

35 ACRES IN GRANTSVILLE

LAND INVESTMENT

1100 West Main Street, Grantsville, UT 84074



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INVESTMENT SUMMARY



LISTING PRICE

Undisclosed

LAND AVAILABLE

All 35 acres available for purchase.

DEVELOPMENT OPPORTUNITY

This land has been rezoned for Residential Development. The city of Grantsville is verbally permitting quarter to half-acre lots and is open to high-density housing. It is estimated to fit 50± half-acre or 100± quarter-acre lots. Water shares are available. The parcel borders another residential development and sits at the edge of a major growth area.

MARKET GROWTH

Grantsville's population has grown by more than 26% since 2020. The largest neighboring city, Toole, has also seen strong growth in the past four years, increasing total population by 14.5%.



PROPERTY SUMMARY



LOCATION:

1100 West Main Street
Grantsville, UT 84074

LAND AREA:

Consists of one parcel totaling approximately 35.06 acres or 1,527,213 SF of land area

LOT COUNT:

Estimated ±50 half-acre or ±100 quarter-acre lots
Water shares available

SITE:

Located south of West Main Street and west of East Cherry Street

FRONTAGE & ACCESS:

Five-Hundred and Thirty-Five (535) feet of frontage on West Main Street

TRAFFIC COUNTS:

Main Street: 11,000 cars/day
West Street: 1,800 cars/day

ZONING:

