

LEHI INDUSTRIAL LAND

1700 North Boston Street | Lehi, UT 84043



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|-----------|-----------|-----------|
| 2023 EST. POPULATION | 9,588 | 53,140 | 144,408 |
| 2028 PROJECTED POPULATION | 11,591 | 63,280 | 167,797 |
| 2023 EST. DAYTIME POPULATION | 391 | 18,837 | 35,582 |
| 2023 EST. AVG HH INCOME | \$118,371 | \$130,703 | \$137,804 |
| 2023 EST. HOUSEHOLDS | 2,788 | 14,464 | 38,153 |
| 2023 EST. BUSINESSES | 75 | 1,566 | 3,468 |

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FOR SALE

\$1,923,610 (\$24 PSF)

Property Highlights

- ±1.84 Acres (80,187 SF)
- **Current Zoning:** TH-5 (Transitional Holding). Buyer responsible for rezoning to LI - Light Industrial for development.
- **Rezoning Notes:**
 - Rezoning requires Planning Commission and City Council approval through Lehi City.
 - Dedication of water rights/shares (approx. 1 per acre, or cash-in-lieu if approved) is required as part of the rezone.
 - Rezoning opens the door for warehouse, distribution, flex, and light manufacturing uses.
- **Site Layout:** Approx. 340' x 250', efficient rectangular configuration; frontage along Boston Street
- **Canal Setback:** 50' setback along west property line (recently reduced, enhancing usable area).
- **Utilities:** All major utilities (power, gas, water, sewer, fiber) available at street frontage; buyer to confirm capacity and connections.
- **Access:** Excellent visibility and logistics—

fronting Boston Street with direct access to Redwood Road (23,184 ADT) and 2100 N; minutes to I-15, Mountain View Corridor, and Pioneer Crossing.

• **Topography:** Flat, development-ready site requiring minimal grading.

• **Market Demographics:** Strong labor and consumer base—144,000+ residents within 5 miles, above-average household incomes.

• **Surrounding Use:** Established industrial neighbors (Caliber Collision, K2 Electric, The Hub Business Park) and nearby retail amenities (Traverse Mountain Outlets, Costco, Walmart, The Meadows).

• **Growth Opportunity:** Infill land in Lehi's expanding industrial corridor—rare chance to rezone and capture value in a tight Utah County market.

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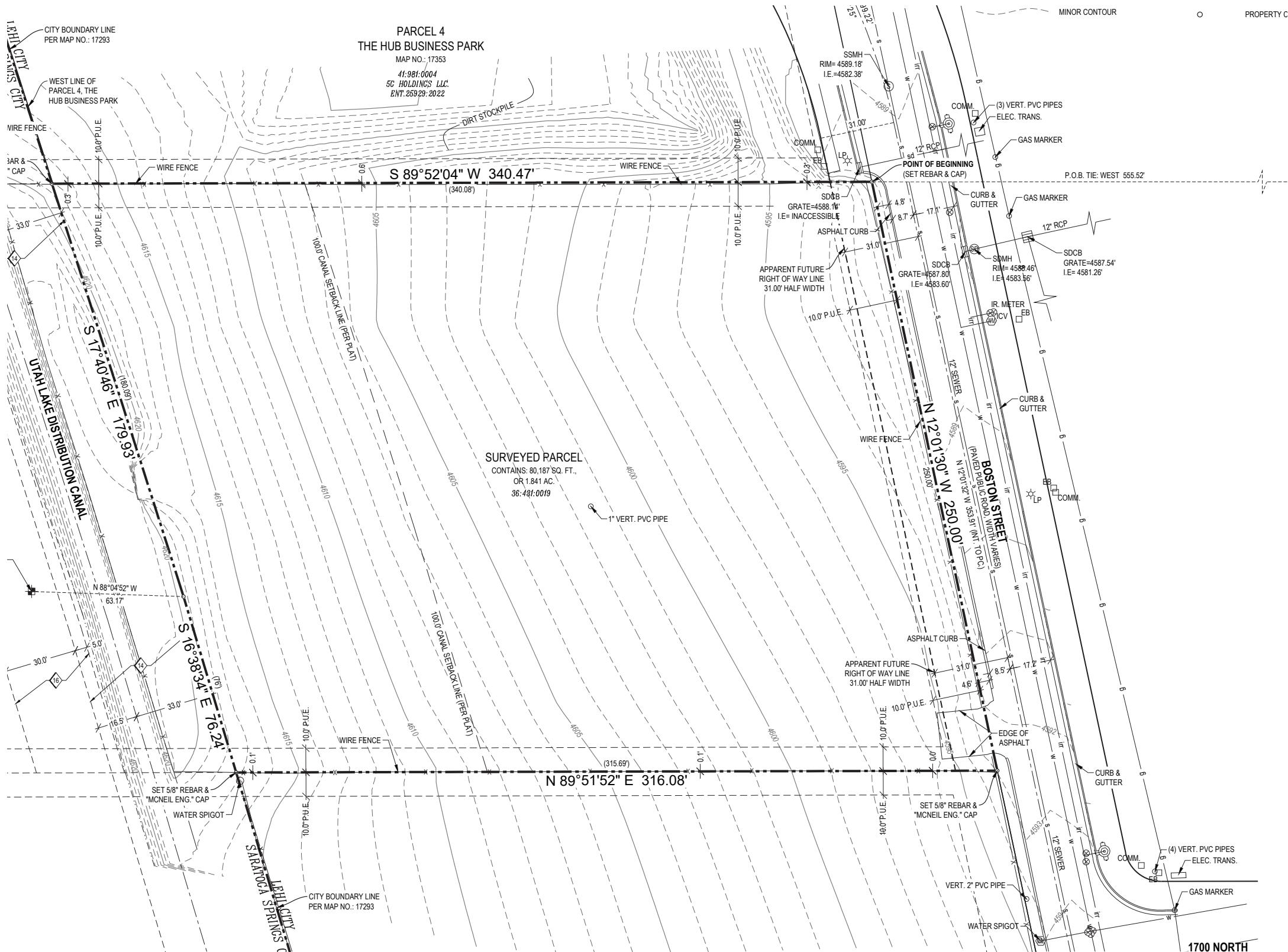
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Cont

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