


United Business Real Estate Properties

Prime 200 Acre Development Opportunity



Executive Summary

United Business Real Estate offers 200 acres of sub-dividable commercial land, strategically located just minutes from major transportation hubs and next to Grantsville's industrial park.

Currently proposed zoning is for light manufacturing and distribution (M-D) with power, water well, and septic system ready as well as pending annexation into Grantsville City, Utah for full utilities, this property is ideal for manufacturers, distributors, and logistics operators seeking a competitive advantage in the Intermountain West.

Location Highlights

- Direct access to I-80 and key regional freight corridors
- Shares access to Grantsville's Industrial Park
- Fastest growing area in Utah and 7th fastest in the US
- Within a 40-minute drive to Salt Lake City's business district

Property Overview

- **Land Size:**
 - 200 acres
 - Thirty-nine 5 acre lots
 - Customized options available
- **Pricing:**
 - \$4.50 per sq. ft.
 - 5 acres - \$980,100
 - 3.5 acres - \$686,070
 - 1 acre - \$196,020
- **Zoning:**
 - Current: MU-40 (Multiple Use Business)
 - Proposed: M-D (Light Manufacturing / Distribution)
 - Proposed: Annexation into Grantsville City, Utah
- **Utilities:**
 - Rocky Mountain Power Available
 - Water Well Approved with Water Rights
 - Septic System Approved

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- 40' Roads
- 35 min drive to SLC Airport
- 25 min drive to Union Pacific Intermodal Hub
- 40 min drive to SLC Business District
- Currently being annexed into Grantsville City for access to city water