Residential



LAND OVERVIEW

APN #	ACRES	SF
01-065-0-0067	35	1,527,213

LOCATION



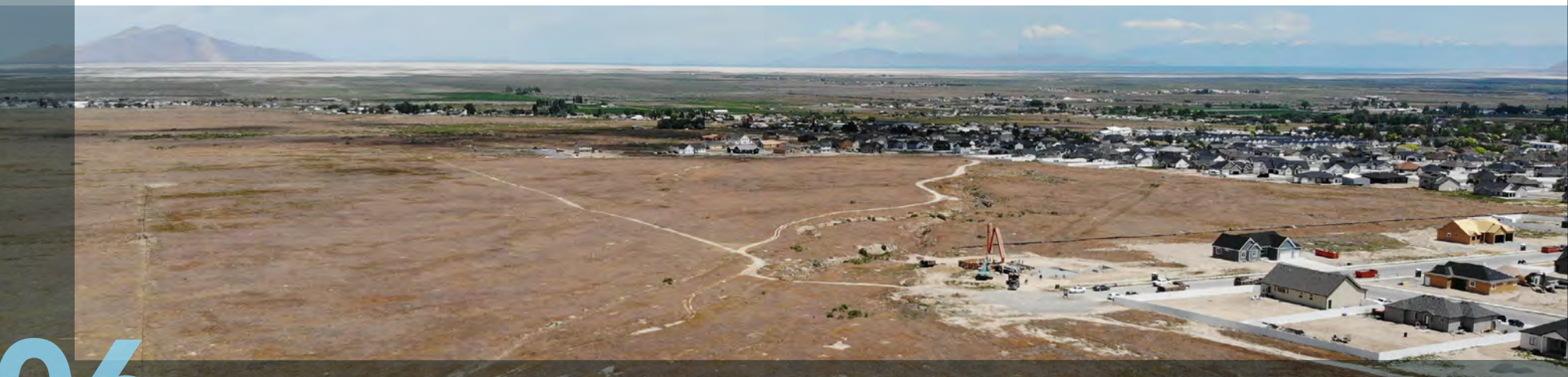
HWY 138

MAIN ST

WEST ST

TRAIL RD

PROPERTY PHOTOS



06

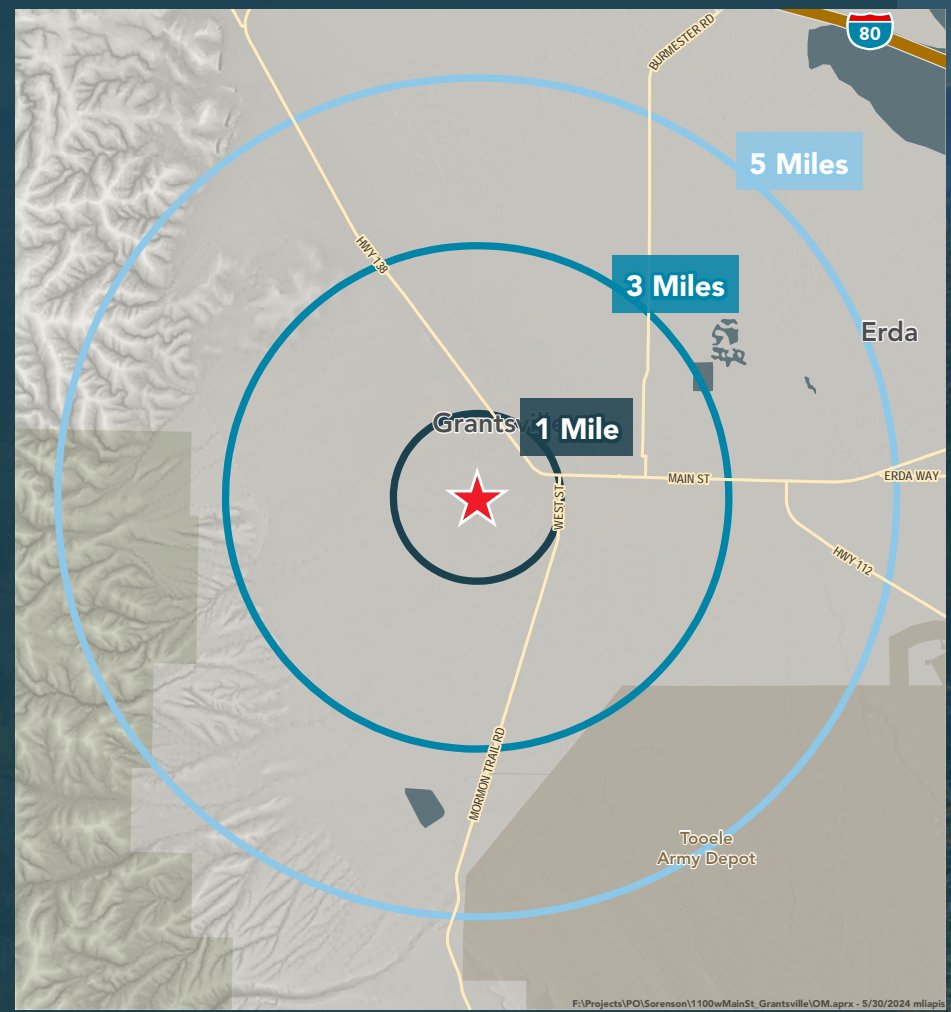
MWCRE | 35 Acres in Grantsville

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

2023 DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
EST. POPULATION	1,488	9,188	14,188
2028 EST. POPULATION	1,938	11,501	18,279
EST. HOUSEHOLDS	459	3,056	4,448
EST. AVERAGE HOUSEHOLD INCOME	\$67,708	\$97,902	\$104,797
EST. MEDIAN HOUSEHOLD INCOME	\$84,517	\$88,732	\$96,632



GRANTSVILLE, UT

Grantsville, Utah, located in Tooele County about 35 miles west of Salt Lake City, is experiencing rapid growth, with its population increasing by nearly 30% since 2010 to approximately 13,000 residents. This growth is driven by attractive residential developments, affordable housing, and a high quality of life. The city's strategic location near Interstate 80 has spurred economic development, attracting new businesses and industries. Grantsville's strong educational

system, diverse housing options, and community services contribute to its appeal. Residents enjoy a blend of rural and suburban living with access to outdoor activities and a close-knit community atmosphere. With ongoing infrastructure projects and plans for further development, Grantsville's future looks promising as it continues to balance growth with maintaining its small-town charm.



SALT LAKE CITY, UT

The Salt Lake City Metropolitan area has seen significant population growth, which complements its economic expansion. The population in this region has been increasing steadily over the years due to factors such as a strong job market, quality of life, and migration from other states. As

of the latest estimates, Salt Lake City's MSA is home to over 1.2 million residents. This growth trend is expected to continue, driven by the area's appeal to both individuals and businesses seeking opportunities in a burgeoning economic environment.



why

MOUNTAIN WEST COMMERCIAL REAL ESTATE!



11,675+

TRANSACTIONS COMPLETED



\$13 BILLION

TRANSACTIONS COMPLETED



67 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.5 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as [4700 Daybreak Parkway, South Jordan Utah, 84095]. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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