



FOR SALE

# EVERMORE DEVELOPMENT LAND

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High Profile Pleasant Grove Development Assemblage

382 South Evermore Lane  
Pleasant Grove, Utah





# EVERMORE DEVELOPMENT LAND

This rare land assemblage is situated off both Pleasant Grove Blvd and North County Blvd, near I-15, surrounded by new restaurants, hospitality (Hyatt) and community space.

**Sale Price: \$14,525,000**

**12.75 Acres**

- All utility infrastructure in place (water, sewer, power, natural gas, fiber)
- 30,380 square feet of improved buildings (17 structures – all could stay or be removed)
- Includes 9,967 square foot Main Building (Reception Center/Restaurant/Conference Center) located on .75 acre
- Improved parking lots with landscaping and decorative lamp posts
- Geotechnical and ALTA Survey available
- Located adjacent to Hyatt House, Dutch Bros, Chipotle, Burger King, The Grid (indoor racing) and across from the new \$55 million 969 seat Ruth Hale Theatre.





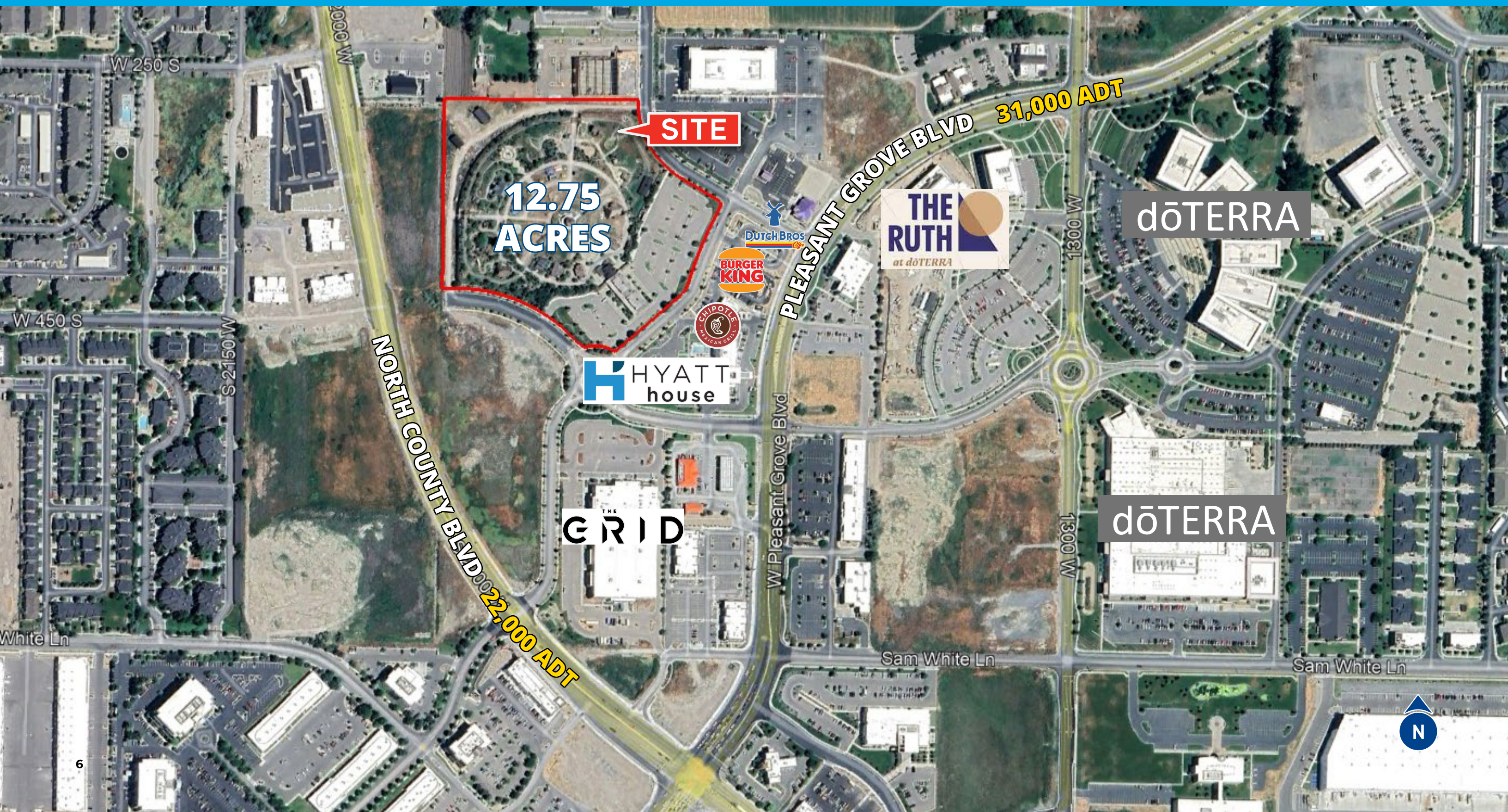
# / EXISTING IMPROVEMENTS

BUILDING DESCRIPTION	SQUARE FOOTAGE
Main Reception/Restaurant/Atrium Building	9,967 square feet
Restrooms Building 1a	514 square feet
Concessions Building 1b	450 square feet
Concessions Building 2b	514 square feet
Confectionary Shop	1,050 square feet
Greenhouse/Reception Building	1,279 square feet
Tavern Building	1,311 square feet
Waterwheel Millhouse Building	386 square feet
Cottage Style Concession Building 1	162 square feet
Cottage Style Concessions Building 2	162 square feet
Small Mausoleum Building	296 square feet
Large Mausoleum Building (Upper Level)	1,198 square feet
Large Mausoleum Building (Lower Level)	1,198 square feet
Utility/Maintenance Building	1,500 square feet
Hobbit Sod House Building	2,752 square feet
Celtic Concessions Building	130 square feet
Fantasy Woodland Cottage (Upper)	674 square feet
Fantasy Woodland Cottage (Lower)	674 square feet
Chapel Building (Unfinished)	1,772 square feet
Train Station Platform	612 square feet
Boiler Building with snow melt system	160 square feet
