



Merit Way & Commerce Blvd
Washington, UT

- Master Planned Auto Mall for
High Line Auto Dealerships

SIENNA HILLS AUTO MALL

Property Specs

OFFER PRICE	Starting at \$2,178,000
LOT SIZE ACRES	43±
PARCELS	W-5-2-11-224 W-SHSC-1-I W-209-E W-5-2-1-122 W-SHSC-1-E
ZONING	C2

- Pad Sites Available in Master Planned Auto Mall for High Line Auto Dealerships

- Invited Brands Include:

Acura	Audi
BMW	Lamborghini
Bentley	Porsche
Maserati	Ferrari
Alfa Romeo	McLaren
Lexus	Aston Martin
Bugatti	Infiniti
Tesla	Rolls Royce
Volvo	Maybach
Jaguar	Mini
Land Rover	



OR TEXT 20774 TO 39200

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SIENNA HILLS AUTO MALL



RENDERING

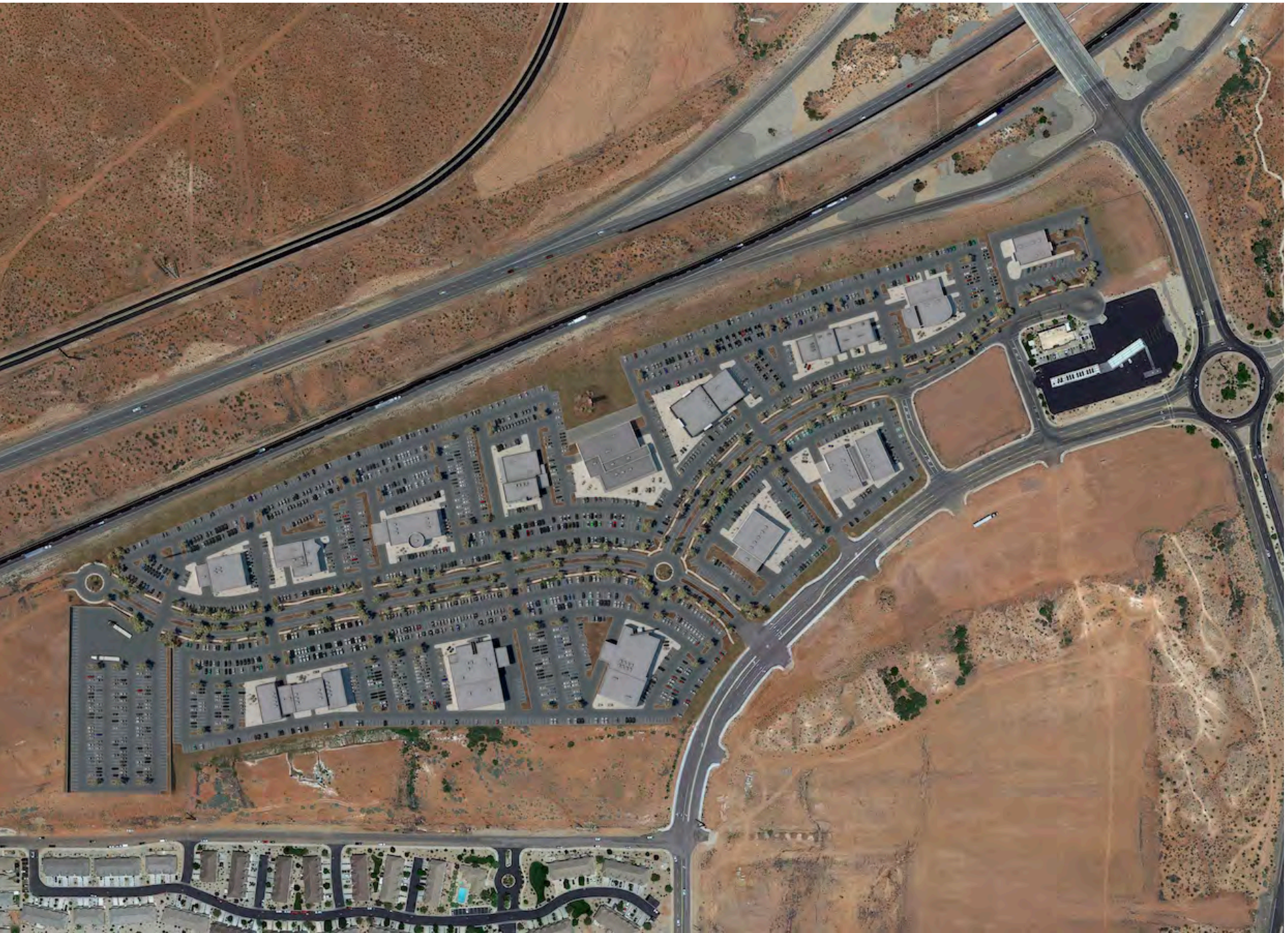


SUMMARY

PLAT MAP



PLAT RENDER





PHOTOS





RENDERING

PHOTOS



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	7,298	30,240	58,565
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,619	11,164	20,154
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$86,606	\$107,530	\$114,425

Traffic Counts

STREET	AADT
North Commerce Boulevard	2,980
North 1100 East	2,546

Cities Nearby

Salt Lake City, Utah	300 miles
Los Angeles, California	394 miles
Phoenix, Arizona	427 miles
Reno, Nevada	534 miles
Denver, Colorado	627 miles
San Antonio, Texas	1,242 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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