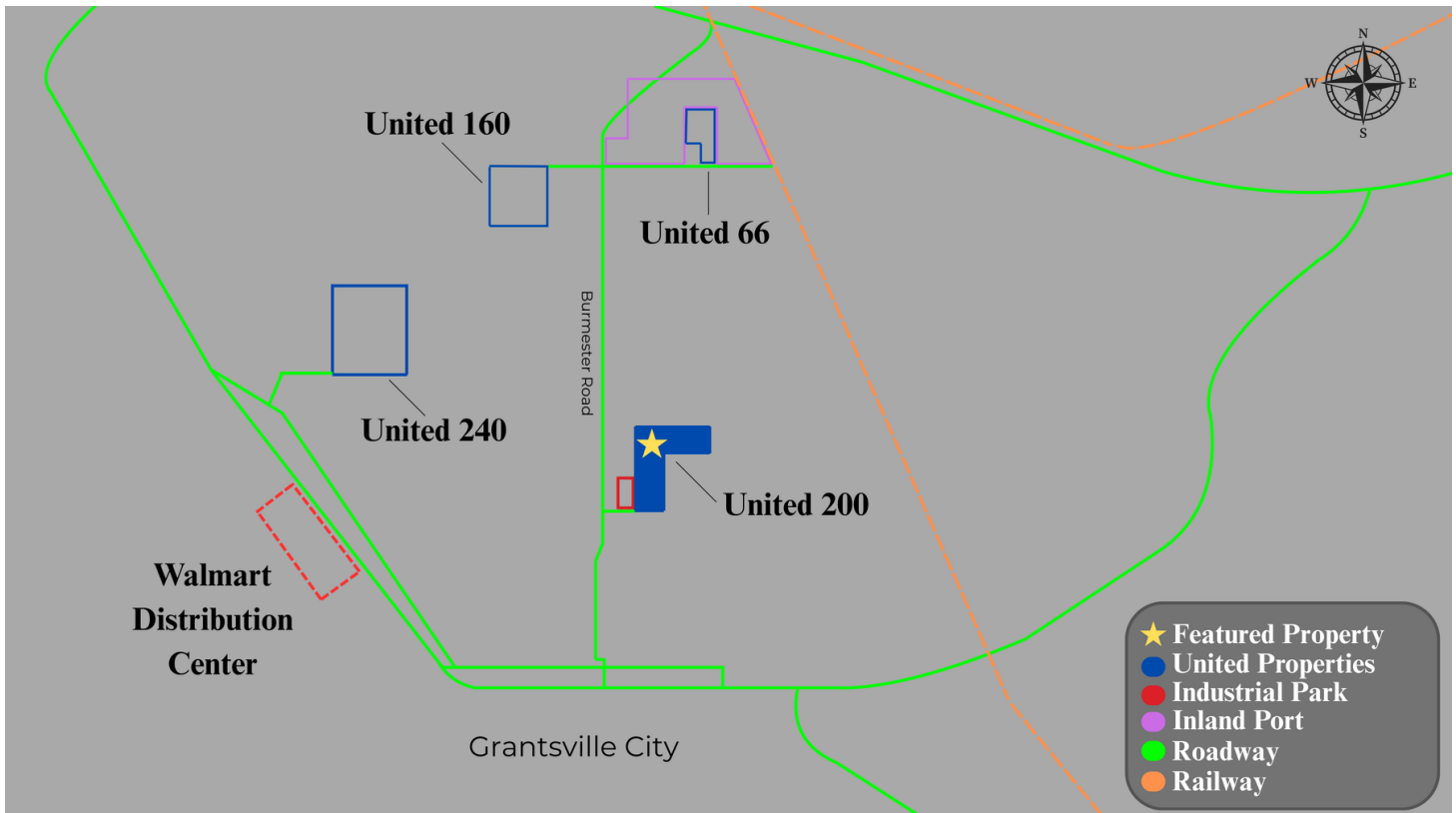
Burmester Road

4029.75'								
09 248,200 sqft. 5 Acres	10 248,200 sqft. 5 Acres	11 162,460 sqft. 3.5 Acres	12 218,300 sqft. 5 Acres	13 218,300 sqft. 5 Acres	14 218,300 sqft. 5 Acres	15 218,300 sqft. 5 Acres	16 218,300 sqft. 5 Acres	17 222,500 sqft. 5 Acres
08 246,620 sqft. 5 Acres	40' ACCESS ROAD							
	34 87,764 sqft. 2 Acres	35 217,896 sqft. 5 Acres	36 217,896 sqft. 5 Acres	37 217,896 sqft. 5 Acres	38 217,896 sqft. 5 Acres	39 217,896 sqft. 5 Acres	18 217,800 sqft. 5 Acres	
07 238,840 sqft. 5 Acres	33 217,375 sqft. 5 Acres	24 217,375 sqft. 5 Acres	23 217,896 sqft. 5 Acres	22 217,896 sqft. 5 Acres	21 217,896 sqft. 5 Acres	20 217,896 sqft. 5 Acres	19 144,485 sqft. 3.3 Acres	
06 236,008 sqft. 5 Acres	40' ACCESS ROAD							
05 217,880 sqft. 5 Acres	32 218,165 sqft. 5 Acres	25 217,400 sqft. 5 Acres	2633.35'					
	31 218,165 sqft. 5 Acres	26 217,600 sqft. 5 Acres						
04 217,338 sqft. 5 Acres	40' ACCESS ROAD							
03 218,544 sqft. 5 Acres	30 218,165 sqft. 5 Acres	27 217,800 sqft. 5 Acres	2579.64'					
02 218,046 sqft. 5 Acres	29 218,165 sqft. 5 Acres	28 217,800 sqft. 5 Acres						
01 218,190 sqft. 5 Acres								
Master Plan subject to change								

Parcel Number: 05-000



Parcel Number: 05-060-0-0009
Parcel Number: 05-060-0-0025
Parcel Number: 05-061-0-0002



