

# 1044 WEST 400 NORTH

PAYSON, UT



FUTURE ROAD & I-15 INTERCHANGE ENHANCEMENT



SITE



## MILES TO

- PROVO, UT ————— 15.5 MILES
- SALT LAKE CITY, UT ————— 59.1 MILES
- LAS VEGAS, NV ————— 364 MILES
- LOS ANGELES, CA ————— 637 MILES
- SAN DIEGO, CA ————— 695 MILES

FOR SALE —————  
52<sup>+/-</sup> ACRES OF INDUSTRIAL LAND IN PAYSON



**WOODLEY**  
REAL ESTATE



# ABOUT

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Woodley Real Estate is excited to present a unique opportunity to acquire 52 +/- contiguous acres in the heart of the thriving Provo-Orem metropolitan area. This expansive property offers exceptional development potential with its large, flat terrain and breathtaking mountain views.

Situated in one of Utah's most rapidly expanding regions, this property ensures high demand and robust economic growth. It is zoned for light industrial use, making it perfect for an industrial park or a variety of commercial applications. The flat topography simplifies construction and development processes, saving time and costs, while the stunning mountain vistas enhance the property's appeal.

Payson is currently home to approximately 6,000 jobs, with projections indicating an addition of 23,000 new jobs by 2050, according to the Payson General Plan. This significant job growth underscores the area's robust economic prospects and makes this property a smart investment for future developments.

Don't miss this opportunity to invest in a high-potential property within Utah's dynamic Provo-Orem metropolitan area. Contact Woodley Real Estate today to learn more about this exceptional opportunity!







# SALE DETAILS

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**SALES PRICE:** \$8.50 / SF

**TOTAL ACREAGE:** 52.07 ACRES

**ZONING:** LIGHT INDUSTRIAL

**INCLUDED PARCELS:**

- 30:024:0115    30:024:0128
- 30:024:0118    30:024:0129
- 30:024:0124    37:171:0001
- 30:024:0126

