

TOOELE



2400 NORTH

LOT 3

COMPASS POINT
3,600 UNITS PLANNED

PROP. 3400 NORTH

LOT 2

OQUIRRH POINT
858 UNITS PLANNED

PROP. SILVER
CLAIM BLVD

LOT 1

FUTURE MEDICAL CAMPUS



ERDA WAY

HWY 36
26,000 ADT

6.5 MILES



FOR SALE

OQUIRRH POINT

3400 North & Highway 36 | Erda, Utah 84074

Property Highlights

- Commercial Land For Sale
- Sizes:
 - Lot 1 - 14.32 Acres
 - Lot 2 - 11.57 Acres
 - Lot 3 - 23.78 Acres
- Sale Price: Contact Agent
- Residential Units Planned:
 - 858 Units Adjacent (Oquirrh Point)
 - 3,600 Units West (Compass Point)
- Zoned P-C (Planned Community)

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PARTNER **XTEAM**
RETAIL ADVISORS



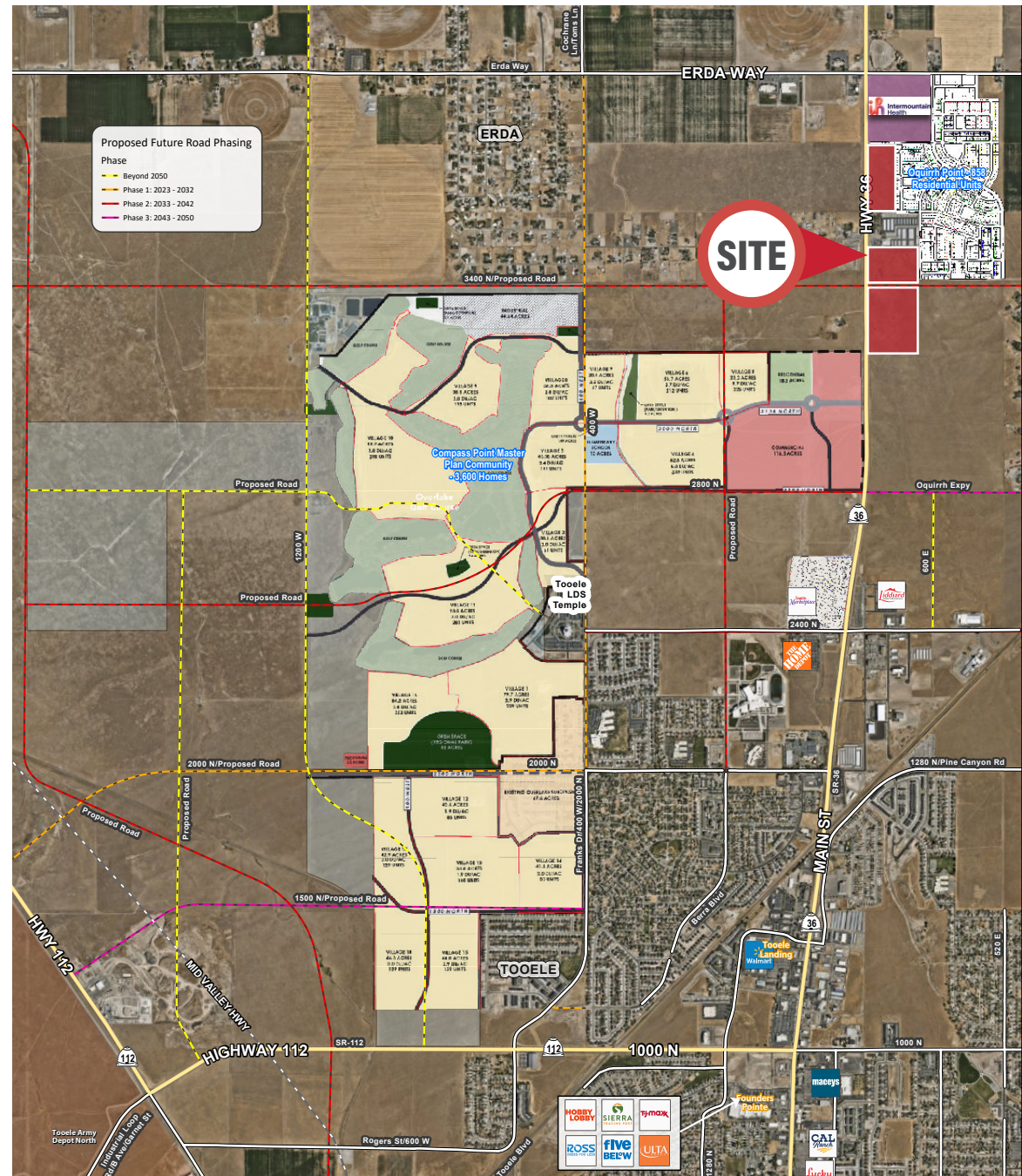
COLE WEST

OQUIRRH POINT

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DEMOGRAPHICS

	3 MILE	5 MILE
2025 POPULATION	21,731	54,704
2030 PROJECTED POPULATION	25,380	61,610
2025 HOUSEHOLDS	6,058	17,037
2025 AVG HH INCOME	\$144,353	\$126,464
2025 BUSINESSES	444	1,110
2025 DAYTIME POPULATION	4,242	9,076



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