

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

Contact

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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' × 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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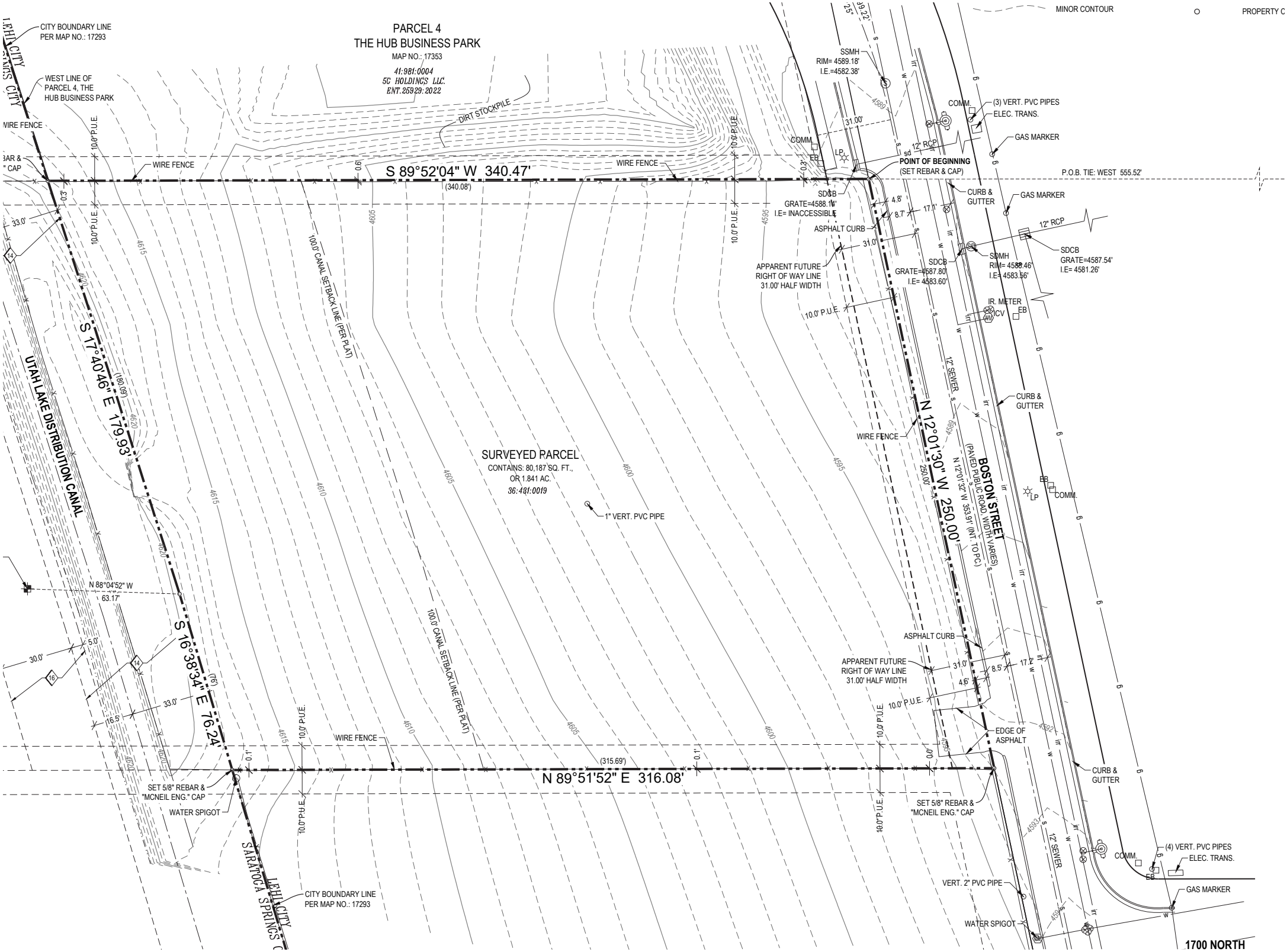


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