<b>Total</b>	<b>30,380 square feet</b>
Potential ice skating/stage	5,759 square feet





# / PROPERTY AERIAL



**SITE**

**12.75  
ACRES**

**THE  
RUTH**  
at dōTERRA

**dōTERRA**

**HYATT  
house**

**THE  
GRID**

**dōTERRA**

**PLEASANT GROVE BLVD**  
31,000 ADT

**NORTH COUNTY BLVD**  
22,000 ADT

W 250 S

W 450 S

S 2150 W

M 1300 W

M 1300 W

W Pleasant Grove Blvd

Sam White Ln

Sam White Ln





# / NEARBY AMENITIES





# / WHY UTAH COUNTY

## Exceptional Economic Growth

Utah County stands out as a beacon of economic prosperity, characterized by high job growth, low unemployment, and a business-friendly environment. Its diverse industries offer abundant career opportunities, making it a top destination for business and career growth.



## Gateway to Recreation

Utah County is the gateway to an array of outdoor adventures, from world-class ski resorts like Sundance and Park City to the tranquil waters of Utah Lake and Deer Creek Reservoir. Its extensive network of hiking and biking trails, coupled with numerous parks and golf courses, ensures endless recreational opportunities.



## Education

Brigham Young University (BYU) in Provo has an enrollment of over 34,937 students, with a wide range of academic programs and a significant emphasis on global study opportunities. Utah Valley University (UVU) in Orem serves around 44,000 students and is known for its focus on practical, hands-on education and community engagement, contributing to a vibrant educational atmosphere in Utah County.

## Location & Access

Strategically positioned along the I-15 corridor within the lively Wasatch Front, Utah County offers convenient access to major cities and amenities. The newly expanded Provo Airport enhances local transport options with efficient domestic connections, while Salt Lake International Airport, just a short drive away, provides extensive international and additional domestic travel capabilities, supporting both business and leisure travel extensively.





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