**108.62 ACRE FEET OF PETEETNEET WATER**

**UTILITIES IN THE ROAD**

**MAIN ST DEVELOPMENT TO COMPLETE BY Q1 2028.**

**CLOSE PROXIMITY TO 1-15**

**FLAT TOPOGRAPHY**

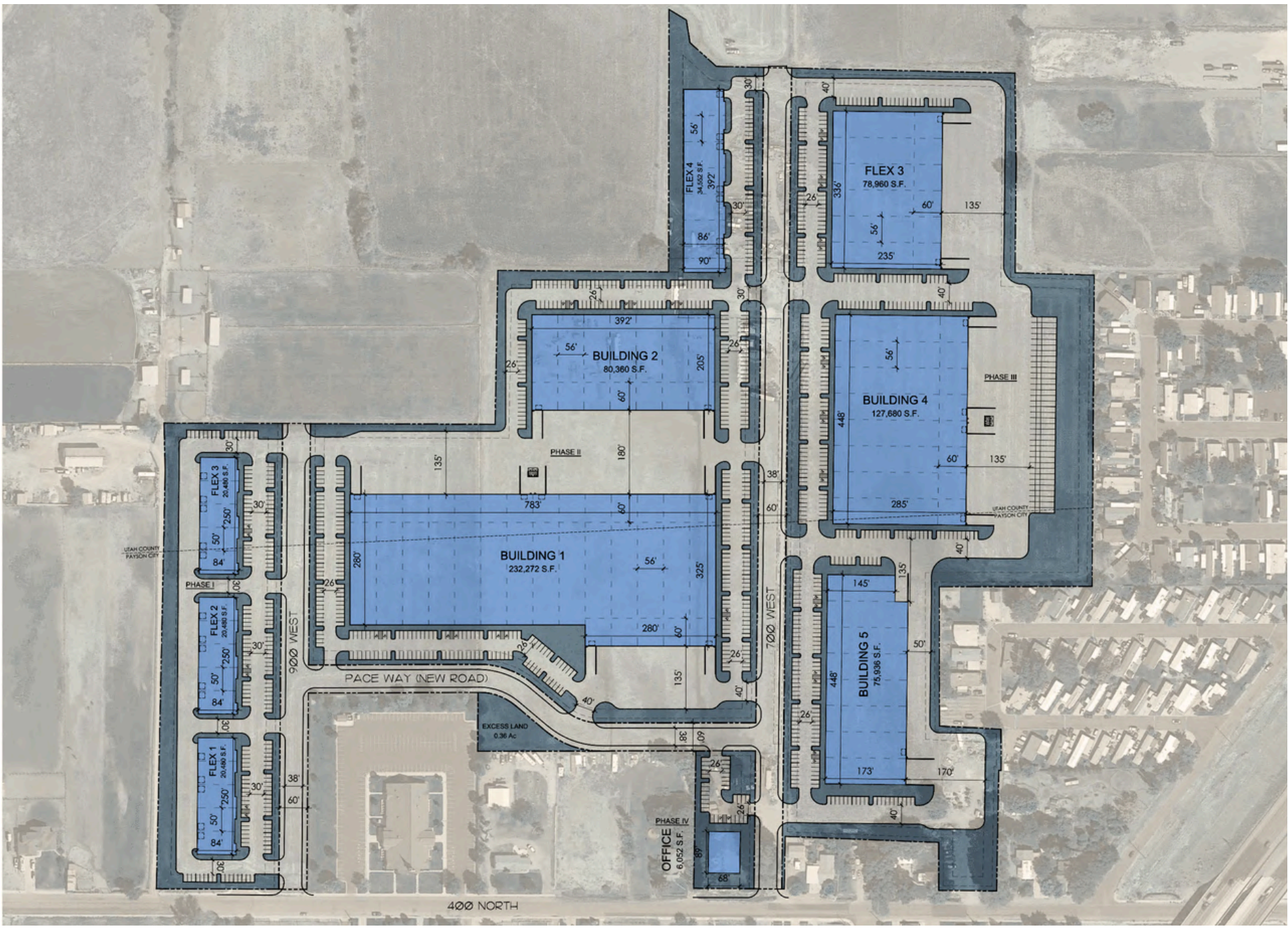
**SITUATED IN ONE OF UTAH'S MOST RAPIDLY EXPANDING REGIONS**

**IDEAL FOR AN INDUSTRIAL PARK**





# POTENTIAL SITE PLAN

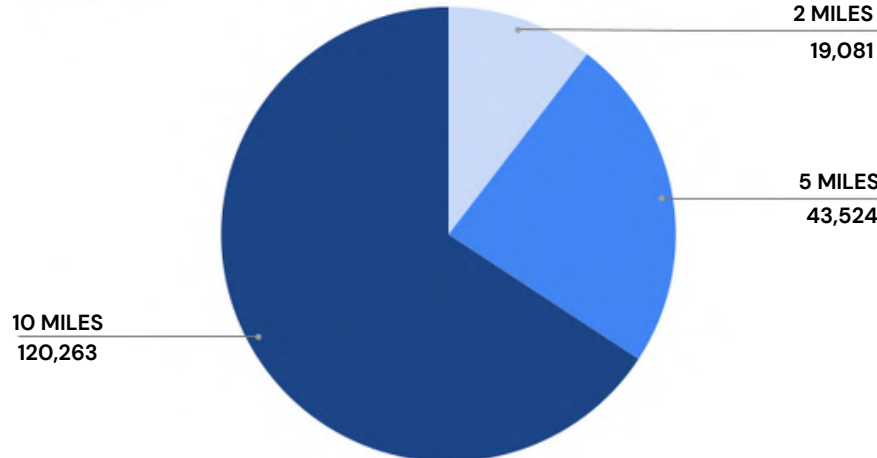