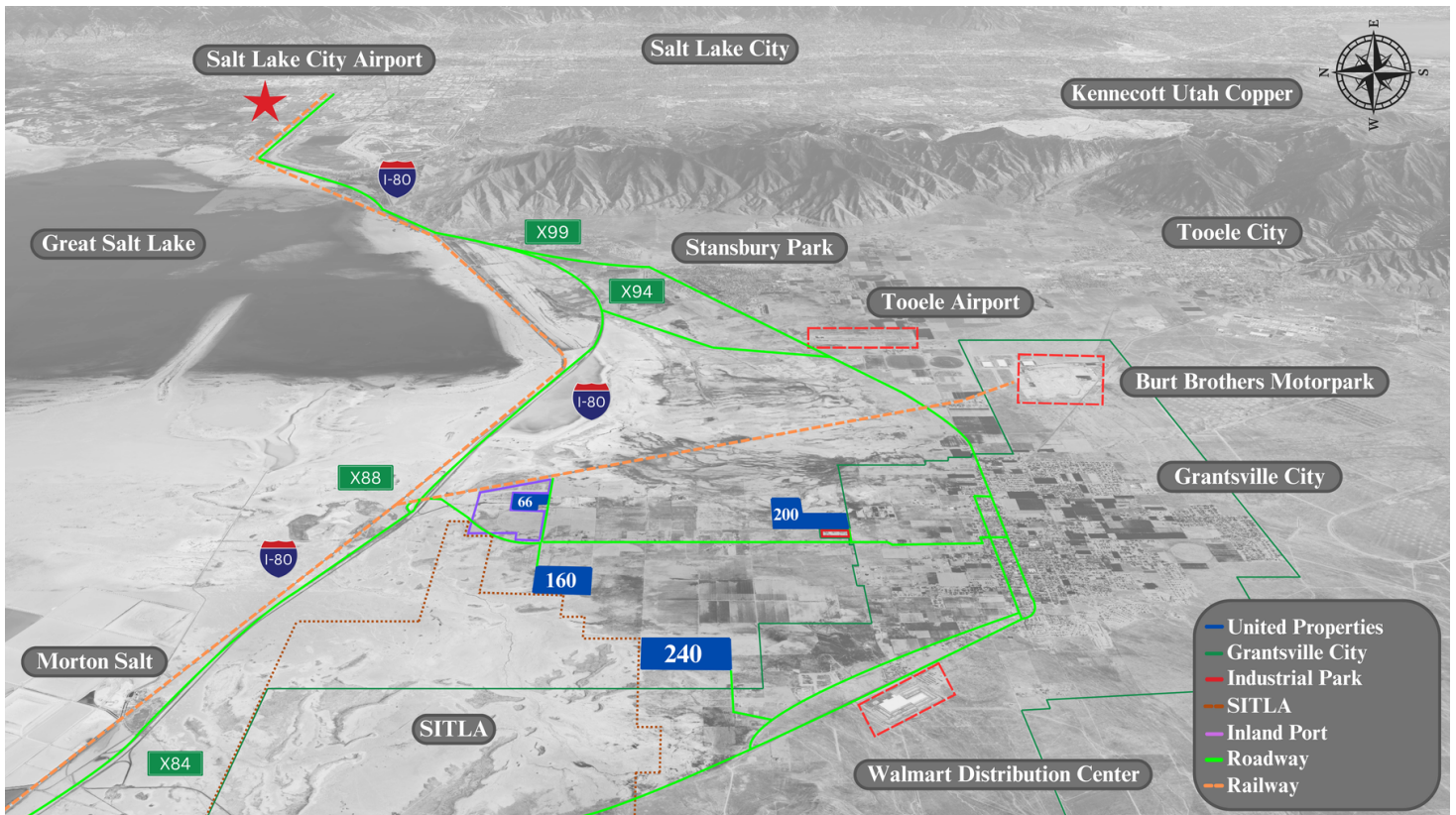
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Tooele County Demographics

- **Employment and Business Facts:**
 - 13.2% Pink Collar / Services
 - 31.6% Blue Collar
 - 55.5% White Collar
 - 86.2% Labor Participation Rate
 - 40,300 Total Labor Force Employment
 - 1,275 Total Businesses
 - 17,043 Total Employees
- **Population Metrics:**
 - Wealth Index - 90
 - Diversity Index - 45
 - Total Crime - 29 per 1,000 residents (2.9%)
 - Total Housing Units - 27,500
 - Housing Affordability Index - 116
 - Households below the poverty level - 1,296
 - Median Age - 32
 - Total Population - 86,243

