



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

SITE




1832 NORTH AARON DRIVE

TOOELE • UTAH • 84074

FOR SALE OR GROUND LEASE

PROPERTY SPECS

- Call for Pricing
- 2.05 Acres
- Easy Access off SR 36
- Zoning - Mixed Use Overlay (P-Overlake Specific)

			
1 MILE	7,492 2021 EST. POPULATION	2,051 2021 EST. HOUSEHOLDS	\$86,702 2021 EST. MEDIAN HH INCOME
3 MILE	32,656 2021 EST. POPULATION	10,377 2021 EST. HOUSEHOLDS	\$71,718 2021 EST. MEDIAN HH INCOME
5 MILE	45,711 2021 EST. POPULATION	14,128 2021 EST. HOUSEHOLDS	\$77,457 2021 EST. MEDIAN HH INCOME

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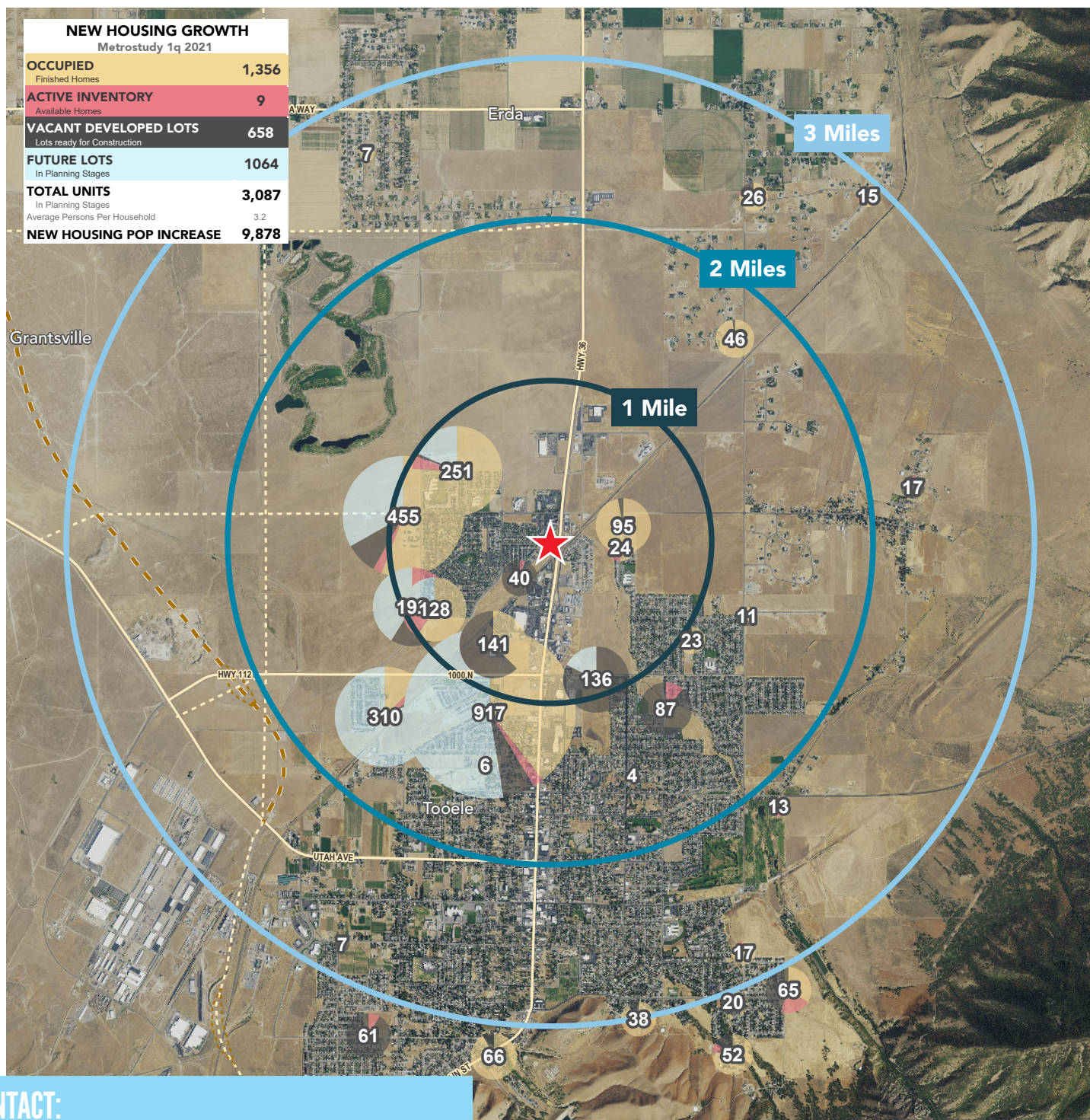
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NEW HOUSING GROWTH

Metrostudy 1q 2021

OCCUPIED	1,356
Finished Homes	
ACTIVE INVENTORY	9
Available Homes	
VACANT DEVELOPED LOTS	658
Lots ready for Construction	
FUTURE LOTS	1064
In Planning Stages	
TOTAL UNITS	3,087
In Planning Stages	
Average Persons Per Household	3.2
NEW HOUSING POP INCREASE	9,878



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