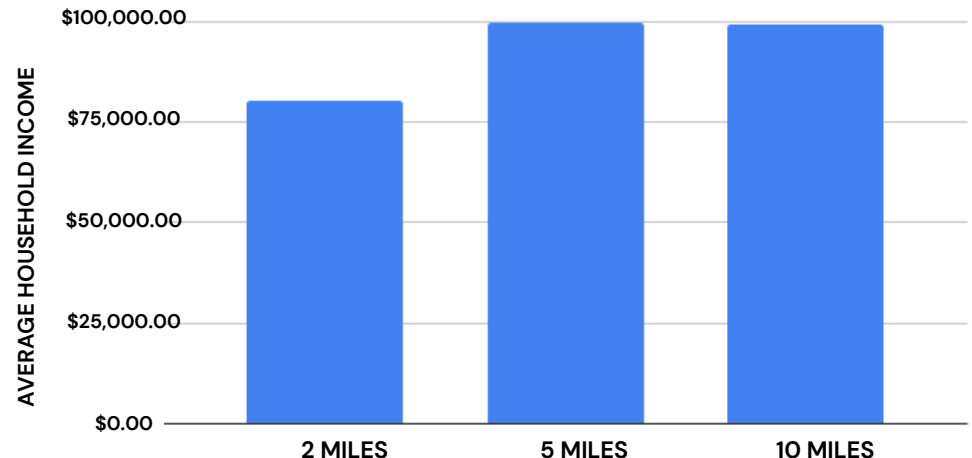


# DEMOGRAPHICS

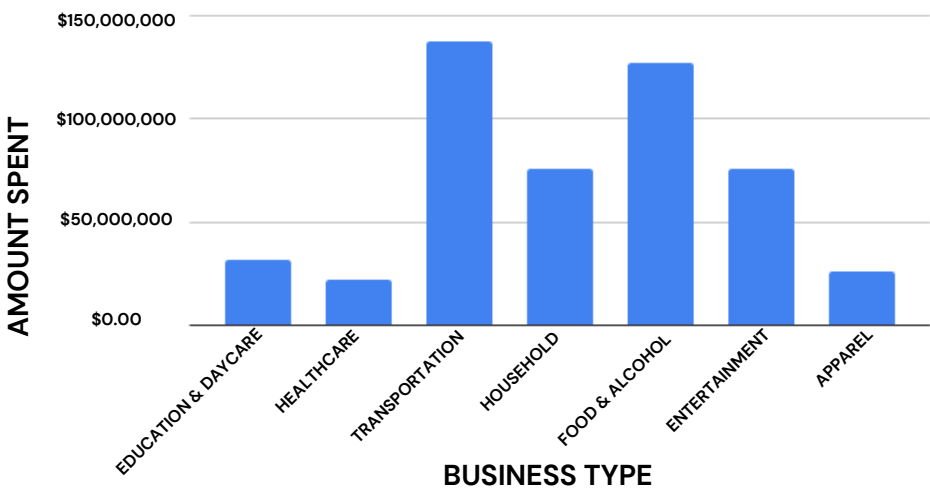
POPULATION vs DISTANCE



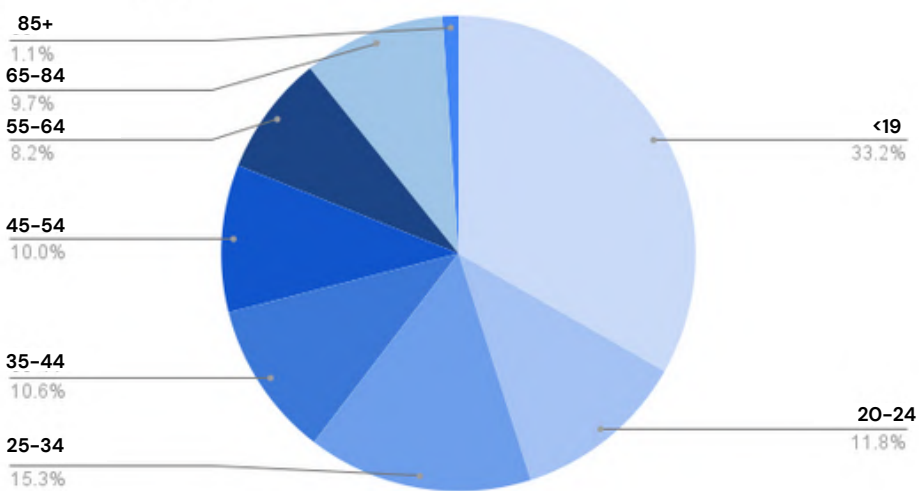
AVERAGE HOUSEHOLD INCOME



AMOUNT SPENT vs BUSINESS TYPE (5 MILES)



POPULATION vs AGE







**WOODLEY**

R E A L E S T A T E

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