Tooele County Facts

- **Growth Rate:**
 - Utah's fastest growing county
 - 7th fastest growing county in the US
- **Employment:**
 - 76% of the local workforce commutes to Salt Lake County
 - 9th lowest unemployment rate in US
- **Affordability:**
 - Tooele County is the most affordable area to live in Utah
- **Education:**
 - \$25 million expansion approval of Tooele Technical College
- **Distribution:**
 - 1400 miles of railway track
 - 695 million pounds annually of air cargo & freight.
 - 43,155 miles of highways and roads

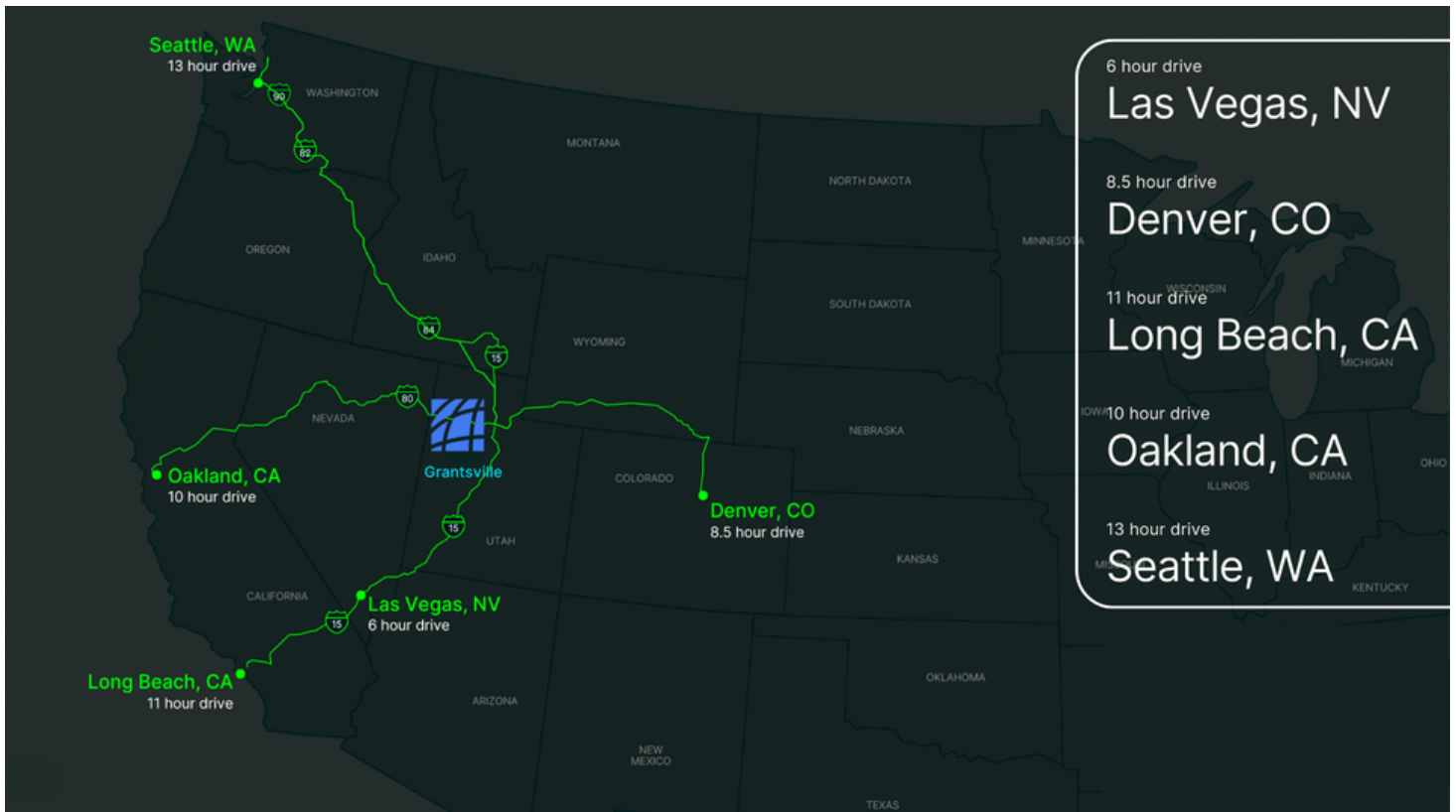
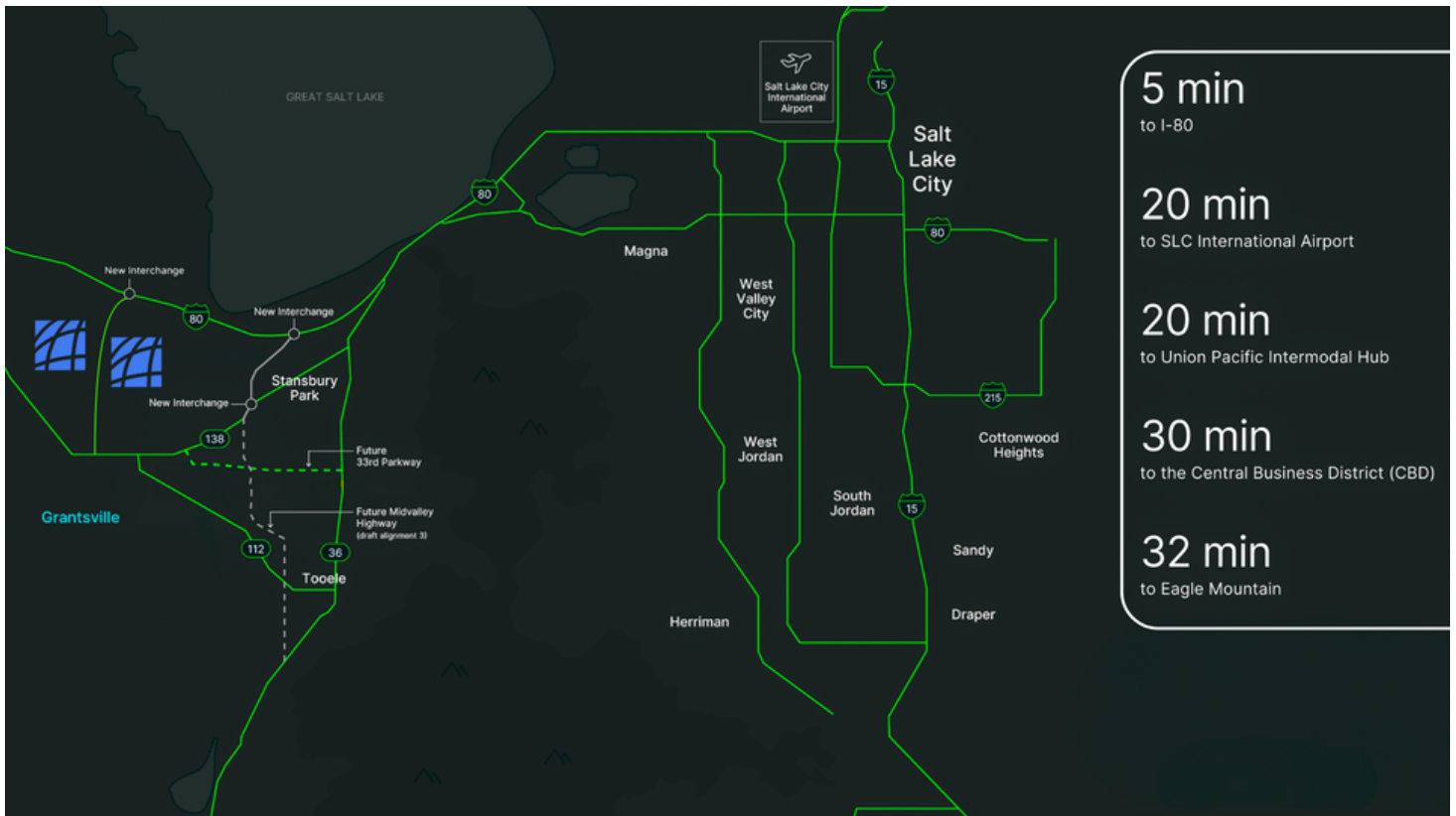
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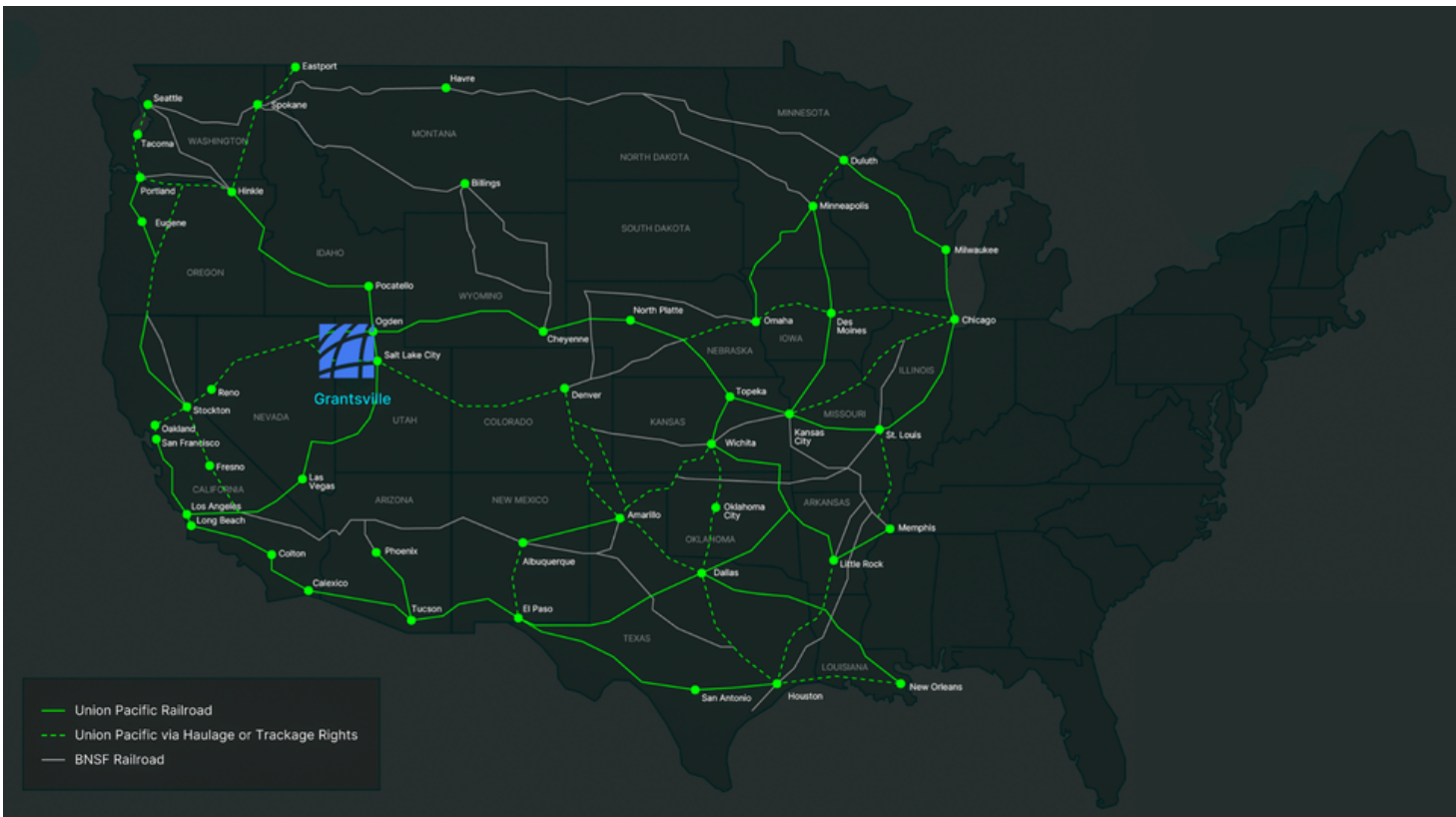
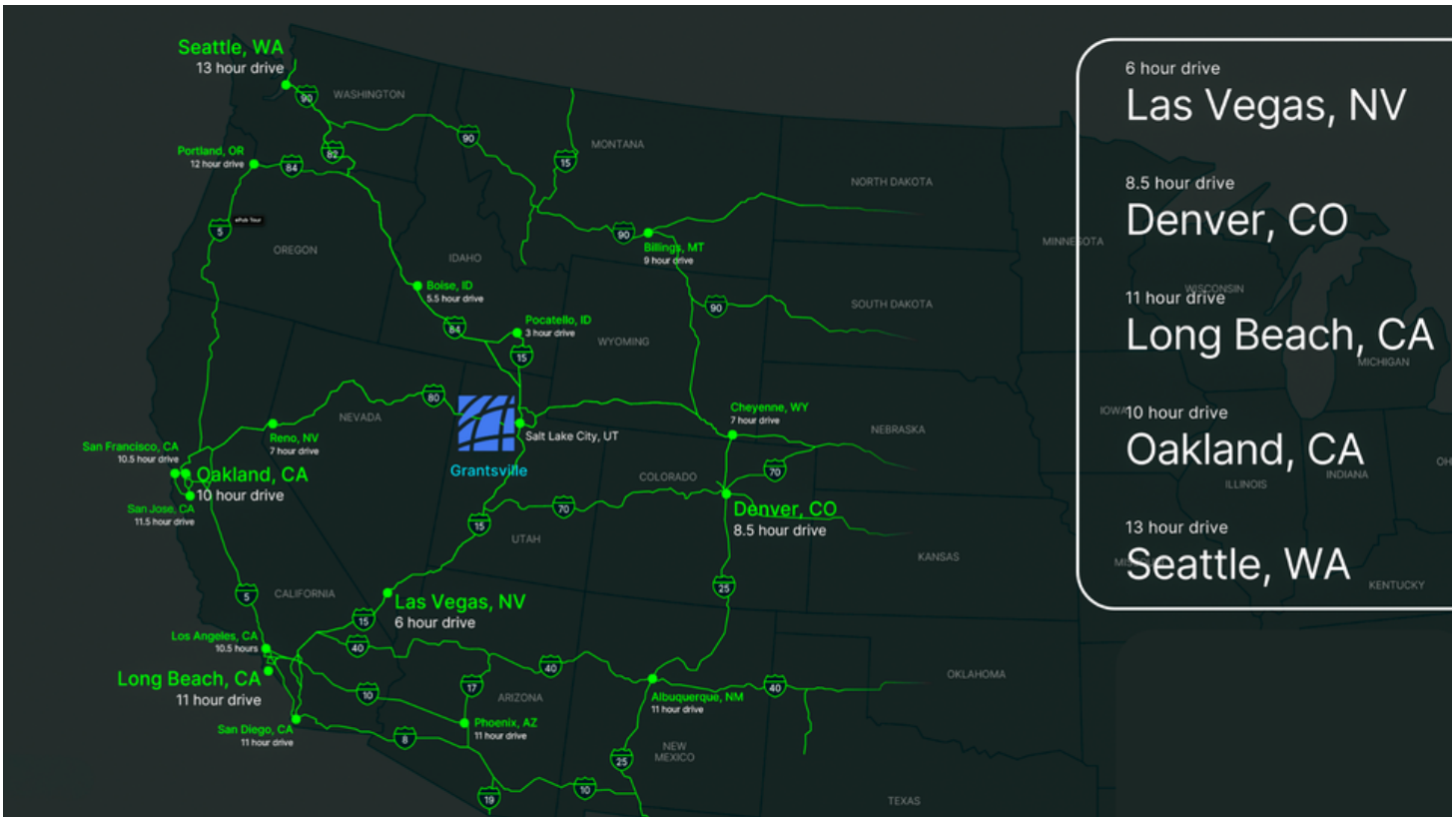
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